



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

AGENDA

Ordinary Te Kuaka Committee for Māori Strategic Relationships Meeting

Tuesday, 15 September 2026

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

Membership:

Heamana Tāmāti Rākena
Heamana Tuarua Mane Tahere
Kahika - Mayor Moko Tepania
Kohepu - Deputy Mayor Chicky Rudkin
Cr Arohanui Allen
Cr Hilda Halkyard-Harawira
Cr Kelly Stratford
Hohipere Williams - Te Rūnanga o Ngāti Hine
Kipa Munro - Te Rūnanga o Ngāti Rēhia
Mike Te Wake - Te Rūnanga o Te Rarawa
Nyze Manuel - Te Rūnanga o Whaingaroa
Rukuwai Tipene-Allen - Te Whiu Hapū
Thomas Hohaia - Te Roroa Hapū
Wallace Rivers - Te Kahu o Taonui

 Te Kaunihera o Te Hiku o Te Ika Far North District Council	Authorising Body	Council
	Status	Standing Committee
COUNCIL COMMITTEE	Title	Te Kuaka Committee for Māori Strategic Relationships Terms of Reference
	Terms of Reference Adoption	11 December 2025 and revised 5 March 2026 , 15 April & 29 April 2026
	Responsible Officer	Manuhautū Te Hono - Group Manager Te Hono

Kaupapa / Purpose

To provide strategic leadership and guidance that strengthens Te Ao Māori perspectives within Council decision-making, ensuring genuine Te Tiriti-based partnership and leadership between FNDC and iwi/hapū, and to provide recommendations to full Council. This includes strengthening Council's relationship with Iwi and Hapū by promoting effective partnership models, improving engagement practices, championing shared decision-making, and adding value to relationships with Māori.

Ngā Huānga / Membership

The Committee will comprise of no less than 4 elected members and external representation.

Kahika / Mayor Moko Tepania is an ex-officio member of all Committees.

All committee members will have full speaking and voting rights.

Cr Tāmami Rākena (Chairperson)
Mane Tahere (Deputy Chairperson) (by Council resolution 15 April 2026)
Kohepu / Deputy Mayor Chicky Rudkin
Cr Arohanui Allen
Cr Hilda Halkyard-Harawira
Cr Kelly Stratford
Wallace Rivers - Te Kahu o Taonui Representative (by Council resolution 15 April 2026)
Nyze Manuel – Te Rūnanga o Whaingaroa Representative (by Council resolution 29 April 2026)
Kipa Munro – Te Rūnanga o Ngāti Rēhia Representative (by Council resolution 29 April 2026)
Mike Te Wake – Te Rūnanga o Te Rarawa Representative (by Council resolution 29 April 2026)
Hohipere Williams – Te Rūnanga o Ngāti Hine Representative (by Council resolution 22 July 2026)
Thomas Hōhaia – Te Roroa Hapu (by Council resolution 29 April 2026) - <i>Darren Beatty (alternate)</i>
Rukuwai Allen – Te Whiu Hapu (by Council resolution 29 April 2026)

Kōrama / Quorum

The quorum at a meeting of the Committee is 4 members.

Ngā Hui / Frequency of Meetings

The Committee shall meet 8 weekly.

Ngā Apatono / Power to Delegate

The responsibilities, duties and powers of the Committee are subject to the prohibition on delegation of powers under Clause 32(1), Schedule 7, Local Government Act 2002, and any other restrictions on delegation under any other relevant legislation.

Te Kuaka Committee for Māori Strategic Relationships may not delegate any of its responsibilities, duties or powers however it may establish working groups to consider issues within the committee's areas of responsibilities noting that working groups have no decision-making powers.

Ngā Herenga Paetae / Responsibilities

The Committees responsibilities are described below:

1. Build and sustain genuine, high-trust relationships based on He Whakaputanga and Te Tiriti o Waitangi.
2. Continue with the development and implementation of Te Kuaka - Te Pae ki Tawhiti 2040 Strategic Intent.
3. Support strategic partnerships that empower communities, Hapū, and Iwi to shape their own development.
4. Oversee Te Pae o Uta Te Ao Māori Framework
5. Facilitate collaboration across sectors to invest in quality infrastructure and initiatives.
6. Develop and approve frameworks for partnership, engagement, monitoring and reporting.
7. Identify and prioritise strategic relationships with Iwi, Hapū, Government agencies, and key stakeholders.
8. Monitor and evaluate the effectiveness of partnerships.
9. Provide direction to the Council on relationship strategies and opportunities.
10. Ensure Te Ao Māori perspectives inform Council strategic and operational work.
11. Recommend to Council, aspects of importance to Māori for incorporation into the development of the Strategic documents (e.g. Te Ao Māori Framework, Annual Plan, Long Term Plan, District Plan)
12. Recommend to Council aspects that the Far North District Council could pursue to develop and or enhance Māori capacity to contribute to Council's decision-making processes.

Ngā Ture / Rules and Procedures

Council's Standing Orders and Elected Member Code of Conduct apply to all meetings.

Reporting and Review of Committee Terms of Reference

In December of each year, the Responsible Officer alongside Democracy Services will submit a report to Council. The report will summarise the activities of the Committee and how it has contributed to the Council's governance and strategic objectives. This will look at whether the Council are meeting the full requirements of

the Committee Terms of Reference and whether any amendments are required to the Committees terms of reference to increase efficient and effective decision making.

The Terms of Reference of the Committee will be reviewed as part of this report but can be amended by Council at any point throughout the term.

Te Kuaka Committee for Māori Strategic Relationships Work Programme 2026 - 2028

Priority Outcome	Milestone	Timing	Lead FNDC Service
Partnership & Relationships	Strengthen iwi/hapu partnerships and MOUs	2026-2028	Te Hono – supported by Strategic Relationships
Te Pae o Uta Refresh	Health check, refresh and champion network	2026-2027	Te Hono
Māori Outcomes Reporting	Measurement framework and annual reporting	2027	Te Hono
Iwi & Hapū CRM	CRM implemented	2026-2027	Corporate Services – supported by Te Hono
LTP 2027-37	Embed Māori priorities and participation	2026-2027	Planning & Policy / Executive Projects
Regional Spatial Planning	Partnership-based participation model	2026-2028	Planning & Policy
Whenua Māori & Papakāinga	Enablement and rates support improvements	2027-2028	Te Hono
Māori Procurement	Procurement and supplier development initiatives	2027-2028	Corporate Services
Committee Oversight	Monitoring and triennium review	2026-Oct 2028	Chief of Staff – Supported by Strategic Relationships

2026

TPoU Refresh
CRM Business Case
RSP Input

2027

LTP Delivery
Outcomes Framework
CRM Live

2028

Whenua Maori
Procurement Outcome
Partnership Review

Oct 2028

Triennium Review
Transition Report

Far North District Council
Ordinary Te Kuaka Committee for Māori Strategic Relationships Meeting
will be held in the Council Chamber, Memorial Ave, Kaikohe on:
Tuesday 15 September 2026 at 10:00 AM

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

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

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

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

3 NGĀ TONO KŌRERO / DEPUTATION

No requests for deputations were received at the time of the Agenda going to print.

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5871313

Author: Marlema Baker, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

PURPOSE OF THE REPORT

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

RECOMMENDATION

That Te Kuaka Committee for Māori Strategic Relationships confirm the minutes of the extraordinary meeting held 14 July 2026 as a true and correct.

1) BACKGROUND

Local Government Act 2002 clause 7 Section 28 states that a local authority must keep minutes of its proceedings. The minutes of these proceedings duly entered and authenticated as prescribed by a local authority are prima facie evidence of those meetings.

2) DISCUSSION AND OPTIONS

The minutes of the meeting are attached.

Far North District Council Standing Orders Section 27.3 states that “no discussion shall arise on the substance of the minutes in any succeeding meeting, except as to their correctness”.

Reason for the recommendation

The reason for the recommendation is to confirm the minutes are a true and correct record of the previous meeting.

3) FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or the need for budgetary provision.

ATTACHMENTS

- 1. 2026-07-14 Te Kuaka Committee for Māori Strategic Relationships Minutes - A5868567**



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, wāhi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

Compliance requirement	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 278.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	It is the responsibility of each meeting to confirm their minutes therefore the views of another meeting are not relevant.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water.	There are no implications on Māori in confirming minutes from a previous meeting. Any implications on Māori arising from matters included in meeting minutes should be considered as part of the relevant report.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences.	This report is asking for the minutes to be confirmed as true and correct record, any interest that affect other people should be considered as part of the individual reports.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or the need for budgetary provision arising from this report.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

UNCONFIRMEDOrdinary Te Kuaka Committee for Māori Strategic Relationships Meeting
Minutes

14 July 2026

**MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY TE KUAKA COMMITTEE FOR MĀORI STRATEGIC RELATIONSHIPS MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON TUESDAY, 14 JULY 2026 AT 10:00 AM**

- PRESENT:** Heamana Tāmati Rākena, Heamana Tuarua Mane Tahere (online), Kahika - Mayor Moko Tepania, Kohepu - Deputy Mayor Chicky Rudkin, Cr Arohanui Allen, Cr Hilda Halkyard-Harawira, Cr Davina Smolders, Kipa Munro Te Rūnanga o Ngāti Rēhia, Hohipere Williams Te Rūnanga o Ngāti Hine, Mike Te Wake Te Rūnanga o Te Rarawa (online), Darren Beatty Te Roroa Hapū (online), Rukuwai Tipene-Allen Te Whiu Hapū, Nyze Manuel Te Rūnanga o Whaingaroa (online).
- ONLINE:** Nicole Anderson (Far North Holding Ltd), Arama Morunga (Northland Regional Council), Kiri Sloane-Hobson (Te Kahu o Taonui), Kawiti Waetford (Kaiwhakawhiti Reo Language Interpreter),
- ATTENDING:** Phil Grimshaw (Te Kahu o Taonui)
- STAFF PRESENT:** Guy Holroyd (Chief Executive), Aaron Taikato (GM – Te Hono), Hilary Sumpter (GM – Delivery & Operations) (online), Ruben Garcia (GM – Community & Engagement), Tanya Proctor (Head of Infrastructure), Charlie Billington (GM – Corporate Services), Roger Ackers (Head of Strategic Reforms Initiatives), Kate Ivicheva (GM – Planning & Policy), Piripi Rākena (Kaiarahi Kaupapa Māori), Dena-Maree Hemara (Kaiarahi Kaupapa Māori), Jolene Rupapera (Kaiarahi Kaupapa Māori) Sarah Peri (Kaupapa Māori Lead) , Ken Lewis (Manager – Communications & Engagement), Lawrence Wharerau (Kaiarahi Kaupapa Māori), Andy Dowdle (Change Specialist), Marlema Baker (Te Kuaka Committee Coordinator).

1 KARAKIA TIMATANGA / OPENING PRAYER

The Heamana (Chairman) Tāmati Rākena commenced the meeting and invited Kawiti Waetford (Kaiwhakawhiti Reo) to provide an opening karakia.

NGĀ KŌRERO A TE HEAMANA / CHAIRS ANNOUNCEMENTS

The Heamana (Chairman) acknowledged those who have passed away, shared a summary of past events and those forthcoming, and invited committee members to present their announcements and updates. He also extended speaking rights to non-committee members, welcoming them to contribute their announcements and updates as well.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST**2.1 APOLOGIES AND DECLARATIONS OF INTEREST****RESOLUTION 2026/20**

Moved: Heamana Tāmati Rākena

Seconded: Kahika - Mayor Moko Tepania

That the apology from Cr Kelly Stratford and Wallace Rivers (Te Kahu o Taonui Representative) be accepted and a leave of absence granted.

CARRIED

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3 NGĀ TONO KŌRERO / DEPUTATION

Hayley Hanson – Karikari Peninsula - Te Hiku Dark Skies
(Objective ID: A5871596, A5871597, A5871598, A5871598 refers)

Attachments tabled at meeting

- 1 Dark Sky Sanctuary
- 2 Te_Kuaka_Deputation_One_Page_Karikari_Te_Hiku.
- 3 Protecting Dark Skies
- 4 Ancestral Memory

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5828361, pages 8 - 13 refers

RESOLUTION 2026/21

Moved: Cr Hilda Halkyard-Harawira
Seconded: Cr Arohanui Allen

That Te Kuaka Committee for Māori Strategic Relationships confirm the minutes of the extraordinary meeting held 19 May 2026 as a true and correct.

CARRIED

5 NGĀ PŪRONGO / REPORTS

5.1 MANA WHAKAHONO Ā ROHE - APPROVAL TO INITIATE ENGAGEMENT WITH HAPŪ.

Agenda item 5.1 document number A5856779, pages 14 - 26 refers

RESOLUTION 2026/22

Moved: Cr Arohanui Allen
Seconded: Nyze Manuel Te Rūnanga o Whaingaroa

That Te Kuaka Committee for Māori Strategic Relationships;

- a) receive the report *Mana Whakahono ā Rohe – Approval to Initiate Engagement with Hapū*; and
- b) recommend that the Far North District Council:
 - i. formally initiate engagement with Ngā Hapū o Te Uri O Hua, Takotoke, Ngāti Kura under section 58P(4) of the Resource Management Act 1991 for the purpose of negotiating a Mana Whakahono ā Rohe agreement;
 - ii. note that the process to be adopted, timeframes for negotiation, implementation arrangements, governance arrangements, review mechanisms, dispute resolution processes, resourcing requirements and any future commitments will be subject to negotiation between the parties and will not be agreed or implemented without being considered through the

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	appropriate Council governance and statutory decision-making processes;
	iii. note that initiation of engagement under section 58P(4) does not commit Council to any specific terms, obligations, funding arrangements, implementation programme or delegated authority:
	iv. note that any proposed Mana Whakahono ā Rohe agreement would be reported back to Council for consideration before being finalised.
<u>In Favour:</u>	Heamana-Chairman Tāmati Rākena, Kahika-Mayor Moko Tepania, Kohepu-Deputy Mayor Chicky Rudkin, Cr Arohanui Allen, Cr Hilda Halkyard-Harawira, Kipa Munro Te Rūnanga o Ngāti Rēhia, Mike Te Wake Te Rūnanga o Te Rarawa, Rukuwai Tipene-Allen (Te Whiu Hapū) and Nyze Manuel (Te Rūnanga o Whaingaroa)
<u>Against:</u>	Cr Davina Smolders
<u>Absent:</u>	Heamana Tuarua-Deputy Chairman Mane Tahere
	CARRIED

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 UPDATE ON POU 2: TUIA NGĀ TAI O TE AO | TANGATA WHENUA-LED ADAPTATION

Agenda item 6.1 document number A5817807, pages 27 - 29 refers

RESOLUTION 2026/23

Moved: Kahika - Mayor Moko Tepania

Seconded: Kohepu - Deputy Mayor Chicky Rudkin

That Te Kuaka Committee for Māori Strategic Relationships receive the report Update on Pou 2: Tuia ngā tai o te ao | Tangata whenua-led adaptation.

CARRIED

6.2 TE PAE O UTA TE AO MĀORI FRAMEWORK - JULY 2026 UPDATE

Agenda item 6.2 document number A5744356, pages 30 - 107 refers

RESOLUTION 2026/24

Moved: Heamana Tāmati Rākena

Seconded: Rukuwai Tipene-Allen Te Whiu Hapū

That Te Kuaka Committee for Māori Strategic Relationships receive the Te Pae o Uta Te Ao Māori Framework - July 2026 Update Report.

CARRIED

Secretarial notes:

- Kahika-Mayor Moko Tepania expressed frustration that Far North District Council still has monolingual signage appearing in Council spaces instead of bilingual signage.
- Ruben Garcia (GM - Community & Engagement) noted that branding guidelines and standards are managed by the Communications and Graphic Design teams. The identified issue will be investigated, and findings will be reported back to 15 September 2026 Te Kuaka meeting to ensure compliance with bilingual standards..

Kahika-Mayor Moko left the meeting 12:32pm

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6.3 NGĀ KAUPAPA MĀORI - MATTERS OF IMPORTANCE TO MĀORI

Agenda item 6.3 document number A5824239, pages 108 - 111 refers

RESOLUTION 2026/25

Moved: Mike Te Wake Te Rūnanga o Te Rarawa

Seconded: Kohepu - Deputy Mayor Chicky Rudkin

That Te Kuaka Committee for Māori Strategic Relationships receive the report Ngā Kaupapa Māori - Matters of Importance to Māori – July 2026.

CARRIED

6.4 STANDING AGENDA ITEM - TE KAHU O TAONUI AND HAPŪ VERBAL REPORTS TO TE KUAKA COMMITTEE MEETINGS

Agenda item 6.4 document number A5851379, pages 112 - 123 refers

RESOLUTION 2026/26

Moved: Cr Hilda Halkyard-Harawira

Seconded: Nyze Manuel Te Rūnanga o Whaingaroa

That Te Kuaka Committee for Māori Strategic Relationships receive the report Standing Agenda Item - Te Kahu o Taonui and Hapū Verbal Reports to Te Kuaka Committee Meetings.

CARRIED

6.5 NORTHLAND WATERS UPDATE - JULY 2026

Agenda item 6.5 document number A5855023, pages 124 - 127 refers

RESOLUTION 2026/27

Moved: Rukuwai Tipene-Allen Te Whiu Hapū

Seconded: Cr Arohanui Allen

That Te Kuaka Committee for Māori Strategic Relationships receive the report Northland Waters Update - July 2026.

CARRIED

6.6 NORTHLAND INFRASTRUCTURE PLAN REPORT

Agenda item 6.1 document number A5865422, pages 8 - 9 refers

RESOLUTION 2026/28

Moved: Cr Hilda Halkyard-Harawira

Seconded: Kipa Munro Te Rūnanga o Ngāti Rēhia

That Te Kuaka Committee for Māori Strategic Relationships receive the report Northland Infrastructure Plan Report.

CARRIED

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3 MEETING CLOSE

The meeting closed at 1:32 pm.

The minutes of this meeting will be confirmed at the Ordinary Te Kuaka Committee for Māori Strategic Relationships Meeting held on 15 September 2026.

.....
CHAIRPERSON

5 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

5.1 WHENUA MĀORI - FREEHOLD LAND RATING DEBT UPDATE

File Number: A5950110

Author: Ken Macdonald, Chief Financial Officer

Authoriser: Charlie Billington, Group Manager - Corporate Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to provide Te Kuaka Committee for Māori Strategic Relationships with an update on Whenua Māori freehold land rating relief activity for the 2025/26 financial year.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This information is an extract from recent reporting through Te Miromiro Committee for Assurance Risk and finance (Te Miromiro), with focus on Māori Freehold Land (MFL) rates and water debt, remissions, property reviews and write-offs.
- The Revenue Recovery team continues to manage these matters through targeted remission activity, property reviews and appropriate write-off processes.
- A further verbal update may be provided at the meeting.

TŪTOHUNGA / RECOMMENDATION

That Te Kuaka Committee for Māori Strategic Relationships receive the report Whenua Māori - Freehold Land Rating Debt Update.

TĀHUHU KŌRERO / BACKGROUND

Council regularly monitors rates, water and sundry debt arrears through Te Miromiro Committee to provide financial oversight, assurance and visibility of collection activity.

That broader reporting includes General Title rates, Māori Freehold Land rates and water debt, and sundry debtor balances, and is available via Council's website.

[Agenda of Te Miromiro Committee for Assurance, Risk and Finance Meeting - Tuesday, 11 August 2026](#)

This report has been prepared for Te Kuaka Committee for Māori Strategic Relationships (Te Kuaka) as an extract from that broader arrears reporting, with the content narrowed to matters relating to Whenua Māori freehold land. This recognises Te Kuaka's strategic relationship role and its interest in rating relief, remissions, and actions affecting Māori Freehold Land. The report forms the basis for a discussion on MFL debt for alignment with the Te Hono work plan for MFL.

The update covers the 2025/26 financial year and includes current MFL rates and water debt balances, payments received, remission activity, property reviews, and write-offs processed from 1 July 2025 to 30 June 2026.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Māori Freehold Land rates and water debt

Rates debt has increased since the start of the 2025/26 rating year.

The current balance owing for MFL rates for the 2025/26 rating year is \$2,840,199.77, and the current balance owing for MFL water rates for the 2025/26 rating year is \$86,825.36.

Payments of \$2,507,482.99 have been received towards MFL rates for all rating years in 2025/26.

General Title rates arrears and MFL rates arrears for the year ended 30 June 2026

Current Quarter General Title Rates 2025-2026 30 June 2026							
General Title Rates Categories	2024-2025	2023-2024	2022-2023	2021-2020	2020+	Total	# accounts
Abandoned Land	80,189	73,557	64,704	57,045	120,448	395,943	39
Payment Arrangement	10,021	5,974	3,183	-	-	19,178	6
Deceased Rate Payer	98,989	82,186	71,502	64,724	116,915	434,316	46
Mortgage Run 2024-2025	1,993,845	825,668	566,874	431,243	711,697	4,529,326	990
Legal Action Commenced (external)	100,018	84,857	89,773	81,731	365,931	722,311	46
Legal Action Commenced (FNDC)	76,093	69,423	61,392	52,946	116,911	376,764	25
Liquidation	2,463	2,286	2,183	2,074	3,904	12,910	2
Direct Debit	104,538	38,988	28,120	21,477	8,111	201,234	73
Debt recovery action to commence	584,720	950,663	675,665	516,630	574,353	3,302,031	199
Rates Total	3,050,875	2,133,603	1,563,395	1,227,869	2,018,271	9,994,013	1,426

Current Quarter MFL Rates Arrears 2025-2026 30 June 2026							
MFL Rates Categories	2024-2025	2023-2024	2022-2023	2021-2020	2020+	Total	# accounts
Payment Arrangement	7,998	7,076	798	-	-	15,873	4
Deceased ratepayer	26,206	23,754	21,850	20,199	37,595	129,604	12
Direct debit	20,837	17,700	10,932	9,881	13,917	73,268	11
Abandoned Land	-	-	-	-	-	-	-
Debt recovery action to commence	2,300,686	2,218,818	1,895,815	1,825,995	3,225,061	11,466,374	995
Rates Total	2,355,727	2,267,348	1,929,396	1,856,075	3,276,573	11,685,119	1,022

General Title water rates arrears and MFL water rates arrears for the year ended 30 June 2026

Current Quarter General Water Arrears 2025-2026 30 June 2026							
General Title Water Categories	2024-2025	2023-2024	2022-2023	2021-2020	2020+	Total	# accounts
Abandoned Land	-	-	-	-	-	-	-
Payment Arrangement	2,592	1,054	-	-	-	3,646	3
Deceased Rate Payer	20,495	13,958	10,288	6,799	36,287	87,827	13
Mortgage Run 2024-2025	312,958	87,025	53,185	34,110	44,451	531,729	411
Legal Action Commenced (external)	6,468	4,525	6,550	9,548	33,851	60,942	8
Legal Action Commenced (FNDC)	3,540	2,217	4,373	6,074	19,622	35,827	4
Liquidation	-	-	-	-	-	-	-
Direct Debit	118,909	77,238	23,707	11,031	56	230,940	68
Debt recovery action to commence	179,255	156,667	78,446	41,151	62,153	517,672	70
Water Total	644,217	342,685	176,548	108,713	196,420	1,468,582	577

Current Quarter MFL Water Arrears 2025-2026 30 June 2026							
MFL Water Categories	2024-2025	2023-2024	2022-2023	2021-2020	2020+	Total	# accounts
Payment Arrangement	1,749	611	-	-	-	2,360	1
Direct Debit	2,448	5,093	1,235	-	-	8,775	3
Debt recovery action to commence	67,988	50,657	39,113	41,380	103,000	302,138	43
Water total	72,185	56,361	40,348	41,380	103,000	313,273	47

MFL rates arrears for the year ended 30 June 2026 compared with the year ended 30 June 2025

Current Quarter MFL Rates Arrears 2025-2026 30 June 2026							
MFL Rates Categories	2024-2025	2023-2024	2022-2023	2021-2020	2020+	Total	# accounts
Payment Arrangement	7,998	7,076	798	-	-	15,873	4
Deceased ratepayer	26,206	23,754	21,850	20,199	37,595	129,604	12
Direct debit	20,837	17,700	10,932	9,881	13,917	73,268	11
Abandoned Land	-	-	-	-	-	-	-
Debt recovery action to commence	2,300,686	2,218,818	1,895,815	1,825,995	3,225,061	11,466,374	995
Rates Total	2,355,727	2,267,348	1,929,396	1,856,075	3,276,573	11,685,119	1,022

Year on Year Quarter Comparison MFL Rates Arrears 2024-2025 30 June 2025							
MFL Rates Categories	2023-2024	2022-2023	2021-2020	2020-2019	2019+	Total	# accounts
Payment Arrangement	7,593	1,348	-	-	-	8,941	3
Deceased ratepayer	22,143	20,276	19,308	18,637	25,287	105,651	10
Direct debit	33,163	26,316	21,659	21,129	32,560	134,828	12
Abandoned Land	1,213	1,194	1,139	1,067	2,192	6,804	1
Debt recovery action to commence	2,170,181	1,834,134	1,767,742	1,586,969	2,106,014	9,465,039	935
Rates Total	2,234,293	1,883,268	1,809,848	1,627,802	2,166,052	9,721,263	961

Year on year quarter amount comparison	121,434	384,080	119,548	228,273	1,110,521	1,963,856	61
Year on year quarter percentage comparison	5%	20%	7%	14%	51%	20%	6%

MFL water rates arrears for the year ended 30 June 2026 compared with the year ended 30 June 2025

Current Quarter MFL Water Arrears 2025-2026 30 June 2026							
MFL Water Categories	2024-2025	2023-2024	2022-2023	2021-2020	2020+	Total	# accounts
Payment Arrangement	1,749	611	-	-	-	2,360	1
Direct Debit	2,448	5,093	1,235	-	-	8,775	3
Debt recovery action to commence	67,988	50,657	39,113	41,380	103,000	302,138	43
Water total	72,185	56,361	40,348	41,380	103,000	313,273	47

Year on Year Quarter Comparison MFL Water Arrears 2024-2025 30 June 2025							
MFL Water Categories	2023-2024	2022-2023	2021-2020	2020-2019	2019+	Total	# accounts
Payment Arrangement	751	-	-	-	-	751	1
Direct Debit	3,927	-	-	-	-	3,927	1
Debt recovery action to commence	45,903	33,844	32,274	52,411	67,310	231,741	38
Water total	50,581	33,844	32,274	52,411	67,310	236,420	40

Year on year quarter amount comparison	21,604	22,517	8,074	- 11,031	35,690	76,853	7
Year on year quarter percentage comparison	43%	67%	25%	-21%	53%	33%	18%

Māori Freehold Land property reviews**Remissions:**

- Remissions are applied in accordance with Far North District Council (FNDC) policy.
- Signed-off MFL remissions made up 9% (\$677,324.75), consisting of 17 accounts for the 2025/26 rating year of rating relief remissions.
- Investigations are required to ascertain (1) how much additional MFL land is being utilised, (2) the quantum of landowners' remissions that have expired, and (3) the quantum of MFL landowners who have not renewed their remissions.

Chief Executive (CE) write-offs:

- Chief Executive (CE) write-offs are made under section 90A and 90B of the Local Government (Rating) Act 2002, as amended by the Local Government (Rating of Whenua Māori) Amendment Act 2021.
- Amount processed was \$106,376.33, consisting of 10 accounts.

MFL write-offs for non-rateable land:

- These write-offs apply where a Māori Freehold Land (MFL) rate account becomes non-rateable because the unused land criteria have been met under the Local Government (Rating) Act 2002, as amended by the Local Government (Rating of Whenua Māori) Amendment Act 2021.
- A total arrears balance of \$21,939.41 has been written off under this section, consisting of 5 accounts.

MFL rates processing update:

For July and August, 34 accounts are currently being processed for MFL remissions, CE write-offs, and non-rateable land write-offs.

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

Provision is made annually for doubtful debts in relation to arrears owed to Council. A higher provision is made for MFL rates and water rates compared with General Title rates and water rates, due to the difference in collection options available to Council.

Definitions of categories for rates and water**Abandoned Land**

Abandoned land means a rating unit for which rates have not been paid to the local authority for 3 years or more, and the ratepayer is either unknown, unlocatable, deceased with no representative, or has notified the local authority of their intent to abandon the land.

Payment Arrangement

This is a separate payment arrangement for a set period to halt penalties accumulating on the rate account.

Deceased ratepayer

The probate process has not been completed.

Mortgage run 2024/25

These are properties where the mortgage demand process has commenced.

Legal Action Commenced (external)

These are properties where legal action has commenced with an external legal representative.

Legal action commenced (FNDC)

These are properties where legal action has commenced with FNDC's legal services team.

Liquidation

The ratepayer is a company that has gone into liquidation, and Council is awaiting completion of the liquidation process.

Direct Debit

Properties that are paying by direct debit.

Debt recovery action to commence

These are properties with arrears, no mortgage, and no payment arrangement or direct debit set up on the account. The next stage would likely be legal action.

Arrangement or direct debit set up on the account; next stage would likely be legal action.

ĀPITI HANGA / ATTACHMENTS

Nil

5.2 DEVELOPMENT OF A LOCAL ALCOHOL POLICY

File Number: A5941430

Author: Donald Sheppard, Policy Advisor

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To inform Te Kuaka that a Local Alcohol Policy (LAP) for the district is being developed. A draft LAP will be subject to public consultation in October/November 2026 (subject to approval from Te Kūkupa on 09 September 2026).

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Under the Sale and Supply of Alcohol Act 2012, the Council may adopt a LAP to guide alcohol licensing and support the safe and responsible sale, supply, and consumption of alcohol while minimising alcohol-related harm.
- On 12 December 2024 (Resolution 2024/174 refers), Council approved the development of a LAP for the district.
- In May/June 2025, a comprehensive community survey was undertaken to understand community views on potential LAP provisions.
- On 14 May, a stakeholder hui was held with 22 organisations in attendance, with representatives from various Iwi, Hapū, hauora, and support organisations.
- The draft Policy was developed by a working group that includes the Police, Medical Officer of Health, and Alcohol Licensing Inspectorate.
- On 09 September 2026 staff sought approval from Te Kūkupa to consult with the public on 1) the Draft LAP (Attachment One) and 2) the Statement of Proposal for Consultation (Attachment Two).

TŪTOHUNGA / RECOMMENDATION

That Te Kuaka Committee for Māori Strategic Relationships receive the report Development of a Local Alcohol Policy.

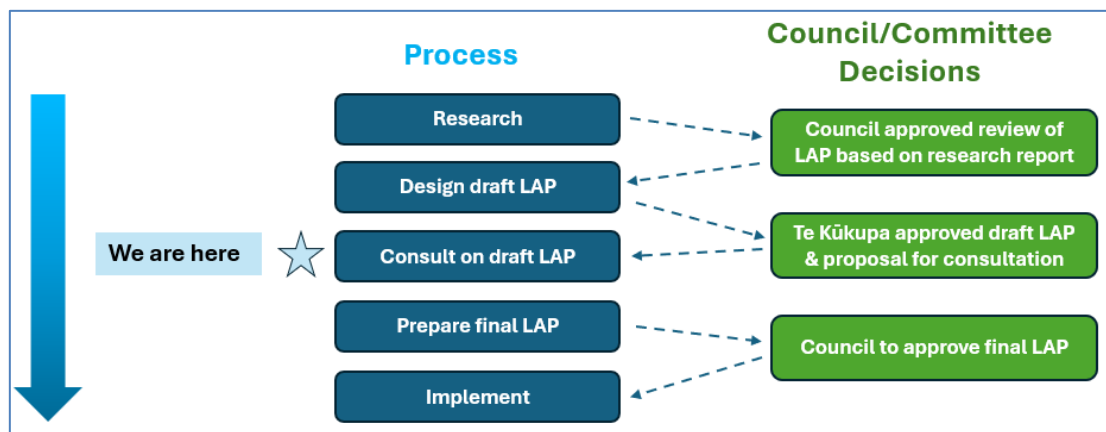
TĀHUHU KŌRERO / BACKGROUND

What is a Local Alcohol Policy (LAP)?

A LAP is a council policy, developed with the community under the Sale and Supply of Alcohol Act 2012 (the Act) to support the safe and responsible sale, supply, and consumption of alcohol and minimise alcohol-related harm in the district.

A LAP applies to licensing decisions and may address matters such as trading hours, the location and density of licensed premises, and discretionary licence conditions. Under sections 105 and 131 of the Act, the DLC and ARLA must have regard to a LAP when considering licence applications and renewals.

LAP development



On 16 November 2023, the Council authorised staff to conduct research into making a LAP (Resolution 2023/146 refers). The findings of this research are summarised in the Statement of Proposal (Attachment Two). For more in-depth information, refer to the full research report attached to the Council meeting on 12 December 2024¹.

Key research findings relating to Māori included:

Northland results 2023–2025² (updated from the original report):

- Māori adults aged 15 or more are more likely than the overall Northland adult population to be frequent binge drinkers³, with 26% binge drinking at least monthly compared with 19% of all Northland adults.
- Māori adults are also more likely to be hazardous drinkers, with 31% classified as hazardous drinkers compared with 23% of all Northland adults.

New Zealand-wide evidence:

- As reported in a 2023 article⁴, Māori have a 35% greater probability than non-Māori of experiencing violence due to someone else's drinking; Māori are over-represented in serious traffic crashes involving alcohol; and Māori children are more likely than non-Māori children to be killed or seriously injured in alcohol crashes.
- In 2022, the Health Promotion Agency⁵ noted that across New Zealand Māori are more likely to be exposed to risk factors that increase alcohol use and harm such as:
 - living in deprived areas with a high density of alcohol outlets
 - having an increased risk of hazardous drinking when living near these outlets
 - greater exposure to cheap alcohol and advertising, especially among tamariki.

On 12 December 2024, based on the research findings, the Council approved the development of a LAP for the District (Resolution 2024/174 refers).

The Draft LAP was developed by a Working Group including the Police, the Medical Officer of Health, and the Alcohol Licensing Inspectorate.

Engagement with Māori to help inform the Draft LAP

¹ [Council meeting 12 December 2024](#)

² Source: the NZ Health Survey (Ministry of Health)

³ Binge drinking is defined as consuming six or more standard drinks per drinking session.

⁴ Casswell, S; Huckle T; et al. *Quantifying Alcohol-Attributable Disability-Adjusted Life Years to Others than the Drinker in Aotearoa, New Zealand*. (SSRN Scholarly Paper, 2023)

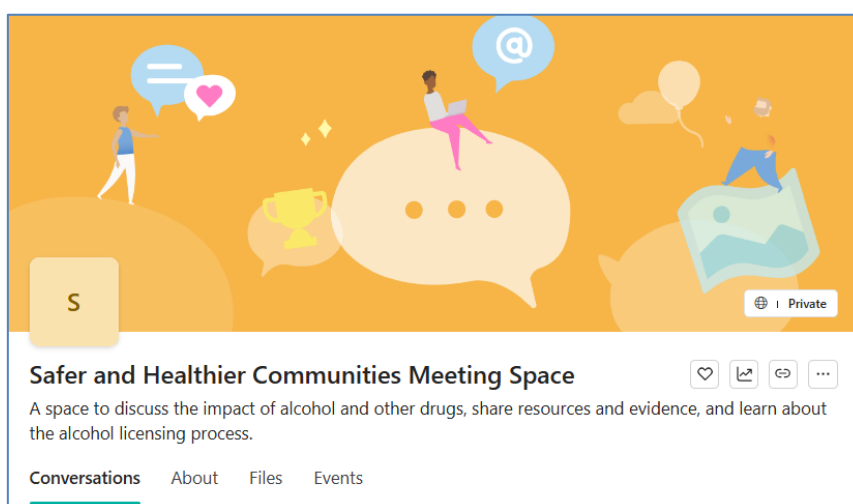
⁵ [Te Tiriti o Waitangi and Alcohol Law](#) (Health Promotion Agency, 2022)

In May/June 2025, a comprehensive survey of Far North residents was undertaken to understand community views on potential LAP provisions. Of 422 respondents who indicated their ethnicity, 151 (36%) identified as Māori. The following table shows a high level of concern by Māori respondents regarding alcohol-related issues and problems:

Table One - Level of concern by Māori respondents for alcohol-related problems and issues:

Problems and issues associated with alcohol	% concerned
Domestic violence	97%
Impact on mental health	89%
Police time and resources	88%
Disorderly behaviour	87%
Impact on physical health	81%

From mid-2025 to August 2026, staff engaged with community groups to understand their views. A hui was held in May 2026 where 66 people attended, representing 22 different organisations, including Iwi, Hapū, Hauora, and social agencies. At this hui, in response to participants' requests, council's Alcohol Licensing Inspectors agreed to develop an online platform for interested parties to share and discuss information on alcohol-related matters. This platform was launched in August 2026.



MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Relevant legislation

The Act enables Council to make a LAP for alcohol licensing matters in the district to ensure alcohol is sold, supplied, and consumed safely and responsibly, and that alcohol-related harm is minimised.

Section 77 of the Act provides for a LAP to include policies on the following licensing matters:

- location of licensed premises by reference to broad areas
- location of licensed premises by proximity to premises of a particular kind or kinds - for example, how close bottle stores can be to each other
- location of licensed premises by proximity to facilities of a particular kind or kinds - these facilities include 'sensitive facilities' such as places catering for children and alcohol addiction treatment centres
- whether further licences should be issued - the Council may impose a cap or 'sinking lid' on issuing further licences where the current number of licences is considered excessive
- maximum trading hours - default trading hours are stated in the Act. Council may reduce or increase these hours to reflect community preferences
- issuing licences subject to discretionary conditions - these are conditions that the DLC may or may not apply to specific licences and may cover areas such as noise control, outdoor advertising of alcohol, and safety and security provisions etc.

- g) one-way door restrictions - these restrictions allow patrons to leave premises such as bars, taverns, pubs, and nightclubs but not to re-enter these premises after a certain time.

Under sections 105 and 131 of the Act, the DLC and ARLA must have regard to the LAP when considering licence applications and renewals in the district.

Content of the Draft LAP

The Draft LAP is informed by research, community survey results, engagement with licensees, meetings with community and hauora organisations, and input from Police, Licensing Inspectors, and the Medical Officer of Health.

Staff have aimed to produce a Draft LAP that reasonably reflects community views, the data and research, while providing a balanced and proportionate response to alcohol-related harm in the community.

The content of the Draft LAP (Attachment 1) complies with section 77 of the Act (*Content of policies*).

Key elements of the draft LAP include:

- setting maximum trading hours for licensed premises
- restrictions on granting further Off-Licences for bottle stores, groceries and supermarkets in the district
- discretionary conditions for Off-licences that the DLC may apply regarding:
 - limiting new taverns, pubs, nightclubs, and Class 1 restaurants located close to licensed premises of the same type
 - protecting vulnerable users of places catering for children and alcohol and drug addiction treatment centres
 - not allowing the sale of single units of some types of alcoholic beverages that were packaged as multiple-unit packs
 - prohibiting the purchase of alcohol using Buy Now Pay Later contracts
 - limiting alcohol advertising on the exterior of alcohol outlets
 - crime prevention, surveillance, and social responsibility practices.
- discretionary conditions for On-Licences and Licensed Clubs regarding:
 - supervised areas for minors
 - protecting vulnerable users of places catering for children and alcohol and drug addiction treatment centres
 - setting maximum patron numbers
 - applying one-way door restrictions where alcohol-related disorder has been reported late at night near a premises
 - noise control and the management of outdoor areas
 - crime prevention, surveillance, and host responsibility practices.
- discretionary conditions for Special Licences regarding the management of events.

Consultation

As required by section 78 of the Act, Council staff have consulted with the Police, Licensing Inspectors, and the Medical Officer of Health on the design of the draft LAP.

Section 79 requires Council to consult on the Draft LAP using the Special Consultative Procedure (SCP) described in section 83 of the Local Government Act 2002. An SCP requires at least one month for consultation.

Section 83 requires Council to prepare a Statement of Proposal explaining what is proposed and how the public can provide their feedback (Attachment Two). This document explains how people can express their views.

NEXT STEPS

Consultation must run for at least one month, and written submissions will be accepted from 12 October to 15 November (five weeks), with oral submissions in early December, depending on Te Kūkupa availability.

Staff will then aim to report submissions analysis and the proposed final LAP to Te Kūkupa in the first quarter of 2027 for a recommendation to Council to adopt the LAP.

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

LAP development costs, including staff time, engagement, and external legal advice, have been met from existing budgets. No new implementation costs are expected, apart from public notification costs required by the Act.

Any additional initiatives, implementation, or enforcement costs that cannot be managed within existing budgets will need to be identified by the teams responsible and considered through the appropriate budgeting and planning processes.

Having a LAP in place may reduce the number of costly hearings regarding objections to the DLC's decisions, as a LAP will give the DLC and licensed premises clearer direction regarding Council's intentions for alcohol licensing.

ĀPITIHINGA / ATTACHMENTS

1. **Draft LAP - A5933144** [!\[\]\(029651ce9ee64da8525b17c64e266edc_img.jpg\)](#) [!\[\]\(05d3bfcaecedf25939aadd260bd34af7_img.jpg\)](#)
2. **Statement of Proposal - A5933160** [!\[\]\(310e475275728c8e1dc2a5c976e124f9_img.jpg\)](#) [!\[\]\(141928460a13e6dce55fa99596473bd7_img.jpg\)](#)

Far North District Council – Draft Local Alcohol Policy

1. Introduction

1.1 Overview

This Local Alcohol Policy (the Policy) is made pursuant to sections 75 to 97 of the Sale and Supply of Alcohol Act 2012 (the Act). It sets out Far North District Council's Policy on the sale and supply of alcohol within the Far North District.

The Policy provides guidance to the District Licensing Committee (DLC) and the Alcohol Regulatory and Licensing Authority (ARLA) for their licence application decisions. It supports the Council's Long-Term Plan outcome of communities that are healthy, safe, connected and sustainable. The Policy also reflects Council's obligation under Section 23 of the Health Act 1956 that "it is the duty of every local authority to improve, promote and protect public health within its district".

1.2 Definitions

Defined terms are capitalised throughout and included in Schedule 1.

1.3 Purpose

The purpose of the LAP is to:

- a) support the safe and responsible sale, supply and consumption of alcohol within the District, while minimising the Harm caused by excessive or inappropriate consumption
- b) reflect community views regarding the appropriate location, total number of Premises, trading hours and other conditions that should apply to licensed Premises
- c) provide certainty and clarity for applicants and the public as to whether a licence application is consistent with the Policy
- d) provide clear guidance to the DLC and ARLA for their decisions on licence applications in the District.

2. Application of the Policy

2.1 Scope

2.1.1 Under section 77(1) of the Act, a local alcohol policy may only address the following licensing matters:

- a) Location of licensed Premises by reference to broad areas
- b) Location of licensed Premises by reference to proximity to *premises* of a particular kind(s) (e.g. existing off-licences)
- c) Location of licensed Premises by reference to proximity to *facilities* of a particular kind(s) (e.g. Sensitive Facilities such as places catering for children)
- d) Whether further licenses should be issued for Premises in the district or any stated part of the district
- e) Maximum trading hours
- f) Issuing licenses subject to discretionary conditions
- g) One-way door restrictions.

2.1.2 The Policy does not contain policy guidelines on matters that are:

- a) Outside the scope of section 77(1) of the Act
- b) Not related to alcohol licensing.

2.2 Licence applications and appeals

- 2.2.1 The Policy applies to applications for New Licences, licence renewals, and variations of licence conditions.
- 2.2.2 Pursuant to section 77(2) of the Act, the Policy applies to Special Licences only in relation to maximum trading hours, One-way door restrictions, and discretionary conditions.
- 2.2.3 The applicant must apply to the DLC.
- 2.2.4 The decision on any application may be appealed to ARLA.

2.3 Discretionary Conditions

When issuing or renewing licences in the District, the DLC and ARLA should include the discretionary conditions stated in the Policy, unless there is a good reason not to do so.

2.4 Commencement

- 2.4.1 The Policy comes into force on [insert date] as specified in [insert resolution reference] of the Far North District Council passed on [insert date], and as publicly notified on [insert date], in accordance with section 90 of the Act.
- 2.4.2 The provisions of the Policy regarding a) maximum trading hours, and b) One-way door restrictions come into force three months after public notification of the Policy on [date].
- 2.4.3 All other conditions, including discretionary conditions, apply upon the grant, variation, or renewal of a licence.

2.5 Change of ownership of Premises

Where there is a change of ownership of a licensed Premises, an application by the new owner for a licence of the same type applicable immediately before that change will not be treated as a New Licence for the purposes of this Policy.

2.6 Relationship to other regulatory tools

The Policy does not include all the regulatory provisions that may apply to licence applications and should therefore be read in conjunction with:

- a) The Act
- b) Other legislation including, but not limited to, the Resource Management Act 1991
- c) The Far North District Plan (either the Operative District Plan or Proposed District Plan, as applicable).

3. Policy Statements

3.1 Off-licences

3.1.1 Maximum trading hours (including over the counter sales)

- a) Licences for the sale of alcohol by Off-licence Premises may be granted up to the following maximum trading hours:

Types of Premises	Maximum Trading Hours	Location
All types of Off-licence Premises	Monday to Sunday 7.00am to 9.00pm on days permitted by the Act	District-wide

- b) The maximum trading hours are not intended to imply the DLC or ARLA will grant every Off-licence the full extent of these hours.

Note: The maximum trading hours are subject to section 48 of the Act which imposes restrictions on the sale and supply of alcohol by Off-licences on Anzac Day before 1pm, Good Friday, Easter Sunday, and Christmas Day.

3.1.2 Remote sales

Conditions for Remote sales, including trading hours, are stated in the Act.

3.1.3 Restrictions on granting further Off-Licences in the District

General rule

- a) The general rule is that applications for New Off-licences within the Far North District will not be approved.
- b) The general rule does not apply to New Off-licence applications for:
 - i. Premises where the principal business is the manufacture of alcohol such as a brewery or distillery under section 32(1)(d) of the Act
 - ii. winery Cellar doors under section 32(1)(g) of the Act.
- c) Applicants may provide reasons or evidence to demonstrate why their application should be approved despite this general rule.

Deciding whether to approve an application

- d) When deciding whether to approve an application for a New Off-licence under clause 3.1.3 c), the DLC and ARLA must take into account:
 - i. The information and evidence provided by the applicant; and
 - ii. Reports from the Police, Medical Officer of Health, and/or the Licensing Inspector; and
 - iii. Any objections to the application from the community or other interested parties.

Role of Reporting Agencies

- e) The general rule against granting new Off-licences does not remove the responsibility of Reporting Agencies to conduct a thorough assessment of each application. Reporting Agencies still have the authority to oppose applications if they identify relevant issues based on the criteria set out in the Act.

3.1.4 Renewal of an Off-licence

Renewal of an Off-licence will be unaffected by the Policy unless there is a significant change in business style or operation.

3.1.5 Off-licence Discretionary Conditions

Discretionary Conditions that the DLC or ARLA may include in any New or renewed Off-licence are as follows:

A. Premises near Sensitive Facilities

Note. Sensitive Facilities include places catering for children and drug and/or alcohol addiction treatment centres. A full definition is included in Schedule One – other definitions.

Where an Off-licence is located within 100 metres of a Sensitive Facility, the DLC may impose licence conditions to protect users of these facilities from exposure to alcohol-related sales or marketing, or alcohol-related Harm:

- i. trading hours more restrictive than the maximum trading hours set out in sub-clause 3.1.1 a)
- ii. conditions regarding external alcohol-related signage and advertising
- iii. other conditions to protect the users of the Sensitive Facility.

B. Single-unit sales

- a) The DLC may require that the licensee does not break down retail packages containing multiple units of alcoholic beverages for sale as single-units if:
- i. the units contain less than 500mls of alcoholic beverages; and
 - ii. the alcohol strength is more than 1.15% ABV; and
 - iii. the retail price of these units is less than \$6 per unit.
- b) Where the retail packaging of the alcohol beverages referred to in sub-clause a) above has been accidentally damaged, the DLC may allow the licensee to re-package or clip together those units for sale in packages containing no less than 4 units.

C. Buy Now Pay Later

The DLC may require that no alcohol may be purchased either remotely or on the Premises using a Buy Now Pay Later (BNPL) Contract, as that term is defined under the Credit Contracts and Consumer Finance Regulations 2004.

D. Advertising and storefront

- a) The DLC may require that:
- i. no more than 25% of the main façade of Off-licence Premises may be devoted to alcohol product or brand advertising.
 - ii. external advertising of alcohol products is not displayed by way of flags, sandwich boards or bollard covers outside the Premises.
- b) An applicant will be given a period of six weeks from the DLC's decision to comply with the above conditions.
- c) If these conditions are not complied with by the applicant and there is no valid reason provided, a constable or Inspector may apply to the DLC to suspend or cancel the licence.

E. Crime prevention and surveillance

Licensees may be required to comply with Crime Prevention through Environmental Design (CPTED) principles as follows:

Lighting:

- Internal lighting inside the Premises enables passive surveillance by staff and active surveillance by CCTV.
- Lighting allows customers to be seen as they enter the Premises.
- Lighting allows staff to check IDs.
- External areas such as carpark and loading bays are well lit, subject to the requirements of any resource consent or Far North District Plan rule.

Internal layout:

- General points of sale are positioned near the main entrance.

Visibility:

- At least 50% of any store front glazing must be transparent.

CCTV:

- CCTV is installed in suitable locations to monitor areas which are not easily or continuously monitored by staff.
- Customers are made aware of the CCTV system by signage.

Staff:

- Relevant staff understand how to operate the CCTV system.
- There are sufficient staff numbers to ensure control of the Premises during trading hours.

Incident records and reporting:

- The licensee is required to maintain a register of violent incidents that is available for inspection by enforcement authorities at any time during trading hours
- The licensee must notify the Police of any violent incidents that occur on the Premises.
- Where the licensed Premises or its carpark is located within an Alcohol Control Area declared under the Alcohol Control Bylaw 2018, the licensee must maintain a register of breaches of alcohol controls in that area that is available for inspection by enforcement authorities at any time during trading hours.

F. Social responsibility

An applicant may be required to submit a Social Responsibility Policy that, at a minimum, addresses:

- Denying service to minors
- Age verification procedures
- Intoxication
- Staff and manager training
- Being a good neighbour
- Ensuring alcohol-related rubbish and vomit is removed from outside the licensed Premises
- Removing vandalism and graffiti outside the licensed Premises
- Remote sales
- Restrictions on the marketing and promotion of non-alcoholic products that pose a high risk of Alcohol-related Harm, such as drinking games
- Restrictions on any irresponsible promotions.

3.2 On-licences

Conditions relating to On-licences also apply to:

- BYO Restaurants (endorsed under section 37 of the Act)
- Caterers (endorsed under section 38 of the Act).

3.2.1 Maximum trading hours

- Licences for the sale of alcohol by On-license Premises may be granted up to the following maximum hours of operation:

Types of Premises	Maximum Trading Hours	Location
All types of On-licence Premises except those exempt under the Act	8.00am to 1.00am the following day Monday to Sunday, on days permitted by the Act	District-wide

- The maximum trading hours are not intended to imply the DLC or ARLA will issue every On-licence to the full extent of these hours.

3.2.2 Further On-licence applications

- The DLC or ARLA may refuse to grant an application for a new Tavern, Pub, Nightclub, or Class 1 Restaurant:
 - where the boundary of the proposed Premises is located within 100 metres of the boundary of a Sensitive facility; and/or
 - where the boundary of the proposed Premises is within 100 metres of the boundary of an existing Tavern, Pub, Nightclub, or Class 1 Restaurant.

Note. Sensitive Facilities include places catering for children and drug and/or alcohol addiction treatment centres. A full definition is included in Schedule One – other definitions.

- b) The condition in sub-clause a) may be waived if the applicant can provide convincing reasons or evidence to demonstrate why their application should be approved.

3.2.3 Renewal of an On-licence

Renewal of an On-licence will be unaffected by the Policy:

- a) unless there is a significant change in business style or operation; or
- b) if a Sensitive Facility was established at a site located within 100 metres of the Premises after the initial licence was issued.

3.2.3 Discretionary Conditions for On-Licenses

Discretionary Conditions that the DLC or ARLA may include in any New On-licence or renewed On-licence are as follows:

A. Supervised areas

- a) A Tavern, Pub, Nightclub, or Class 1 Restaurant may be required to designate part or all of the Premises as a Supervised Area.
- b) Restaurants and cafés, other than Class 1 Restaurants, will not be required to have a Supervised Area.

B. Trading hours for On-Licence Premises near Sensitive Facilities

Where the boundary of a Tavern, Pub, Nightclub, or Class 1 Restaurant is located within 100 metres of the boundary of a Sensitive Facility, the DLC may impose trading hours more restrictive than the maximum trading hours set out in sub-clause 3.2.1 a).

Note. Sensitive Facilities include places catering for children and drug and/or alcohol addiction treatment centres. A full definition is included in Schedule One – other definitions.

C. Patron numbers

Maximum patron numbers set by the DLC may be based on:

- Venue size
- Number of staff
- Presence of certified security staff
- History of problems at the venue.

D. One-way door restrictions

- a) One-way door restrictions may apply for Taverns, Bars, Nightclubs, and Class 1 Restaurants with closing times later than midnight where alcohol-related disorder has been reported after midnight in the vicinity of the Premises.
- b) One-way door restrictions will generally come into effect one hour prior to the licensed closing time.
- c) Any patrons, excluding exempt persons, exiting a premise after the One-way door restriction applies must not be re-admitted or sold or supplied with alcohol.
- d) The restriction in sub-clause c) above will not apply where, in the opinion of door staff, an intoxicated person needs to be taken to a place of safety on the licensed Premises; provided that no alcohol shall be sold or supplied to that person.

E. Outdoor areas

- a) The DLC may require that outdoor areas such as 'garden bars' close by 10.00pm.
- b) Management plans for outdoor areas may be required by the DLC. These plans may include:
- seating layout
 - lighting
 - noise controls

- monitoring procedures.

F. Noise management

Noise Management Plans may be required by the DLC. These plans may include:

- sound level limits
- monitoring arrangements
- complaint response procedures
- compliance with Far North District Plan rules.

G. Crime prevention and surveillance

Licensees may be required to:

- install CCTV and lighting to monitor entrances and exits
- maintain incident registers that are made available to enforcement agencies
- where the licensed Premises or its carpark is located within an Alcohol Control Area declared under the Alcohol Control Bylaw 2018, maintain a register of breaches of alcohol controls in that area that is available for inspection by enforcement authorities at any time during trading hours.

H. Host responsibility

An applicant may be required to submit a host responsibility policy to the DLC that may cover:

- denying service to minors
- age verification procedures
- staff training/responsible serving
- preventing intoxication
- providing and actively promoting low/non-alcoholic options
- providing substantial food options
- providing transport or information about transport options for patrons
- restrictions on the size (e.g. 'doubles') and time of 'last orders'
- no shots to be served after specified times
- restrictions on the number of drinks per customer
- restrictions on permitted drinking vessels
- no alcohol service for a specified time before closing time
- restrictions on irresponsible promotions
- ensuring alcohol-related rubbish and vomit is removed from outside the licensed Premises.

3.3 Licensed Clubs

3.3.1 Maximum trading hours

- a) Licences for the sale of alcohol by licensed Clubs may be granted up to the following maximum trading hours:

Types of Premises	Maximum Trading Hours	Location
All licensed Club Premises	8.00am to 1.00am the following day Monday to Sunday on days permitted by the Act	District-wide
All licensed Club Premises on ANZAC day (except RNZRSA clubs)	5.00am start of trading	District-wide

- b) The maximum trading hours are not intended to imply that the DLC or ARLA should issue every Club licence with the full extent of the maximum hours

- c) In the case of Premises housing an RNZRSA club that holds a club licence for those Premises, permitted trading hours are from 4am to 1pm on Anzac Day.

3.3.3 Renewal of Club licences

Renewal of a Club licence will be unaffected by the provisions in this Policy unless there is a significant change in business style or operation.

3.3.4 Discretionary Conditions for Licensed Clubs

Discretionary Conditions that the DLC or ARLA may include in any New Club licence or renewed Club licence are as follows:

A. Patron numbers

Discretionary Conditions regarding patron numbers are the same as for On-licences - see section 3.2.5 C.

B. One-way door restrictions

One-way Door Restrictions may be applied for Clubs with closing times later than midnight where issues of alcohol-related disorder have been reported after midnight in the vicinity of the Premises.

These restrictions are the same as for Taverns, Bars, Nightclubs, and Class 1 Restaurants - see section 3.2.5 D.

C. Outdoor areas

Discretionary conditions for outdoor area are the same as for On-licences - see section 3.2.5 E.

D. Noise management

Discretionary noise management conditions are the same as for On-licences - see section 3.2.5 F.

E. Crime prevention and surveillance

Discretionary crime prevention and surveillance conditions are the same as for On-licences - see section 3.2.5 G.

F. Host responsibility

Host responsibility conditions are the same as for On-licences - see section 3.3.5 H.

3.4 Special licences

3.4.1 Maximum trading hours

- a) Maximum trading hours for Special licences in the District are not stated in this Policy.
- b) Pursuant to sections 22(3) and 47(1)(a) of the Act, the holder of an On-licence may sell alcohol on prohibited days if it is the holder of a Special licence for those days.
- c) Applicants need to justify the hours requested in terms of the purpose of the function or Event.
- d) The maximum trading hours for a Special licence will be considered and determined by the DLC or ARLA, on a case-by-case basis.
- e) Where the applicant for a Special licence already holds an On, Off, or Club licence at the relevant Premises, a Special licence with longer trading hours than the existing On, Off, or Club licence will only be issued if the DLC or ARLA is satisfied that the Event will not increase Alcohol-related Harm.

3.4.3 Discretionary Conditions for Special Licences

Conditions for Special Licences that may be included at the discretion of the DLC are as follows:

- a) School fetes, galas or similar Events held on school grounds at which the participation of children can be reasonably expected will not be issued a Special licence.

- b) All Events that have a principal purpose of alcohol consumption such as wine/beer festivals must be designated R18 Events and promoted and managed accordingly.
- c) Alcohol Management Plans are required for Events with over 400 attendees expected.

Note. The Alcohol Management Plan template is available on the Council website. Alcohol Management Plans cover:

- Host responsibility
- Point-of-sale
- Managing intoxication
- Minors
- Crowd behaviour
- Noise management
- Event management
- Food
- Operational Structure
- Role of agencies and (Police, Medical Officer of Health, Inspectors, Fire and Emergency New Zealand, St John etc.)
- Maps and plans of the location

- d) Drinking water is to be provided to patrons free of charge from a water supply prominently situated on the Premises.
- e) A certificated manager must be on duty at all times when the Premises is open for the sale and supply of alcohol.
- f) Food must be available for consumption on the Premises at all times the Premises is open for the sale and supply of alcohol.
- g) The licensee must have a reasonable range of non-alcoholic and low-alcohol beverages available for consumption on the Premises at all times when the Premises are open for the sale and supply of alcohol.
- h) Signage requirements may be as follows:
 - Signs detailing restrictions on the sale and supply of alcohol to minors and intoxicated persons at every point-of-sale
 - A copy of the licence attached to the Premises that can be easily read by persons attending the Premises
 - A sign prominently displayed at the Premises, which identifies the manager on duty by name.
- i) Information and advice must be available about alternative forms of transport from the licensed Premises.
- j) No BYO alcohol is to be brought into the Event.
- k) One-way door restrictions may apply one hour before the licence expires.

5. Review

- a) The Policy will be reviewed every six years (or earlier) using the special consultative procedure described in section 83 of the Local Government Act 2002.
- b) The Policy does not cease to have effect because it is due for review or being reviewed.

Schedule One: Definitions

Terms defined in the Act have the same meaning in this Policy. Where terms are not defined in the Act, they should be interpreted in accordance with their ordinary meaning or as defined below.

1. Alcohol licences

There are four kinds of alcohol licences:

- **Off-licence:** Issued for Premises where the licensee can sell alcohol for consumption elsewhere. The licensee is also permitted to supply alcohol free, as a sample, for consumption on the Premises. Examples include bottle stores, Grocery stores and supermarkets. May include:
 - **Remote sales-endorsed:** Licensed for the sale of alcohol on or from the Premises for delivery elsewhere.
 - **Auctioneers-endorsed:** Licensed to sell alcohol by auction.
- **On-licence:** Issued for Premises where the licensee can sell and supply alcohol for consumption on-site. Common On-licence examples include cafés, Restaurants, Taverns, Bars and hotels. May include:
 - **BYO-endorsed:** Applies to BYO Restaurants (endorsed under section 37 of the Act)
 - **Catering-endorsed:** Applies to caterers endorsed under section 38 of the Act.
- **Club licence:** Issued for Premises where the licensee can sell and supply alcohol to Club members, invited guests, and visitors.
- **Special licence:** Licence for sale and supply of alcohol at Events or occasions on Premises that are unlicensed, or Premises for which the Event timing would be outside their normal licence conditions. Includes:
 - **Off-site special licence:** licensed for the sale or supply of alcohol for consumption elsewhere. The licensee is also able to supply alcohol free, as a sample, for consumption on the Premises.
 - **On-site special licence:** licensed for the sale or supply of alcohol for consumption there, to people attending an Event described on the licence.

Note: Some Premises hold more than one licence – for example, a Tavern may hold both an On-licence and an Off-licence for alcohol which will be consumed off the Premises. The exception to this is Licensed Clubs, as, under section 29 of the Act, a Club cannot hold an On-licence or an Off-licence (unless it has continuously held an Off-licence since before the commencement of the Act).

2. Other definitions

- **ABV (Alcohol by Volume):** is a standard measure of the amount of pure alcohol (ethanol) in a beverage as a percentage of the total liquid volume. For example, a drink labelled 5% ABV contains 5% pure ethanol.
- **Act:** means the Sale and Supply of Alcohol Act 2012.
- **Alcohol Management Plan:** means a document submitted by an applicant for a Special alcohol licence that identifies Event-specific alcohol-related risks and sets out the measures the organiser will use to prevent intoxication, protect minors, manage crowd behaviour, and minimise Alcohol-related Harm during the Event.
- **Alcohol-related harm:** has the same meaning as in section 5 of the Act.
- **Alcohol Regulatory and Licensing Authority (ARLA):** means the Alcohol Regulatory and Licensing Authority in existence under section 169(1) of the Act.
- **Bar:** has the same meaning as in section 5 of the Act.
- **Cellar door:** a winery cellar door has the same meaning as in section 4 of the Sale and Supply of Alcohol (Winery Cellar Door Tasting) Amendment Act 2024.

- **Class 1 Restaurant:** has the same meaning as in section 5 (6) of the Sale and Supply of Alcohol (Fees) Regulations 2013.
- **Council:** means the governing body of Far North District Council, or any person delegated or authorised to act on its behalf.
- **Crime Prevention Through Environmental Design (CPTED) principles** - these principles focus on improving visibility and surveillance, controlling access and movement, and enhancing the environment to deter crime. See [Safer Bars and Restaurants: A Guide to Crime Prevention Through Environmental Design](#) [Health NZ]
- **Discretionary Conditions:** section 117 of the Act permits a DLC to issue a licence subject to reasonable conditions not inconsistent with the Act. These discretionary conditions are in addition to the mandatory conditions specified within the Act. Section 77(1)(f) of the Act states that a local alcohol policy *may* address the issuing of licences subject to discretionary conditions.
- **Distances from licensed Premises:** where distances from a licensed Premises are specified (for example, within 100 metres of a Sensitive Facility), the distance from the licensed Premises to other Premises or facilities is measured 'as the crow flies' from the legal site boundary of the licensed Premises to the legal site boundary of another licensed Premises or Sensitive Facility.
- **District:** means the District of the Far North District Council.
- **District Licensing Committee (DLC):** means the Far North District Licensing Committee appointed pursuant to section 186 of the Act
- **Event:** has the same meaning as in section 5 of the Act.
- **Far North District Plan:** means the Operative District Plan or Proposed District Plan of the Far North District (whichever applies to a licence application).

Note:

On 30 June 2026, decisions on the Proposed District Plan were notified, and its rules have legal effect. However, applications may need to be considered against both the Operative District Plan and the Proposed District Plan, depending on the timing and status of District Plan provisions at the time of the application.

- **Grocery store:** has the same meaning as in section 5 of the Act.
- **Harm:** see alcohol-related harm.
- **Local Alcohol Policy:** has the same meaning as in section 5 of the Act.
- **New Licence (or application for a New Licence):** means an application for a licence for a Premises that has not traded pursuant to a licence of the same kind within the previous 6 months.
- **Nightclub:** a place of entertainment open at night which normally provides music and space for dancing and may provide entertainment shows.
- **One-way door restriction:** has the same meaning as in section 5 of the Act.
- **Premises:** has the same meaning as in section 5 of the Act.
- **Pub:** a public house that holds an on-licence, permitting the sale and consumption of alcohol on the Premises, such as hotels, taverns, and bars.
- **Remote seller/remote sales:** an Off-licence holder authorised to sell alcohol online, by telephone, mail or other means for delivery elsewhere.
- **Reporting Agencies:** include the Police, Medical Officer of Health, and Inspectors, who are required to inquire into certain licence applications under the Act.
- **Restaurant/café:** has the same meaning as in section 5 of the Act.

- **RSNZA club:** a club that is a member or an affiliate of the Royal New Zealand Returned and Services' Association.
- **Sensitive Facilities:** are facilities where users have been identified as being more vulnerable to alcohol-related Harm than the general public, including:
 - places catering for children
 - primary, intermediate, and secondary schools, and kura kaupapa
 - crèche, pre-school, kōhanga reo, and early childhood education centres where five or more children receive care or education on a commercial basis
 - childcare facilities and Well Child/Tamariki Ora provider centres
 - parks, reserves, playgrounds, gymnasiums and other community facilities
 - drug and/or alcohol addiction treatment service Premises.
- **Supervised area:** has the same meaning as in section 119 of the Act (minors must not be admitted unless accompanied by a parent or legal guardian).
- **Tavern/pub:** has the same meaning as in section 5 of the Act.



HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Statement of Proposal

Local Alcohol Policy

7 October 2026

1 Context and Situation

Under the Sale and Supply of Alcohol Act 2012 (the Act), Far North District Council may make a Local Alcohol Policy (LAP) for the district, or parts of the district, stating Council's policy positions regarding licensing the responsible sale and supply of alcohol while minimising alcohol-related harm.

A LAP provides guidance to the District Licensing Committee (DLC) and the Alcohol Regulatory and Licensing Authority (ARLA) for their alcohol licence application decisions.

Under section 77(1) of the Act, a LAP may only address the following licensing matters:

- a) Location of licensed premises by reference to broad areas
- b) Location of licensed premises by reference to proximity to *premises* of a particular kind(s) (e.g. existing off-licences)
- c) Location of licensed premises by reference to proximity to *facilities* of a particular kind(s) (e.g. sensitive facilities such as places catering for children)
- d) Whether further licenses should be issued for premises in the district or any stated part of the district
- e) Maximum trading hours
- f) Issuing licenses subject to discretionary conditions
- g) One-way door restrictions.

The Council is not permitted to cover matters in a LAP that do not relate to alcohol licensing.

The Act requires the Council to have regard to the nature and severity of alcohol-related problems in the district when designing the LAP.

In 2024 the Council conducted research into the benefits of alcohol and the problems associated with the inappropriate and excessive consumption of alcohol. Key findings of the research were as follows (data has been updated to provide the latest possible information):

Benefits of alcohol

On the one hand, the alcohol industry provides a range of positive social and economic benefits to the district including:

- support for the local economy through revenue generated by alcohol sales
- direct and indirect employment
- support for the hospitality and tourism sectors
- licensed clubs and on-licence premises (such as bars, taverns, restaurants and nightclubs) serve as social hubs where people gather to socialise, network, and celebrate special occasions
- licensed restaurants and cafés offer patrons the opportunity to enjoy alcohol with food
- off-licences such as supermarkets, groceries, and liquor stores are convenient places to purchase alcohol
- sponsorship and funding of community groups and events.

Problems and harms

On the other hand, there are serious problems and harms associated with the sale and consumption of alcohol in the Far North, including:

- from the Ministry of Health's New Zealand Health Survey 2022 to 2025:
 - 20% of Northland residents aged 15 or more were classified as hazardous drinkers

- 17% of residents were frequent binge drinkers i.e. consuming at least six standard drinks per occasion at least monthly (the Ministry believes this is likely to be under-reported)
- physical health problems – alcohol consumption is associated with over 200 health conditions. The rate of hospital admissions solely attributable to alcohol in the Far North from 2016 to 2018 placed the district in 6th worst place out of all territorial authorities. Also, the Far North had a mortality rate wholly attributable to alcohol that was roughly double the national average. From 2020 to 2024 an average of 430 alcohol-related visits per year to emergency departments of hospitals were made by Far North residents
- excessive alcohol consumption is associated with mental disorders such as depression, anxiety, bipolar disorders, psychosis, and suicidal thoughts and behaviours
- unsafe alcohol use can trigger social problems such as family/whānau dysfunction and domestic violence – in the Te Hiku area Whiria Te Muka reported 338 instances of family/whānau violence involving 111 calls to the Police in 2025 that were triggered by alcohol. These incidents affected 748 people, including 150 children under the age of 17
- drinking to excess can lead to abusive behaviour, violence, and public disorder - in 2025, the Police attended 981 incidents in public spaces in the Far North where alcohol was a contributing factor
- driving under the influence is more common in the Far North than nationally, with the rate of alcohol and drug-related crashes causing death or injuries being 76% higher in the Far North in 2018-2021 than in New Zealand overall
- in 2019/20, 12% of drinkers in Northland reported feeling worried or stressed about money because of their drinking
- excessive and inappropriate alcohol use has major economic impacts, including costs related to healthcare, accident compensation, and law enforcement.

On 12 December 2024, in response to the research findings, the Council decided to develop a LAP for the District.

In May/June 2025, the Council surveyed the Far North public to understand community preferences regarding provisions that could be included in a LAP.

From mid-2025 to mid-2026, Council staff worked on the design of a draft LAP with the support of a Working Group including the Police, the Medical Officer of Health, and Alcohol Licensing Inspectorate.

On 7 October 2026, the Te Kūkupa Committee for Strategy, Policy and Regulation approved this Statement of Proposal for formal consultation with the community.

2 Proposal

The Council proposes to adopt a LAP for the Far North District. A link to the Draft LAP is included in section six of this document. In summary, the Draft LAP includes the following proposed provisions:

1) Maximum trading hours for licensed premises

Proposed maximum hours that licensed premises in the district can sell alcohol are as follows:

Type of Licensed Premises	Maximum Trading Hours
Off-licences e.g. bottle stores, groceries and supermarkets	7.00am to 9.00pm, on days permitted by the Act
On-licences e.g. bars, taverns, restaurants, and cafés, except those exempt under the Act	8.00am to 1.00am the following day, on days permitted by the Act
Licensed Clubs	
Licensed Clubs on ANZAC Day (except RSA NZ clubs that are legally allowed to sell alcohol from 4am on ANZAC Day)	5.00am start of trading
Special licences e.g. for events	On a case-by-case basis

These hours will apply from Monday to Sunday, district wide. Overall, these hours are the same as current maximum hours for licenced premises across the district. However, off-licences will be required to stop selling alcohol at 9pm, one hour earlier than the latest hour currently permitted. This change will help address the level of alcohol-related harm occurring in the late evening/early morning in the district such as road crashes/fatalities and admissions to emergency departments of hospitals. This will affect 23 off licences

currently permitted to stop selling alcohol at 9.30pm or 10pm, however only 3 currently advertise they stay open after 9pm.

2) Restrictions on granting further Off-Licences (such as bottle stores, groceries and supermarkets) in the district

The Draft LAP includes a general rule that new off-licences will not be approved, unless an applicant can demonstrate good reasons why the application should be granted. This is proposed because off-licences account for most alcohol sold in New Zealand, alcohol bought from off-licences is consumed in unregulated settings, and off-licence density in the Far North is much higher than the national average. This approach also reflects community feedback, with less than 10% of survey respondents wanting more off-licence premises in the district – only 3% wanted more bottle stores, while only 4% wanted more grocery stores selling alcohol.

3) Discretionary conditions for Off-licences (that the DLC may apply) include:

i) The option to not approve (or apply special conditions to) applications for new off-licence premises located within 100 metres of places catering for children or alcohol and drug addiction treatment centres

This is proposed to reduce exposure to alcohol for vulnerable groups, particularly young people, and to reduce temptation for people using alcohol or drug treatment services. Very strong support for this option was recorded in the public survey with 85% supporting protecting places catering for children and 83% supporting protecting alcohol and drug addiction treatment centres.

ii) Not allowing the sale of single-units of some types of alcoholic beverages that were packaged as multiple-unit packs

Single-unit sales can make alcohol cheaper and easier to buy for immediate consumption. For instance, bottle stores have been recorded breaking down multi-packs and selling beer bottles for as little as \$2 per bottle. Restrictions are proposed because these sales may encourage impulse purchases and excessive drinking, particularly by young people, heavy drinkers, and people dependent on alcohol.

iii) Prohibiting the purchase of alcohol using Buy Now Pay Later (BNPL) contracts

This condition is proposed because Buy Now Pay Later arrangements can encourage impulse purchases, higher spending on alcohol, and escalating debt, particularly for vulnerable consumers. This condition received very strong support in the public survey with 84% of respondents in favour.

iv) Limiting alcohol advertising on the exterior of alcohol outlets

Applying limits to alcohol advertising e.g. on bottle stores is proposed because young people are susceptible to alcohol advertising and excessive alcohol advertising can affect the appearance and amenity of town centres and neighbourhoods. Around two-thirds (63%) of public survey respondents were in favour of this option.

v) Crime prevention/surveillance, and social responsibility requirements

These conditions are proposed to support safer premises. They may include measures such as CCTV, lighting, incident registers, and staff practices that help prevent intoxication, protect minors, and reduce alcohol-related disorder.

4) Discretionary conditions for On-Licences and Licensed Clubs include:

i) The option to decline applications for new taverns, pubs, nightclubs, and Class 1 restaurants located close to licensed premises of the same type e.g. a new tavern close to an existing tavern. This Option does not apply to Licensed Clubs.

This option is proposed to help manage the density of higher-risk on-licence premises in local areas. Research shows that having more on-licences close together is associated with higher levels of alcohol-related harm, including excessive drinking, crime, anti-social behaviour, traffic accidents, and reduced neighbourhood amenity.

ii) Supervised areas for minors

These conditions are proposed to reduce under-age drinking and limit young people's exposure to alcohol-related harm in licensed premises.

iii) **Protecting vulnerable users of places catering for children and alcohol drug addiction treatment centres**
As with on-licences, discretionary conditions are proposed to reduce exposure to alcohol by vulnerable groups.

iv) **Setting maximum patron numbers**

This helps manage crowding, reduce the risk of disorder, and support safer operation of premises.

v) **Applying one-way door restrictions where alcohol-related disorder has been reported near a premises**

One-way door restrictions are proposed as a targeted tool for managing late-night alcohol-related disorder in locations where this has been reported. These restrictions can help reduce movement between premises and patrons congregating in public places late at night. In the survey of the public 76% were in favour of this option.

vi) **Noise control and management of outdoor areas**

These conditions are proposed to reduce adverse effects on neighbours and nearby communities, especially where licensed premises operate late at night or use outdoor areas. Over three-quarters (77%) of public survey respondents approved these measures.

vii) **Crime prevention/surveillance, and host responsibility practices.**

These conditions are intended to support safer drinking environments and responsible service of alcohol. Licence conditions may relate to security, CCTV, incident registers, staff training, limits on high-risk drink service, food and low/non-alcohol options, and transport information.

5) **Discretionary conditions for Special Licences**

These conditions are proposed because special licences apply to temporary events that can vary significantly in size, location, duration, and risk. Case-by-case conditions allow the DLC to manage event-specific risks, including intoxication, under-age drinking, unruly crowd behaviour, drink-driving, and alcohol-related disorder.

3 Reasons for the proposal

The Council plans to adopt a LAP to encourage the responsible sale and supply of alcohol while minimising alcohol-related harm in the District. This proposal seeks views from the community on the draft LAP.

4 Analysis of reasonably practicable options

The Council considered two options:

1. to develop a LAP for the District
2. not to develop a LAP.

The advantages and disadvantages of these options are summarised in the following table:

Options	Advantages	Disadvantages
1) Develop a LAP for the district	Public health, wellbeing, and safety benefits Research findings indicate a reasonable likelihood that policies in a LAP will reduce alcohol-related harm in the district. Protection of vulnerable groups LAP provisions regarding licensed premises close to schools, playgrounds and medical facilities could help protect vulnerable groups from alcohol-related harm.	Some adverse impact on alcohol outlets Some licensed businesses may be adversely affected by possible LAP provisions such as reduced trading hours. Resource commitment Developing a LAP is resource intensive, with extensive engagement required with the community and significant staff time involved in drafting the LAP and analysing

Options	Advantages	Disadvantages
	Support from key stakeholders The Police, the Medical Officer of Health, the DLC, and the Alcohol Licensing Inspectorate support making a LAP. Clarity of policy direction A LAP will clearly express Council's stance on alcohol licensing. Community input A LAP will ensure alcohol licensing decisions reflect community preferences. Greater consistency in licensing decisions The DLC will have a point of reference for all licensing decisions which it must have regard to Potential cost savings Having a LAP may lead to a decrease in the number of objections made against individual licence applications meaning fewer costly hearings.	submissions. Reviewing a LAP at least every six years will involve one-off costs and require significant staff resource from Council teams.
2) Do not develop a LAP for the district	Licensed premises will not be adversely affected by LAP provisions For example, provisions in a LAP applying to trading hours would not apply. Further Council resources will not be required The resources required to continue developing the LAP and reviewing it at least every six years will not be required.	Failure to address public health, wellbeing, and safety issues in the community The opportunity will be lost to introduce policy guidelines to reduce the level of alcohol-related harm in the district. Community input The Council will not benefit from the community's feedback into addressing alcohol-related harm. Missed opportunity to protect vulnerable groups LAP provisions regarding the location of licensed premises in relation to sensitive facilities will not be in place. Lack of policy direction The DLC will not benefit from policy advice from the Council regarding its decisions. Potential inconsistency in licensing decisions The DLC will lack a key point of reference for its licensing decisions. Potential cost savings will not occur Cost savings through fewer licensing objections and hearings will not occur.

The Council resolved that Option One is the preferred Option, for the following main reasons:

- there are extensive problems and harms associated with the inappropriate consumption of alcohol in the district, and there is a reasonable likelihood that a LAP could address these issues
- developing a LAP will enable alcohol licensing decisions to reflect community preferences
- a LAP will lead to clarity of policy direction from the Council and greater consistency in licensing decisions by the DLC
- a LAP can potentially lead to cost savings through a decrease in the number of objections made against individual licence applications and fewer costly hearings.

5 How to give your views on the proposal

The Council encourages any person or organisation affected by, or having an interest in, the proposed Local Alcohol Policy to present their views to the Council by making a submission using any of the following methods:

- online at the Council's website www.fndc.govt.nz/have-your-say
- email your submission to submissions@fndc.govt.nz
- drop-off your submission at any Council service centre or library. Details of their locations and opening times are available at www.fndc.govt.nz/contact or by phoning the Council on 0800 920 029
- post your submission to: Policy and Bylaws Team, Far North District Council, Private Bag 752, Kaikohe 0440
- make an oral presentation to the Te Kūkupa Committee for Strategy, Policy and Regulation either in person or virtually.

Written submissions are open from 12 October to 15 November 2026, with oral submissions heard in early December.

You can download a hard copy of the submission form here [\[online link\]](#) or ask any of Council's service centres to print a copy for you.

Please include your full name and email address or postal address in your submission if you want:

- the Council to acknowledge receipt of your submission
- to make an oral presentation – you will be contacted about when and where the meeting for this will take place.

Privacy statement

Please be aware that any submissions made on the proposed Policy become part of the public consultation process. As such, all submissions, any summaries of submissions, and any documents provided with your submission, will be copied and made available to the Council's governing body as well as the public. Any personal information included with your submission such as your name is treated as part of the submission and may also be released publicly. Your submission and any personal information that you supply such as your name will not be treated as confidential unless you specifically request this in your submission.

6 Draft Local Alcohol Policy

The draft Policy is at this link: [xxxx](#)

7 Implementation and Review

The LAP will come into force when it is formally adopted by the Council (likely in early 2027) and will then be publicly notified.

The provisions of the LAP regarding maximum trading hours of licensed premises and one-way door restrictions will come into force three months after public notification. All other conditions will apply upon the grant, variation, or renewal of a licence.

The LAP will be monitored by the Council.

The LAP must be reviewed no later than 6 years after it is adopted. It may also be reviewed in response to issues that may arise, at the request of the Council, or in response to changes to legislative or statutory requirements.

Amending the LAP following a review will be subject to public consultation.

5.3 DISTRICT WIDE SPATIAL STRATEGY UPDATE: VISION, PRINCIPLES AND OBJECTIVES AND KAUPAPA STEERING RŌPŪ

File Number: A5952270

Author: Stephen FitzHerbert, Senior Strategic Planner Growth Planning and Placemaking

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of the report is to inform Te Kuaka Committee for Strategic Māori Relationships (Te Kuaka) with an update on two milestones within the District Wide Spatial Strategy (DWSS) work programme:

1. The DWSS's Vision, Principles and Objectives (VPO). This section outlines the process undertaken to establish a draft VPO and a refined VPO.
2. The Kaupapa Steering Rōpū (KSR). This section is produced by FNDC kaimahi, on behalf of the KSR, to share progress on work activities and methods for better supporting the rōpū.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The District Wide Spatial Strategy (DWSS) has progressed two key milestones: completion of a near-final Vision, Principles and Objectives (VPO) (Milestone 4) and the reconvening of the Kaupapa Steering Rōpū (KSR) (Milestone 2).
- The DWSS has been developed through an evidence-based process incorporating technical analysis, strategic planning work, stakeholder engagement, and Iwi and Hapū input to create a strong foundation for long-term district and regional spatial planning.
- Two workshops and a follow-up hui with Te Kūkupa, Community Board Chairs and KSR members were undertaken to test and refine the draft VPO.
- The emerging vision is for "a Far North where people and whānau can build thriving futures, connected to place and each other", supported by objectives focused on economic prosperity, strong communities, equitable access to services and housing, infrastructure-led growth, and environmental and cultural stewardship.
- Feedback from elected members, Community Board Chairs and KSR members strengthened the VPO through greater recognition of He Whakaputanga and Te Tiriti o Waitangi, stronger emphasis on infrastructure and affordability, enhanced recognition of rural communities and productive land, and a stronger focus on climate resilience and long-term decision-making.
- The KSR has been reconvened under updated Terms of Reference that broaden representation, include rangatahi voices, strengthen cultural expertise, and reinforce its strategic advisory role.
- KSR members have made a significant contribution to refining the draft VPO and ensuring that Te Ao Māori values, aspirations and intergenerational perspectives are embedded throughout the strategy.
- The KSR has identified opportunities to better support the rōpū and increase co-design of future DWSS work, strengthen Te Ao Māori and mātauranga Māori expression, support wider mana whenua engagement, develop Māori success measures, enhance rangatahi participation, and contribute to future implementation and regional spatial planning processes.
- Key risks relate to member availability, compressed project timeframes, role clarity, understanding of spatial planning processes, and representation concerns; however, these

risks are considered manageable through improved communication, capability-building, clearer expectations and enhanced support for KSR members.

TŪTOHUNGA / RECOMMENDATION

That the Te Kuaka Committee for Māori Strategic Relationships receive the report District Wide Spatial Strategy Update: Vision, Principles and Objectives and Kaupapa Steering Rōpū.

TĀHUHU KŌRERO / BACKGROUND

The District Wide Spatial Strategy (DWSS) project commenced in late 2025 and has been developed through an evidence-based process informed by elected members, mana whenua, stakeholders and the wider community. Rather than starting with predetermined growth areas or fixed outcomes, the project has focused on developing a robust understanding of the Far North's current conditions, future challenges, opportunities, and aspirations. This has involved integrating technical investigations, strategic and policy reviews, community and stakeholder feedback, Iwi and Hapū perspectives, and spatial analysis to build a shared evidence base. Together, these inputs have helped identify the key factors that will shape the district's future and provide a strong foundation for informed decision-making and long-term planning.

The DWSS is being progressed in advance of forthcoming reforms to New Zealand's resource management system and the eventual development of a regional spatial plan. By preparing a district-wide strategy now, FNDC can establish a strong local evidence base that reflects community aspirations, Hapū and Iwi priorities, growth trends, infrastructure requirements, and environmental priorities. This proactive approach ensures the district is well positioned to influence and contribute to future regional planning processes. In the meantime, the strategy provides a clear strategic framework to support Council decision-making, helping to guide investment, planning, and development choices until a regional spatial plan is prepared, formally adopted, and becomes the primary mechanism for spatial planning.

The DWSS work programme has six milestones:

1. Project establishment
2. Early Hapū and Iwi partnership and stakeholder and community engagement
3. Baseline data collection and analysis
4. Vision, principles and objectives and Foundation report
5. Scenario development report, spatial scenarios report and engagement
6. Final DWSS development, consultation and adoption

The current project stage is completing Milestone 4 and reconvening the Kaupapa Steering Rōpū (KSR) as per Milestone 2. The development of the vision, principles and objectives (VPO) has been informed by the earlier stages of evidence and engagement (Milestones 1-3) and recent workshops with elected members and the KSR. The KSR has been reconvened as per Milestone 2, see below for an overview of the rōpū's evolution. Completion of the VPO is scheduled for the beginning of October, when it will be recommended to Te Kūkupa for endorsement.

Te Kuaka Committee for Strategic Māori Relationships (Te Kuaka) endorsed the establishment of a KSR in 2024 (Resolution 2024/25) and its reconvening in 2026 (Resolution 2026/4) as the preferred forum to provide kaupapa-specific strategic Māori guidance for district-wide initiatives (i.e., the DWSS), consistent with the District Wide Kaupapa Framework. The KSR is an integral contributor to all stages of DWSS development, serving as an advisory forum to embed partnership, participation and protection and situate Te Ao Māori values, priorities and aspirations within the creation of the DWSS. KSR's intended contribution to the DWSS includes:

- informing and influencing the vision for the district;
- influencing growth and development priorities;
- situating Te Ao Māori values and mātauranga Māori within the DWSS;
- responding to environmental and community issues; and
- aligning with Iwi and hapu aspirations.

The KSR acts as an advisory rūpū comprised of people with the necessary Te Ao Māori values, expertise and lived experience, and the ability to represent diverse Hapū, Iwi, hapori and district perspectives, to contribute to informed, effective and future-focused district-wide spatial planning. As such, the KSR provides a dedicated, fit-for-purpose mechanism to apply a strong Te Ao Māori lens to the DWSS, while maintaining Te Kuaka's governance-level oversight role and clarifying the overall project governance and reporting lines. The KSR is *not* a delegated decision-making authority, nor does it replace wider public consultation, Community Board engagement, Hapū and Iwi engagement, or legislative consultation requirements.

Alongside Te Kuaka's decision to reconvene the KSR, a refined ToR was endorsed (see Attachment 1). Changes to the draft ToR were completed by the initial KSR in 2025, whose membership included: Hapū/Iwi representatives Pita Tipene, Kipa Munro and Rereata Makiha, Councillors Babe Kapa and Hilda Halkyard-Harawira, as well as FNDC kaimahi from Te Hono and Integrated Planning. The refined ToR reflected a shift from a relatively small initial advisory rūpū toward a more representative and enduring rūpū with broader participation and a clearer strategic purpose. The changes included:

- The inclusion of a vision, mission and values to provide a stronger strategic and cultural foundation for the KSR (see Item 1.1).
- Extending the recognition of 'Councillors' to include 'Elected members' and clarification of how council representation is determined (i.e., two elected members will be selected at the beginning of each triennium) and the formal appointment process for elected member participation.
- Explicit recognition of rangatahi representation to introduce a youth voice to the KSR and broaden representation beyond Iwi, Hapū, elected members and subject matter experts (SME).
- Greater definition of SMEs to mandate technical cultural expertise.
- Introduction of a formal succession process in the instance an appointed member can no longer serve on the rūpū.
- Expansion of membership from six to ten appointed people to enhance representation and better encompass and reflect the breadth and diversity of Māori interests across the district.
- Explicit linkage to Council's Appointed Members Allowance Policy to provide clear guidance regarding payment arrangements and allowances.
- The removal of the Open Spaces Strategy project.

1.0 Mission, Vision and Values

Vision: He Whenua Rangatira – A district of sustainable prosperity and wellbeing

Mission: He Ara Tāmata – Creating Great Places Supporting our People

Values:

- Manawatōpū: Unity of purpose and working together
- Kaitiakitanga: Environmental stewardship and sustainability
- Mana tangata: Respect and fairness
- Te Tiriti o Waitangi: Partnership
- Tū tangata: Strong cultural identities
- Whanaungatanga: family, community, connecting and sharing
- Huringa ā mua: Transformational/Future-focused decisions



Item 1.1 The KSR's vision, mission and values

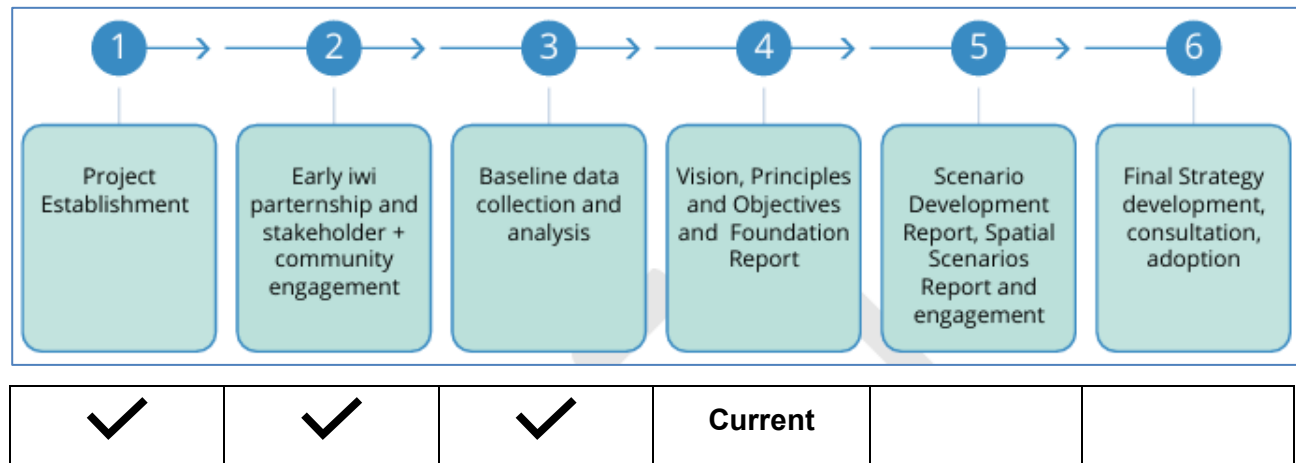
The following section details the process undertaken to develop the DWSS's VPO and current KSR activity.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

This section is presented in two parts. The first section outlines the process undertaken to develop the DWSS's VPO. The second provides a KSR progress update.

Part 1: District-Wide Spatial Strategy and establishing the Vision, Principles and Objectives

Work progressed during July and August to complete Milestone 4. This activity has involved two workshops with elected members and the KSR, as well as engagement with stakeholder groups.



Item 2.1. District-wide Spatial Strategy development process

Establishing the VPO

The VPO sets the long-term direction for the district, shaping decision-making and defining the outcomes the strategy aims to achieve. They provide the framework for evaluating spatial options, prioritising investment, and coordinating future decisions relating to land use, infrastructure, environmental management, community development, and the incorporation of Te Ao Māori priorities and values. In essence, every decision made through the spatial strategy will be directly guided by and aligned with these foundations.

The *vision* sets out the district's long-term direction and describes the future it is working towards. It reflects the aspirations of the community, Iwi and Hapū, stakeholders, and decision-makers, and establishes a common purpose for the strategy. The vision provides a framework for balancing immediate needs with longer-term goals, ensuring decisions remain aligned with the desired future. In simple terms, the vision answers the question of what we want the district to be in the years ahead.

The *principles* guide how decisions are made in pursuit of the vision. They establish a common set of criteria that can be applied across a wide range of planning and investment decisions, helping to ensure consistency over time. Where competing priorities or trade-offs exist, the principles provide a basis for evaluating options and determining the most appropriate course of action. In simple terms, they answer the question: How will we make decisions as we work towards our desired future?

The *objectives* identify the changes and outcomes required to achieve the vision. They turn broad aspirations into clear priorities that can guide planning, policy development, and investment decisions. Objectives also provide a framework for monitoring progress and assessing whether the strategy is delivering the intended results. In simple terms, they answer the question: What do we need to achieve to deliver the vision?

The DWSS project team undertook Iwi, stakeholder and public engagement and reviewed relevant plans, strategies, technical information and evidence to identify the district's key aspirations, growth

and development priorities, desired environmental, cultural, social and economic outcomes, and areas where competing interests need to be reconciled. The evidence base articulated a strong collective aspiration for the Far North to become a more connected, resilient, culturally grounded and inclusive district, where growth, infrastructure, environmental stewardship, economic prosperity and community wellbeing are planned and delivered in an integrated way. The key themes consistently emerging across the evidence included:

- a network of thriving centres and rural communities,
- meaningful partnerships with tangata whenua and the expression of kaitiakitanga,
- environmental enhancement within natural limits,
- infrastructure-enabled and place-based growth,
- equitable access to opportunities and services,
- a more diverse and resilient economy,
- and long-term adaptability to future challenges.

The initial baseline evidence findings were workshopped with elected members (Te Kūkupa and Community Board Chairs) and the KSR on 8 July 2026. The evidence base comprised economic, social and wellbeing, transport, planning context as well as strategic direction, community profiles and an engagement summary report (see Attachments 2 and 3). The workshop findings were assessed alongside the evidence base, which informed the initial working draft VPO.

Refining the VPO

Two engagement activities were undertaken to refine the working draft VPO. Firstly, a workshop was held with Te Kūkupa, the KSR and Community Board Chairs on 12 August 2026. At that workshop Te Kūkupa, the KSR and Community Board Chairs shared their perspectives on the working draft VPO and proposed changes. A virtual whiteboard space was kept open until 16 August for workshop invitees to make further comments on the working draft VPO. The refinements represented amendments to five areas of the initial draft VPO. Amendments demonstrated:

- Stronger recognition of He Whakaputanga, Te Tiriti o Waitangi, tangata whenua aspirations and Māori partnerships;
- Greater emphasis on infrastructure as an enabler of housing, economic development, community wellbeing and resilience;
- Stronger recognition of affordability, financial sustainability and infrastructure deliverability;
- Improved recognition of rural communities, productive land, primary industries and renewable energy opportunities; and
- Enhanced references to climate adaptation, resilience and long-term decision-making under uncertainty.

The DWSS project team then reviewed all suggestions and amended the VPO to reflect workshop input. The revised draft VPO was presented at a virtual hui on 28 August 2026. Participation at this hui was limited due to competing priorities, however, a virtual whiteboard space was kept open to receive workshop invitee comments until 31 August. The participants who attended supported the updated VPO, with no objectives raised. For the evolution of the draft VPO, see Attachment 4 for the DWSS – Feedback Summary report for draft vision, principles and objectives, and the reasoning for each of the objectives and principles. And secondly, stakeholders were contacted and invited to express their views on the revised draft VPO.

The final draft of the VPO:

Vision statement: A Far North where people and whānau can build thriving futures, connected to place and each other.

Vision narrative: The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments, resilient infrastructure (including transport networks) and a productive, diverse economy. Young people can see a future for themselves here, whānau can remain connected to place, and communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment. Guided by Te Ao Māori and shaped by the distinctive character of the district, growth and change strengthen environmental health, support economic opportunity, and enable the aspirations of communities and tangata whenua. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

Objective 1: Support a thriving, locally connected and regenerative economy

What does this look like in practice? Strengthen local employment, Māori-led economic development, rural industries, including agriculture, horticulture and aquaculture, value-add industries, tourism, renewable energy opportunities, productive sectors, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

Objective 2: Strengthen the district's network of centres, communities and catchments

What does this look like in practice? Reinforce the complementary roles of centres, communities, marae, rural areas and coastal settlements so that growth, services, infrastructure and investment strengthen local identity, connectivity and community wellbeing.

Objective 3: Improve access to homes, services, facilities and opportunities

What does this look like in practice? Improve access to safe, affordable housing, education, healthcare, employment, recreation, transport, digital connectivity and community services across the district.

Objective 4: Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice? Direct and sequence growth to locations where infrastructure capacity, transport access, water and waste systems, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

Objective 5: Protect and restore environmental systems, taonga and cultural landscapes

What does this look like in practice? Protect, restore and enhance freshwater, coastal environments, wetlands, indigenous biodiversity, rural environmental values, productive soils, mahinga kai, wāhi tapu, cultural landscapes and other taonga, so that environmental health and cultural wellbeing are strengthened over time.

Principle 1: Partner with -lwi and Hapū, uphold Te Ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Explanation: Spatial planning will be undertaken in partnership with lwi and Hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.

Principle 2: Plan as a connected network of places

Explanation: Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, with each place contributing differently to the district's future, and acknowledge that different places have different roles, needs, opportunities and aspirations.

Principle 3: Integrate land use, infrastructure, transport, environment, economy and wellbeing

Explanation: Spatial decisions will be made by considering land use, infrastructure, transport, environmental systems, housing, economic development, culture and community wellbeing together, rather than as separate workstreams.

Principle 4: Work within environmental limits and restore natural systems

Explanation: Growth, land use and investment decisions will protect and restore environmental systems, recognise natural limits, avoid harm to taonga and cultural landscapes, support food-producing landscapes and productive land, support the long-term mauri of whenua, wai, moana and ecosystems and strengthen the resilience and health of natural systems for future generations.

Principle 5: Sequence growth and investment around infrastructure, access and risk

Explanation: Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.

Principle 6: Improve equity, accessibility and wellbeing

Explanation: Decisions will prioritise improved access to housing, services, facilities, transport, digital connectivity, public places and opportunities, particularly for communities facing cumulative disadvantage, remoteness or barriers to participation so that people, whānau and communities can participate in and benefit from the district's future prosperity and wellbeing.

Principle 7: Build resilience and adaptability over time

Explanation: The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.

Principle 8: Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.

Explanation: Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.

Next steps

The VPO will be presented to Te Kūkupa (7 October 2026) for endorsement. This report will consider any perspectives raised at the Te Kuaka committee meeting. Once the VPO is finalised the DWSS project team is to develop spatial options that will be refined through workshops with the KSR, Elected members, Iwi and stakeholders. The proposed approach is a focus on 'no regrets' actions to inform regional spatial planning.

Part two: Kaupapa Steering Rōpū (KSR) Update

This update, produced by FNDC kaimahi on behalf of the KSR, provides Te Kuaka with an update on the progress of the reconvened KSR. The content includes an update on work completed and current risks, challenges and opportunities. This first update presents a partial view of KSR perspectives, and it is envisaged that KSR members will share comment orally during the Te Kuaka

hui. Additionally, FNDC kaimahi will continue to attempt to connect with members kanohi ki te kanohi to hear all perspectives on the current situation and recommendations for kaimahi to better tautoko the rōpū.

a) Work completed

- **Reconvening the KSR**

Upon Te Kuaka's decision, Te Hono and Integrated Planning kaimahi have initiated the appointment of members for the KSR and a review of the updated ToR to confirm finalisation. Meetings between the KSR and FNDC kaimahi occurred between June and August.

The current members include:

- Kipa Munro
- Pamela-Anne Ngohe-Simon (resignation received on 8 September – has recommended an alternative Hapū member. Replacement to be confirmed).
- Tui Te Paa
- Dallas King
- Tuhoronuku Smith (Rangatahi representative)
- Hineteaio Chapman (Rangatahi representative).

Additional appointments to the rōpū will be considered in conversation with existing members, and upon Te Kuaka's direction, to identify any opportunities for enhanced representation.

- **Appointment of Chair**

Expressions of interest for the role of Chair were called for in August. As of 8 September 2026, the KSR Chair has not been confirmed, however, interest has been expressed by a member.

- **Refining the DWSS VPO**

KSR members who were available participated in combined workshops (08 July, 12 August and 28 August 2026) with Te Kūkupa members and Community Board Chairs. Key KSR contributions at the workshop included recommendations that the DWSS project team:

- elaborate on the position of He Whakaputanga and Te Tiriti within the overarching vision and narrative as well as the respective principles and objectives;
- employ the notion of thriving and expressing the importance of healthy and mutually beneficial relationships between people, place, taonga, water, infrastructure and service delivery.
- emphasise the importance of affordability in supporting mana whenua to be able to live and grow with whanau on ancestral lands;
- expand the temporality of the vision to align with intergenerational perspectives and aspirations;
- acknowledge the function of infrastructure as an enabler for supporting prosperity, opportunity and wellbeing for whanau; and,
- provide a te reo Māori version of the VPO to better encourage mana whenua engagement with the DWSS programme.

The DWSS project team refined the VPO as per the contributions of KSR members (as well as Te Kūkupa and Community Board Chairs). The revised VPO was presented for discussion at a virtual hui (28 August 2026). The sentiment shared by participating KSR members was positive.

- **Reviving the KSR**

The pace of the DWSS work programme is acknowledged for creating challenges in terms of both bringing together the rōpū, assignment of roles and participation in activities. Essentially, the

foundational building work to tautoko the new KSR has (to date) been constrained in comparison to the initial KSR. The suggested way forward, as per recommendations from KSR members, includes (and is not limited too):

- Hosting an independent KSR hui to support whanaungatanga, project understanding, setting expectations and confirming that the updated ToR is fit for purpose.
- Providing the KSR with a clear statement of the 'how', 'what' and 'why' for their role in the DWSS to help mitigate perceptions of the authority- and function- (or not) of the rūpū.
- Supporting rangatahi participation and alteration of activities and/or means of contribution when required due to clashes with obligations (i.e., education).
- Re-establishing regular monthly check-ins with FNDC kaimahi.
- Dedicated individual and rūpū capability-building for shared understanding of DWSS spatial planning objectives and technicalities by way of target Q&A hui with DWSS kaimahi.
- Establishing alternative contribution pathways for members who may have limited availability for certain activities.
- Providing updated workplan timelines and key KSR activities.
- Creating KSR-specific activities with the DWSS project team.

These are proposed activities and not limited to the above. Activities will be confirmed upon hui with KSR members.

b) Current risks, challenges and opportunities

This section shares some KSR members' perceptions on current risks, challenges and opportunities (RCO). FNDC kaimahi recommend that KSR members be invited to share orally at the Te Kuaka hui. KSR members who were available to share perspectives on the current RCO, identified the following:

Key risks and challenges:

- Limited member participation due to either short notice and or competing obligations. *Proposed mitigation is as per above in the steps for reviving the KSR.*
- Unclear objectives and key KSR activities. *Proposed mitigation is as per above in the steps for reviving the KSR.*
- Understanding of unfamiliar spatial planning processes and or technical language. *Proposed mitigation is as per above in the steps for reviving the KSR.*
- Members being challenged by mana whenua as to the perception of representation and authority. *Proposed mitigation is as per above in the steps for reviving the KSR.*
- VPO language and connection with mana whenua. *Partial mitigation is the commissioning a te reo Māori expression of the VPO (in progress).*
- The compressed project timeframe is a challenge. *Proposed mitigation includes a high-level evaluation of the process and lessons learnt that can inform opportunities for engagement in future projects.*

These risks are acknowledged and respected by FNDC kaimahi and considered manageable through targeted capability-building, clearer communication, improved planning and engagement processes, and strengthened support for KSR members.

Opportunities identified by KSR members include increasing co-design opportunities throughout the development of spatial scenarios, strengthening Te Ao Māori and mātauranga Māori expression within DWSS documents, supporting wider mana whenua engagement, developing Māori success measures and monitoring frameworks, enhancing rangatahi participation, and informing future implementation and regional spatial planning processes. These opportunities would further

strengthen the partnership approach underpinning the DWSS and support the achievement of intergenerational outcomes for tangata whenua, whānau and the wider Far North community.

c) A proposed path forward

A number of KSR members have shared their perspectives with FNDC kaimahi on how they have experienced the DWSS programme from the decision to reconvene the KSR in April, recruitment and the scheduled activities during June to August. Several matters were advised by the members, and FNDC will engage with all KSR members to identify any additional matters. FNDC kaimahi are committed to strengthening the effectiveness, capability, and influence of KSR by providing clear work programmes, meaningful engagement opportunities, capacity-building support, and collaborative processes that ensure Te Ao Māori values, mana whenua aspirations, and mātauranga Māori are embedded throughout the development and implementation of the District Wide Spatial Strategy (DWSS). The following steps are proposed to *(re)set-up the KSR for success*:

- Convene a dedicated KSR hui before the commencement of spatial scenario development to support whanaungatanga, establish shared expectations, and confirm priority areas of focus for the rōpū.
- Finalise and implement a KSR work programme that clearly identifies upcoming DWSS milestones, decision points, engagement opportunities, expected contributions, and time commitments.
- Provide members with a concise induction package outlining the purpose, scope, authority, reporting lines, and expectations of the KSR, including its relationship with Te Kuaka, Te Kūkupa and the DWSS project team.
- Establish regular engagement mechanisms, including monthly check-ins and targeted workshops, to maintain momentum and provide timely opportunities for KSR input.
- Continue capability-building initiatives to strengthen member understanding of spatial planning concepts, scenario development methodologies, infrastructure planning, and statutory planning processes.
- Complete and circulate a Te Reo Māori expression of the Vision, Principles and Objectives to support wider mana whenua engagement and strengthen the cultural accessibility of DWSS materials.
- Involve the KSR in the co-design and assessment of spatial scenarios to ensure Te Ao Māori values, mātauranga Māori, tangata whenua aspirations, and intergenerational outcomes are considered throughout the next stage of the project.
- Work with the KSR to identify Māori-focused outcomes, measures of success, and monitoring indicators that can be incorporated into the final DWSS and future implementation frameworks.
- Explore opportunities for broader mana whenua, Hapū and rangatahi engagement, including the development of targeted engagement approaches and culturally appropriate communication materials.
- Undertake a review of lessons learned from the establishment and early operation of the reconvened KSR to identify improvements that can enhance future district-wide projects and strengthen Māori participation in strategic planning.
- Provide Te Kuaka with a further KSR progress update following completion of the spatial scenario development phase, including progress against agreed actions, emerging opportunities, and any recommendations from the rōpū.

Part three: Summary

The DWSS programme has made substantial progress by establishing a near-final Vision, Principles and Objectives framework and reconvening the Kaupapa Steering Rōpū (KSR). The DWSS team acknowledge there are actions to implement to provide better support to the KSR. The emerging strategy places strong emphasis on partnership with Māori, infrastructure-led growth, environmental

restoration, community wellbeing, equitable access, and long-term resilience. The KSR has played an important role in strengthening the strategy's Te Ao Māori foundations, and refining the draft VPO and will continue to contribute as the project moves into spatial scenario development.

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

No additional financial implications are associated with this update. All costs associated with the KSR are aligned with the Appointed Members Allowance Policy and were budgeted for and are covered within the project budget for the current financial year.

Sufficient funds to facilitate the KSR in relation to the DWSS across the next financial year have been forecast into the upcoming annual plan process.

ĀPITI HANGA / ATTACHMENTS

1. **2026 KSR Terms of Reference - A5952637** [↓](#) 
2. **DWSS Engagement Summary Report Updated_20260828 - A5952631** [↓](#) 
3. **DWSS_Foundation_Report_Draft_August - A5952665** [↓](#) 
4. **DWSS - Feedback summary report for draft vision, principles and objectives - A5952575** [↓](#) 

FINAL - Terms of Reference – Kaupapa Steering Rōpū (KSR)

1.0 Mission, Vision and Values

Vision: He Whenua Rangatira – A district of sustainable prosperity and wellbeing

Mission: He Ara Tāmata – Creating Great Places Supporting our People

Values:

- Manawatōpū: Unity of purpose and working together
- Kaitiakitanga: Environmental stewardship and sustainability
- Mana tangata: Respect and fairness
- Te Tiriti o Waitangi: Partnership
- Tū tangata: Strong cultural identities
- Whanaungatanga: family, community, connecting and sharing
- Huringa ā mua: Transformational/Future-focused decisions



2.0 Purpose

The Kaupapa Steering Rōpū (KSR) is established to provide strategic oversight, direction, and leadership for the development and implementation of the District-Wide Kaupapa (DWK) framework. The KSR ensures that the DWK reflects the principles of Te Ao Māori (Te Tai Tokerau), integrates the perspectives of iwi, hapū, and stakeholders, and supports district-wide initiatives.

Initially, the KSR will oversee the development of the Open Spaces Strategy and District-Wide Spatial Strategy, with the potential to expand its role to include future initiatives based on Council priorities, iwi aspirations, and stakeholder engagement outcomes.

The KSR will:

- Provide leadership and advocacy on behalf of the Far North District Council (Council), iwi, and ngā hapū of the Far North District.
- Offer ongoing feedback and guidance to staff in the development of the DWK framework.
- Ensure alignment with the principles, values, and aspirations of Te Ao Māori (Te Tai Tokerau).
- Collaborate with other governance groups and workstreams to promote alignment and avoid duplication.
- Seek and incorporate advice from Te Ao Māori practitioners and technical experts.

- Integrate feedback from Council's communication and engagement processes.
- Maintain transparency and foster stakeholder and community trust.
- Provide regular reporting to the Te Kuaka committee, including progress updates, challenges, and recommendations.
- Make recommendations to Council while recognising that final decision-making authority rests with the Council.

3.0 Membership

Composition

The KSR will consist of representatives with diverse expertise and perspectives, including:

- Elected Members.
- Iwi and hapū leaders mandated by Tangata Whenua.
- Subject Matter Experts (SMEs) with technical or cultural expertise (mandated).
- Rangatahi mangai (non-mandated; KSR approved).

Criteria for Selection

- Members should represent a balance of iwi, hapū, and regional perspectives.
- Members must have expertise in Te Ao Māori or subject matter relevant to the DWK framework.
- Inclusivity will be prioritised to ensure a range of voices, including gender and generational diversity.
- Iwi and hapū representatives must have formal mandates from their iwi or hapū to ensure legitimacy and accountability.

Structure and Appointment

- Membership will be sufficient to provide representation reflecting the breadth of iwi interests across the district to a maximum of 10 non-elected members.
- Representatives will be appointed by Council staff in collaboration with Te Hono.
- A chairperson will be appointed by staff, considering the KSR recommendations.
- Members will serve for the same term as the KSR, with provisions for replacements in case of resignation or unavailability.
- Elected Members will select 2 members to sit on the roopu in each new triennium.

Succession and Continuity

- In the event of a member's resignation or unavailability, staff will appoint a replacement in collaboration with Te Hono to ensure continuity of the KSR's work.
- Members are expected to actively participate in meetings and represent their communities effectively.

4.0 Meetings

- Meetings will be held monthly or as required, based on the progress and needs of the DWK programme.

- Hybrid meeting options (in-person and online) will be available to ensure accessibility for all members.
- Agendas will be distributed at least one week prior to each meeting.
- Minutes, including key decisions, actions, and unresolved issues, will be circulated within one week after each meeting.
- As the programme progresses, the frequency of meetings may be reviewed and adjusted.
- Non-confidential summaries of key discussions and decisions may be shared publicly to ensure transparency with stakeholders.

5.0 Duration

- The KSR will have an initial term of 12 months, which may be extended by staff in consultation with the group.
- The KSR's term will continue until the agreed programme of work is completed, subject to periodic reviews.

6.0 Accountability and Reporting

The KSR will:

- Provide regular, structured progress reports to the Te Kuaka committee, including:
 - Updates on work completed.
 - Identified risks, challenges, and opportunities.
 - Feedback from stakeholders and how it has been integrated.
 - Recommendations for Council consideration.
- Maintain clear documentation of all recommendations, decisions, and actions.
- Resolve disputes or unresolved issues through escalation to the Te Kuaka committee or other governance bodies.

7.0 Evaluation and Key Performance Indicators (KPIs)

The success of the KSR will be evaluated through:

- Timely completion of the agreed programme of work.
- Quality and impact of recommendations made to Council.
- Effective integration of Te Ao Māori principles into district-wide initiatives.
- Stakeholder satisfaction with the KSR's processes and outcomes.
- Evidence of meaningful collaboration and alignment with other governance structures.

8.0 Remuneration

- Remuneration for KSR members will align with the **Appointed Members Allowance Policy** and include:
 - Payment for Māori technical expertise and meeting participation.

- Reimbursement for travel and other reasonable expenses incurred in fulfilling duties.
- Clear communication of rates and allowances upon appointment.
- Remuneration policies will ensure equity, recognising the value of cultural expertise alongside technical expertise.

9.0 Confidentiality and Conflict of Interest

- Members must maintain confidentiality regarding sensitive information shared within the KSR.
- Members are required to disclose any conflicts of interest at the earliest opportunity and abstain from related discussions or decisions.
- Conflicts of interest will be managed through transparent procedures, including the potential replacement of conflicted members or assigning alternate decision-makers for specific issues.



Engagement Summary Report

2 September 2026

Outcomes from Early Engagement on the District-Wide Spatial Strategy



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| Executive Summary |

1 Executive Summary

Early engagement for the District Wide Spatial Strategy has identified that the Far North District community highly values its natural environment and seeks to shape a more resilient, equitable and self-sustaining future. Across Iwi, stakeholders and the wider community: people want growth, but only if it protects what makes the Far North unique including its whenua, its waters, its culture, and its communities. New insights highlight a rising focus on local energy generation, climate resilience, sustainable tourism, and community-centred development. Themes of under-investment, infrastructure strain, and uneven access to services have been identified as critical risks that must be addressed early to unlock potential for aspirations to be realised and enable the Far North district is to thrive over the next 30 years.

Engagement also points to several “hot spots” where Iwi and Māori organisations are already planning or delivering major initiatives — from large-scale housing and community development in Kawakawa–Moerewa, to aquaculture and primary production opportunities in Te Hiku, to papakāinga expansion, marae-based infrastructure, and rangatahi pathways across multiple rohe. These initiatives signal a sense of determination: Iwi are not waiting for change, they are driving it. Their aspirations (grounded in kaitiakitanga, mana motuhake, local economic circularity, and practical Treaty partnership) align with community desires for better infrastructure, environmental protection, and more liveable, connected towns.

Together, these insights provide clear direction for the DWSS vision, principles and objectives, to:

- embed genuine partnership with mana whenua
- recognise and protect the natural environment that makes the Far North unique
- prioritise environmental and climate resilience
- enable Māori-led development
- invest in infrastructure that supports growth, and improve infrastructure resilience
- Support for economic resilience; and
- ensure that prosperity and wellbeing are shared fairly across all communities in the Far North, with appropriate recognition of the different contributors and sectors that make up the Far North's economy, employment and community wellbeing and future opportunities.

2 Introduction

Far North District Council (Council) is in the process of developing the Far North District Wide Spatial Strategy (DWSS) which will shape how the district grows and develops over the next 30+ years. The DWSS will influence where and how people live, how our towns and rural areas develop, how we move around the district, and how we protect and enhance the natural and built environment.

To develop the DWSS, Council is working with mana whenua and engaging with stakeholders and communities at key stages, so the strategy reflects local aspirations and supports good long-term decision-making. Engagement is ongoing process that informs the development of the DWSS. The early phase of engagement discussed in this report was designed to gather early insight first. This report is a ‘living’ document that will be updated as engagement continues to progress.

The purpose of this report is to summarise recent consultation and engagement process (January – June 2026) and capture the written and verbal feedback provided by the community. It outlines the methods used, what we heard, provides demographic insights to show whose voices are represented, and highlights

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the key themes emerging from the consultation. In considering the consultation outcomes, we acknowledge that traditional consultation methods can produce participation that is not fully representative of the wider community and therefore may not fully reflect the diversity of community views.

The consultation outcomes have been considered when preparing the vision, objectives and principles for the DWSS. This report forms part of the wider evidence base that informs “the Foundation Report”.

3 Engagement Approach

3.1 Phases of engagement

Engagement for the Far North District Wide Spatial Strategy (DWSS) is being completed in stages as the project progresses.

The key phases based on the current programme are:

- Project set-up (January – February 2026): establishing the programme, engagement approach, and key relationships and channels.
- Governance, partnership and engagement (from January 2026 onwards): relationship building and targeted engagement with Iwi and Hapū, elected members, and strategic stakeholders to inform direction-setting.
- Early public consultation (March – June 2026): inviting community feedback to help shape the DWSS vision, principles and objectives through a public survey, drop-in events, email feedback, online sessions, and meetings/hui.
- Vision, Principles and Objectives co-development (March – October 2026): shaping the DWSS vision, principles and objectives following early consultation.

Following the vision, principles and objectives, scenario development and strategy development is programmed to occur. The above phases may be amended in response to Resource Management Reform and input into Regional Spatial Planning under the Planning Act (expected to be enacted in September 2026).

3.2 Objectives and purpose of early engagement

The key objectives of engagement at this phase of the DWSS project were to:

- Raise awareness of the DWSS and why it matters,
- Understand local context, values, aspirations and challenges across different places in the Far North, and
- Gather early ideas and aspirations to help shape the DWSS vision, principles and objectives (which will guide later scenario development).

3.3 Engagement methods

This early consultation phase ran from January to June 2026. During this period, Council invited feedback from Iwi, stakeholders and the wider community through a public survey, drop-in events, email comments, social media, online sessions, and meetings/hui described further below. The feedback from the methods outlined in Sections 3.3.2 to Section 3.3.6 was then compiled together and analysed. The results are presented in Section 4 of this report.

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3.3.1 Public survey

A public survey was opened to the community on 23 March 2026 and closed on 4 May 2026. The purpose of the survey was to understand the community's perspective across the Far North to help inform and shape the vision, principles and objectives of the DWSS. The survey was available online and hard copies were also provided at service centres and pop-up events. A link to the survey was also provided to key stakeholders and posters with a link to the survey were placed in schools.

The public survey sought response to the following key questions:

1. Where do you live? (primary place of residence)
2. What do you value most about where you live?
3. What challenges do you see for where you live?
4. Looking 30-years into the future, what would you like to see for your area?
5. What about the entire Far North District? What do you want to see protected, strengthened or changed over the next 30 years?

Overall, 237 responses were received. This includes all online, emailed and hard copy comments from individuals and groups. The results from the survey are summarised in section 4.3.2.

3.3.2 Community drop-in events

Seven community drop-in events were held around the Far North District to raise awareness and provide opportunities for face-to-face kōrero with the project team. These events were designed to inform the community and ask questions about the DWSS.

Each drop-in session included printed information, information flyers and hard copies of the survey. Elected members were invited to co-host each drop-in session.

At least two drop-in sessions were held in each ward in the Far North District, as follows:

1. Te Hiku:
 - Mangonui Waterfront Festival – Saturday 28 March 2026 from 12.00pm to 6.00pm
 - Kaitia Saturday market – Saturday 11 April 2026 from 7.00am to 12.00pm
2. Kaikohe-Hokianga:
 - Kaikohe Night Market – Thursday 9 April 2026 from 3.00pm to 6.30pm
 - Rāwene, opposite wharf – Tuesday 14 April 2026 from 11.00am to 1.00pm
 - Ōpononi 4 Square – Tuesday 14 April 2026 from 10.30am to 1.30pm
3. Bay of Islands – Whangaroa
 - Paihia Village Green Morning Market – Thursday 9 April 2026 from 10.00am to 1.30pm
 - Kawakawa main St lunch crowd – Friday 10 April 2026 from 10.00am to 1.30pm

Each event spanned across several hours to ensure they reached as many community members as possible. The events were generally well attended with approximately 20-50 individual community members engaging with the teams at each event.

Community members were encouraged to complete the survey online via QR code, and hard-copy responses were collected at events or returned to service centres then entered into the online survey by Council staff. Survey results are provided in Section 4.3.2.

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3.3.3 Email responses

An email address was provided to the community to give people the opportunity to provide feedback by email. In total, 11 responses were received from a range of submitters including community members, community groups and non-profit organisations. A summary of the feedback is provided at Section 4.3.1.

3.3.4 Social Media

Social media was used to spread awareness and inform the community of the DWSS. Posts were made on the Far North District Council Facebook page, and on Tiktok, and paid promotion was used to increase reach across the district.

Facebook

Facebook content focused on explaining why the DWSS matters, what people's feedback would be used for, and prompting participation during key moments (launch, event reminders, and the final week). In the final week, Council shared a reminder post encouraging people to provide their whakaaro on where growth should go, what should be protected, and what matters most in their area, with a direct link to the DWSS survey page.

Engagement results recorded for the end of consultation reminder content include:

- The final-week reminder Facebook post (28 April 2026) received 10,748K views, 18 likes, 11 shares, and 13 comments.
- The accompanying Facebook story ("One week left to tell us how the Far North should grow") received 716 views.

Comments on Facebook covered a range of topics, including infrastructure and roads, environmental protection, perceptions of fairness across communities, and feedback on the engagement approach. Where appropriate, Council responded with clarification and links to further information.

TikTok

A TikTok post was also used on 1 May 2026 to extend reach to audiences who may not engage through traditional Council channels. The TikTok video received 791 views, 16 likes, and no comments.

3.3.5 Online information sessions

In addition to community drop-in events and the public survey, Council held a series of online information sessions (virtual workshops) with sector and agency stakeholders throughout April and June 2026. These sessions introduced the DWSS, explained how early feedback would be used to shape the vision/principles/objectives, and invited early input on key issues and long-term opportunities.

Overall, six sectors were contacted and invited to attend online information sessions. These sectors were selected as those having stakeholders with services or representing interests most likely to have a strong interest in the DWSS and the future of the Far North. Several online information sessions were set up with the sectors and stakeholders invited (refer to Table 1). At these sessions, there were two groups representing Arts, Culture and Heritage (4 participants), 2 environmental sessions plus one with the Bay of Islands Marine Park staff (7 participants), community organisations (1 participant), community board members (2 participants), three sessions with health, social and emergency services groups (15 participants), and government/public sector and strategic agencies (9 participants). The outcomes of the sessions are summarised in Section 4.2 of this report. The initial response from the primary industries / rural sector was low with no representatives attending the initial online session. However, the project team contacted those groups again in July 2026. Meetings were held throughout August 2026 with Horticulture NZ, Fonterra and Dairy NZ. Outcomes of engagement are summarised in 4.2 below.

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It is expected that engagement with these stakeholders will be ongoing.

Table 1: Stakeholder category and stakeholder names invited to online information sessions

Stakeholder category	Stakeholder name
Arts culture and heritage	Turner Centre
	Jacman entertainment
	Heritage NZ Pouhere Taonga
	Cathay Cinema
Health community and social services	Te Hau Ora o Ngāpuhi
	Te Hiku Hauora
	Ngāti Hine Health Trust
	Te Runanga o Te Rarawa
	Hauora Hokianga
	Te Taumata Hauora o Te Kahu o Taonui
	Mahi Tahi Hauora
	Hokianga Health Enterprise Trust
	Ngāti Kahu
	Ngapuhi Iwi Social Services
	Kaitia Hospital - HNZ
	Te Whatipu Counselling
Environmental Organisations	Royal Forest and Bird Protection Society
	Kiwi Coast
	Russell Protection Society
	Russell Landcare Trust
	Guardians of the Bay of Islands / Project Island Song
	BOI Marine Park Inc
Community Organisations	The Community (website business)
	Community Business and Environment Centre (CNEC)
	BOI-Whangaroa CB
Business Associations	Amio Group
	Te Hiku Iwi Development Trust
	Hokianga Tourism
	Kawakawa Business Assoc
Government/public sector and strategic	Kainga Ora
	NZTA
	Internal Affairs
	Dept of Conservation
	Te Whatu Ora HNZ
	Education
	Kiwirail
	Barrier Air
	Far North Holdings Ltd
	Transpower

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Stakeholder category	Stakeholder name
	New Zealand Transport Agency
Primary industries / rural sector	Beef and Lamb
	Horticulture New Zealand
	Fed Farmers
	Dairy NZ
	Fonterra
	Northland Forest Managers

3.3.6 Meetings / hui

Alongside the public-facing engagement, the project team undertook targeted meetings and hui to support partnership-based engagement with Iwi and to gather strategic input from key agencies and stakeholders. These conversations helped build shared understanding early in the process and ensured technical knowledge and local insight could inform the DWSS foundations.

Kaupapa Steering Rōpū

The Kaupapa Steering Rōpū (KSR), a Māori strategic governance group established through the Te Kuaka Committee, provides direction alongside the Council's Policy and Strategy Committee, Te Kūkupa. The KSR includes Iwi, Hapū, Rangatahi and elected representatives and plays a key role in embedding Māori perspectives within the development and governance of the strategy. The group was recently re-established to help guide the DWSS, providing ongoing feedback and strategic advice to staff while ensuring alignment with the principles, values and aspirations of Te Ao Māori.

Hui and engagement with Iwi and Māori partners

The project team (supported by Te Hono where appropriate) initiated contact with Iwi entities from late November 2025, provided information sheets in February 2026, and followed up through March 2026 to invite ongoing participation.

Several hui with Iwi and Iwi organisations also took place between February and June 2026 via Teams or kanohi-ki-te-kanohi. They included representatives from Te Rūnanga A Iwi Ō Ngāpuhi (two participants), Te Rūnanga o Te Rarawa (one participant), Te Hiku Iwi Development Trust (four participants), Te Rūnanga O Whaingaroa (one participant), and Te Rūnanga o Ngāti Hine/Ngāti Hine Health Trust (three participants).

Several Iwi entities indicated interest in meeting but were unavailable during the early engagement window. Follow-up engagement is continuing where timing, governance, and capacity allows. Where Iwi partners are not in a position to engage at this stage, Council will continue to keep communication open and provide future opportunities to participate as the DWSS progresses.

Meetings with key public sector and strategic stakeholders

Council also held targeted meetings (or initiated contact) with agencies and organisations that play an important role in long-term planning, infrastructure, housing and service delivery. Meetings completed during early engagement included:

- Kaipara District Council – 28 November 2025
- Heritage New Zealand Pouhere Taonga – 1 December 2025
- Whāngarei District Council – 4 December 2025

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- NZ Transport Agency Waka Kotahi (NZTA)¹ – 4 December 2025
- Ministry of Education – 5 December 2025
- Northland Regional Council – 8 December 2025
- Northland Inc – 20 February 2026
- Far North Holdings Ltd – 22 June 2026

In addition, engagement was initiated with several other agencies and organisations where meetings were still being arranged or follow-up was underway at the time of writing. Engagement with key stakeholders is ongoing.

3.4 Capturing responses

Feedback was captured through multiple channels to make participation as accessible as possible. This included:

- Online survey responses and data export from the survey platform
- Hard-copy survey responses collected at events and service centres and entered into the survey dataset
- Email responses logged and summarised by theme
- Notes and key points recorded from drop-in conversations, online sessions, meetings and hui, and tracked through the engagement register approach.

All feedback received during early engagement has been reviewed and analysed to identify key themes and insights. These themes are summarised in Section 4 of this report and have been used to inform development of the DWSS vision, principles and objectives set out in the Foundation Report.

4 Engagement outcomes

4.1 Iwi

Workshops with KSR were held in May and July 2026 to ensure Māori perspectives were understood during early phases of the project to assist with the evidence base and formation of the vision, principles and objectives.

Consultation with Iwi and Iwi organisations also took place between February and June 2026 through both online meetings and kanohi ki te kanohi engagement, as outlined in Section 2.3.6. Hui were held with representatives from Te Rūnanga A Iwi Ō Ngāpuhi (two participants), Te Rūnanga o Te Rarawa (one participant), Te Hiku Iwi Development Trust (four participants), and Te Rūnanga o Ngāti Hine / Ngāti Hine Health Trust (three participants). While each organisation highlighted its own priorities, there was strong alignment across a shared focus on community wellbeing, economic opportunity, and environmental and cultural flourishing.

¹ NZTA also provided input into the Transport Assessment Report for the DWSS (dated August 2026).

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Te Rūnanga Ālwi Ō Ngāpuhi emphasised the importance of creating opportunities that enable rangatahi to remain in the district through improved education, housing and employment pathways. Key themes included reforming underperforming education systems, expanding papakāinga and marae-based community infrastructure, strengthening a circular local economy founded on food sovereignty, and investing in enabling infrastructure such as water storage, transport and renewable energy. These aspirations were discussed alongside significant concerns about social issues, particularly methamphetamine harm, and environmental pressures including harbour water quality and the impacts of Caulerpa.

Discussion at the KSR re-establishment meeting on 14 May included representatives from three hapū. Participants were briefed on consultation undertaken to date and the key themes emerging from engagement. These included the need for improved infrastructure, stronger environmental protection, support for food sovereignty, and greater recognition of the needs of rural communities. There was also a strong emphasis on Māori governance, investment and participation in future planning processes. A historical investment map presented by one representative reinforced concerns that long-term underinvestment in more deprived communities has contributed to persistent social and economic inequalities.

Te Rūnanga o Te Rarawa presented a strong message of urgency shaped by infrastructure constraints, housing pressures and economic vulnerability across Te Hiku. Key themes included the need for infrastructure to lead development, particularly in relation to wastewater, water supply and long-term water storage. Aquaculture was identified as the most promising future economic driver, while climate change was recognised as already influencing planning decisions through increased drought risk, flooding and insurance challenges. Te Rarawa also highlighted the need for a distinct Te Hiku spatial planning approach, more realistic funding and investment models, and planning settings that better support development on Māori land and the establishment of papakāinga.

The Te Hiku Iwi Development Trust advocated for community-centred development that is culturally grounded, environmentally responsible and economically regenerative. Priorities included aquaculture and primary production, the development potential of the Kaitiaki-Awanui corridor, local procurement policies, opposition to extractive development models, workforce development through integrated training initiatives such as the proposed “supersite”, and environmental restoration alongside growth. The Trust also emphasised the need for assessment frameworks that consider social, cultural and economic outcomes in addition to conventional land suitability measures.

Engagement with Te Kahu o Taonui reinforced many of the themes emerging from Iwi consultation. Discussion focused on the importance of meaningful Treaty partnerships, maintaining Māori influence in planning and decision-making processes, and ensuring that future planning reforms do not diminish Māori interests. Participants highlighted opportunities to support Māori economic development through flexible planning settings, local procurement, renewable energy initiatives, and investment in enabling infrastructure. The importance of drawing on existing Iwi, hapū and community plans, strengthening relationships with Māori communities, and building Iwi and hapū GIS capability to support data sovereignty and Māori-led planning was also emphasised. These perspectives aligned strongly with wider aspirations for genuine partnership, community resilience, economic opportunity, and intergenerational wellbeing.

Engagement with Te Rūnanga o Whangaroa highlighted the need for the DWSS to reflect Whangaroa's distinct circumstances, aspirations and development priorities. Key themes included aligning the strategy with existing Iwi plans and agreements, addressing housing and papakāinga development constraints, improving water and wastewater infrastructure, and ensuring Whangaroa has a strong evidence base to inform future investment decisions. Environmental resilience was also a significant focus, particularly flood risk management in Kaero, restoration of degraded environments, and the need for long-term, intergenerational planning. Representatives emphasised collaborative governance, meaningful Iwi and hapū

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involvement in decision-making, and planning approaches that support community wellbeing, environmental stewardship and sustainable development

Ngāti Hine Health Trust outlined an ambitious housing and community development programme for the Kawakawa-Moerewa area. Planned housing growth is expected to significantly influence infrastructure demand, service provision and community character, requiring closer alignment between the Trust's initiatives and COUNCIL's spatial planning and investment decisions. Discussions identified strong alignment between community priorities and the Trust's strategic objectives, particularly in relation to housing, education and training pathways, economic revitalisation, and the protection of te taiao. The Trust also expressed concerns that conventional council engagement approaches are not effectively reaching Māori and lower-income communities, advocating instead for more meaningful, co-designed engagement processes involving rangatahi, marae and wider whānau networks. Additional priorities included planning for a new learning and development hub, strengthening engagement through both Iwi and Trust governance channels, and addressing longstanding shortages of recreation and community facilities.

Details of background research and information gathered from a review of the Iwi and Hapu Environmental Management Plans is provided in the Community Profiles Report.

Several themes were consistently evident across Iwi responses, IHEMPs and related engagement:

- Water is regarded as a taonga fundamental to both environmental and human wellbeing. Common concerns included drought, flooding, water quality, equitable allocation, and the central role of Iwi and hapū in water governance.
- Environmental protection and restoration were identified as essential priorities, including sustainable land use, biodiversity enhancement, protection of customary fisheries and marine heritage, safeguarding indigenous flora and fauna, and responding to the increasing impacts of climate change.
- Protection was also understood in cultural terms, including the preservation of te reo Māori, cultural practices, wāhi tapu, and the exercise of kaitiakitanga.
- Access to suitable and affordable housing remains a critical issue for Māori communities throughout the Far North, including the need for planning settings that support papakāinga and other forms of development on Māori land.
- Recognition of mana whenua and mātauranga Māori was consistently emphasised. While these values are often acknowledged in principle, many responses noted that IHEMPs are applied inconsistently and continue to have limited influence on planning and decision-making processes.
- Many Iwi and rūpū also observed that planning processes tend to focus on Iwi organisations and larger entities, often overlooking the distinct authority and perspectives of hapū and marae. As largely self-governing institutions, hapū and marae play a vital role in supporting Māori whānau, hapū and hapori and should be more directly reflected in planning and engagement processes.

Taken together, the consultation findings reveal similar values and aspirations across Iwi and Māori organisations, alongside a number of area-specific priorities. The evidence also suggests that, despite important progress for whānau, hapū and Iwi in the Far North, many challenges identified in the past remain unresolved. The DWSS and Regional spatial planning should therefore seek to give practical effect to Treaty partnership, support Māori development aspirations, protect cultural values through culturally appropriate mechanisms, and strengthen the ability of tangata whenua to fulfil their role as kaitiaki while improving environmental outcomes across the district. A consistent message was that symbolic recognition of Te Tiriti o Waitangi and Māori values is no longer sufficient. Instead, there is a clear expectation for genuine partnership, meaningful participation in decision-making, and planning frameworks that deliver measurable outcomes for mana whenua, support kaitiakitanga, and promote intergenerational wellbeing.

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4.2 Key stakeholders

Consultation with various stakeholders occurred between April and June 2026, undertaken via Teams or in person.

Below are summaries from the various groups:

Environmental Stakeholders: A strong common theme noted from these stakeholder responses is the need to place environmental protection and climate resilience at the heart of future planning, with particular emphasis on biodiversity, ecological connectivity, catchment restoration, pest control, and the careful management of land and marine environments. All groups supported more integrated and long-term approaches that balance development with the protection of natural character, while also recognising related community pressures such as housing, transport, tourism, and public access. Together, the feedback reflects a clear preference for spatial planning that is ecologically grounded, community-informed, and focused on sustaining both environmental health and local wellbeing.

Community Stakeholders: The participant in this session highlighted the potential of arts, culture, and creative industries to strengthen local identity and attract visitors. They pointed to artist trails, event promotion, and better data on local artists as practical ways to support place-based development and the creative economy.

Community Board: The Community Board participants focused on practical liveability and economic issues, including housing quality, energy poverty, skills shortages, small business viability, transport access, and family-friendly community facilities. Their feedback stressed that successful spatial planning must connect economic development with education, mobility, liveability, and the Far North's natural advantages.

Arts, Culture and Heritage Stakeholders: These stakeholder perspectives show a clear common theme as the importance of embedding arts, culture, and heritage into growth planning in ways that strengthen local identity, community connection, and economic opportunity. Both responses emphasise protecting the distinct character of places such as Kerikeri and Waipapa, supporting walkable and inclusive communities, and ensuring that tourism and development are managed in ways that enhance rather than undermine heritage and local amenity. Together, the feedback points to a need for coordinated planning, targeted investment, and infrastructure that supports cultural vitality alongside broader transport, accessibility, and resilience goals.

Health, Social Services & Emergency Stakeholders: Across both stakeholder groups, a collective theme is the need for more equitable, integrated planning that links housing, infrastructure, health, transport, and community wellbeing, particularly for rural and remote communities. Both responses highlighted pressures on essential services and infrastructure, the importance of accessible public spaces and opportunities, and the value of locally grounded solutions that reflect community needs, including Iwi-led approaches, better use of local data, and place-based economic development. Together, the feedback points to a strong preference for resilient, inclusive development that improves access, reduces inequities, and supports long-term wellbeing.

Government Agencies: This group emphasised climate adaptation, public health, biosecurity, transport resilience, housing feasibility, and coordinated use of data to guide long-term planning. Their feedback underscored the need for staged infrastructure investment, shared evidence bases, realistic planning for remote communities, and a balance between transformative ambitions and smaller practical improvements.

Economic Development: The participants highlighted the importance of Māori-led governance, energy sovereignty, regenerative tourism, infrastructure investment, and local procurement as key levers for long-term regional prosperity. The discussion on energy highlighted strong support for Māori-led solar energy development as a pathway to greater energy sovereignty, local resilience, and long-term economic benefit. A key shared theme was the need to address infrastructure constraints, particularly grid capacity and storage,

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to enable projects to progress and deliver reliable, locally owned energy solutions. Their comments focused on using energy, transport, tourism, and procurement strategies to strengthen local resilience, create jobs, support Māori partnership, and keep more economic value within the district.

Strategic stakeholders: This is a group of disparate stakeholders who have an interest in critical infrastructure or services in the Far North. These stakeholders were engaged one-on-one given the disparate nature of their interests.

Far North Holdings Limited (FNHL) is the Council's commercial investment CCO. FNHL advised they take a broad view of commercial development opportunities and collaborate with a range of investors/partners to deliver projects. Strategic land designation is a key issue for property development, as is long-term planning guidance to reduce contention in relation to new developments. Other key strategic issues from FNHL's perspective include sustainable and affordable energy generation to support competitive new and expanded industries, the ongoing value of working in partnership (especially with Iwi). Local energy generation, high value horticulture and processing, and marine and aquaculture industries were all identified as potential sources of economic development.

Barrier Air is a regional airline providing passenger air services to Kerikeri and Kaitiāia airports. Overall, Barrier Air reports that the Kaitiāia route is a business success and that the airport infrastructure that supports this service is in good condition and fit for purpose. Annual passenger numbers are approximately 20000 to Kaitiāia and 7000 to Kerikeri. Notwithstanding the current economic climate and high fuel costs, Barrier Air see the expansion of the Kaitiāia service and the tourism potential of this service as a feasible opportunity. Additional tourism infrastructure and services would likely be necessary to support an expanded direct-service tourism product. The Kerikeri service is seen as viable, in the context of competition with Air NZ. Bay of Islands airport infrastructure is of excellent standard.

Barrier Air indicated they have a long-term relationship with Health NZ and with ACC, underlining the service's critical role in enabling healthcare access. However, Barrier Air also emphasised the absence of central government subsidy for regional air services in New Zealand, which is a policy measure recognised as important in comparable economies elsewhere in the world.

Kiwirail is the New Zealand rail system operator. Kiwirail maintains the North Auckland Line (NAL) from Auckland to Kauri (Whangārei). Significant repair and upgrade work has happened to this line post-cyclone Gabrielle. At present the key strategic project is progressing the NAL-Marsden Point spur line. This line has been designated (other than Northport lands) and is being prepared as 'shovel-ready'.

While the Kauri-Otiria line is currently dis-used, Kiwirail will maintain the designation and maintain the rail corridor for possible future rail use. Kiwirail advises that appropriate planning measures are maintain to provide safety and amenity setback from the rail corridor and that reverse sensitivity effects can be experienced after long-periods of rail corridor dis-use followed by re-start of services.

Kiwirail recognises the potential of rail and freight logistics to support regional economic development and reduce road freight dependency, and de-carbonisation, however local demand is necessary for investment in logistics hubs or other forms of freight aggregation. Any future services would be subject to wider system constraints too.

Waka Kotahi provided input and review of the Baseline Transport Context Setting report prepared for the DWSS. Waka Kotahi's feedback generally supported the findings of the Transport Context Report while recommending a stronger emphasis on transport resilience, road safety, funding constraints, and the integration of transport and land use planning. NZTA highlighted the Far North's vulnerability to network disruptions, the importance of alternative transport connections, the need to address increasing maintenance and infrastructure costs, and opportunities to improve safety outcomes across the network. Feedback also encouraged a more strategic discussion of rail, public transport, active modes, freight, climate

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resilience, and growth planning, with a focus on ensuring that future spatial planning is closely aligned with long term transport investment and network management decisions.

Primary industries / rural sector stakeholders:

Feedback from the rural sector emphasised the importance of recognising primary production as a cornerstone of the Far North's economy and ensuring that future growth and development does not undermine the long-term viability of rural industries. Common themes included the need to protect productive rural land from fragmentation, urban encroachment and reverse sensitivity effects; strengthen transport resilience and reliable access to farms, orchards, processing facilities and markets; and support the infrastructure needed for rural production, including water, irrigation, worker accommodation and freight networks.

Stakeholders highlighted the increasing impacts of climate change, severe weather events, flooding, biosecurity risks and changing land-use patterns, while also identifying opportunities associated with Māori agribusiness, horticultural growth, emerging crop types and the district's role in food production. **Transport network resilience was identified as a critical priority, emphasising the need for reliable access to farms, orchards, processing facilities and markets, particularly in the face of increasing weather-related disruptions and the importance of maintaining key freight and service routes**

There was strong support for spatial planning that recognises rural areas as both economic production landscapes and living communities, with a need to balance environmental resilience, infrastructure investment and settlement growth alongside the protection and enhancement of the rural economy.

Horticulture New Zealand strongly supported the Kerikeri Horticultural Precinct approach², describing it as an innovative and effective planning response that helps protect productive land, manage reverse sensitivity effects, and recognise the infrastructure and operational needs of horticultural production. It was also noted that highly productive land and versatile soils are an opportunity for the rural sector and economy rather than a 'constraint' in the traditional sense.

Overall, stakeholder feedback consistently called for integrated, long-term spatial planning that protects the environment, strengthens climate resilience, and improves liveability, infrastructure, and access to services across the Far North. Common priorities included alignment between growth and infrastructure priorities, safeguarding biodiversity and natural character, supporting arts, culture and heritage as drivers of identity and local opportunity, improving housing, transport, skills and community facilities, and addressing inequities affecting rural and remote communities. Stakeholders also emphasised the need for coordinated investment, better use of data, and Māori-led approaches to preserve heritage and increase economic development to build local resilience and long-term wellbeing.

4.3 General public

4.3.1 Email responses

Council received 11 written responses by email from a range of individuals and organisations including Carbon Neutral NZ, Pou Herenga Tai – Twin Coast Cycle Trail Charitable Trust, Vison Kerikeri and local residents. These responses tended to be longer and more detailed than the public survey responses and often proposed specific approaches or policy directions for the DWSS.

Across the email responses, several common themes emerged, particularly around:

² In the Far North Proposed District Plan – Decisions Version.

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- strengthening essential infrastructure and resilience,
- protecting significant environments and cultural landscapes,
- enabling low-impact, place-based economic development, and
- improving how spatial planning is designed and implemented (e.g. evidence base, co-design and clearer guidance).

Table 2: Email Responses Summary

Theme	Summary of key points made
Core infrastructure	Several responses emphasised that roading, stormwater, wastewater and water systems need to be strengthened and sequenced ahead of, or alongside, growth. Submitters raised concerns about current capacity constraints and argued that infrastructure planning and funding assumptions should be made clear in the DWSS.
Climate, hazard and resilience planning	Some submitters focused strongly on resilience to climate and hazard risks (including flooding and infrastructure vulnerability) and argued for planning approaches that prioritise “operational readiness” and adaptation measures (e.g. practical resilience planning for critical infrastructure networks).
Energy security and reducing dependence on fuel and long supply chains	Several responses argued that the district’s “end-of-the-line” location creates vulnerability during fuel/supply disruptions and recommended that the DWSS should support energy autonomy (e.g. renewable energy hubs and planning that reduces reliance on long diesel freight chains).
Growth patterns	Responses supported more intentional growth planning that concentrates development in well-served hubs, supported by transport options and walkable neighbourhoods, rather than “ribbon” development along road corridors.
Active transport, recreation and community wellbeing	Submitters supported investment in safe walking and cycling connections and recreation assets, especially in smaller settlements, to support tamariki, whānau and community wellbeing. Suggestions included more dedicated active transport links and better-connected community recreation facilities.
Recognising and protecting strategic district-wide assets (corridors and networks)	One response sought formal recognition of the Pou Herenga Tai – Twin Coast Cycle Trail as a strategic, Council-owned district-wide asset, including early spatial integration to protect the trail from incompatible adjacent development and to support its safety and long-term function.
Protecting the night sky	Respondents sought recognition of Te Hiku o Te Ika as a Dark Sky Reserve / Dark Sky Protection Area, including protection of natural darkness, cultural values (including mātauranga Māori and maramataka), ecological integrity, and enabling low-impact astro-tourism. Respondents described core and corridor areas (Aupouri Peninsula and connecting eastern/western corridors) and

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Theme	Summary of key points made
	recommended managing lighting impacts to protect dark sky conditions over time.
Mana whenua authority, co-design, and stronger Treaty-consistent planning	Respondents emphasised that the DWSS must move beyond consultation to genuine partnership, including co-design of spatial layers and planning decisions with Iwi and Hapū, recognising tikanga, He Whakaputanga, Te Tiriti, and existing settlement arrangements. Proposals included a hapū-defined cultural landscape layer, stronger status for cultural impact assessments, and resourcing to support participation.
Environmental protection “ki uta ki tai” (mountains-to-sea) and cumulative effects	Several responses sought a more integrated approach to environmental protection that addresses cumulative effects across landscapes and catchments (including forests, dunes, harbours, wetlands and waterways) and recommended stronger spatial identification of sensitive areas and buffers.
Evidence base and monitoring	Responses requested that the DWSS be supported by robust, updated evidence (e.g. updating prior rural and housing capacity studies; better use of existing datasets), and that the strategy build a shared evidence base for long-term monitoring and decision-making.
Rural housing typologies and housing affordability	One response focused on rural housing demand and affordability, noting that the DWSS should consider where rural residential development is appropriate (particularly avoiding highly productive land), and should better understand affordability pressures and the extent of informal/unconsented housing to inform practical solutions.
Economic development linked to place quality, amenity, and sustainable tourism	Responses supported long-term economic wellbeing through protecting and enhancing the qualities that attract residents and visitors (including natural and cultural landscapes, town amenity, and low-impact tourism). Several responses linked tourism success to strong environmental management and improved place quality.

The above responses, together, sought that the spatial strategy should identify effective ways to support the implementation of the four wellbeing's identified in Far North 2100 vision (social, economic, environmental and cultural wellbeing of communities). Several submitters also emphasised the importance of partnership based planning with mana whenua and community codesign, alongside stronger evidence and monitoring to support long-term decisions.

4.3.2 Survey results

A public survey was undertaken from 23 March to 4 May 2026. In total, 237 survey responses were received including online, emailed and hard-copy responses entered into the survey dataset.

Many questions allowed respondents to select more than one option. Where multi-select questions are reported, percentages show the proportion of respondents who selected each option (so totals exceed 100%).

Snapshot of who responded:

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- Most survey responses were made by individuals (226), with 11 responses made on behalf of a business or organisation.
- 234 respondents provided their age. The survey skewed older, with 65+ (84) and 55-64 (74) making up the largest age groups.
- Ethnicity was optional and could be multi-selected. Of those who answered, the most commonly selected ethnicities were Pākehā/NZ European (157) and Māori (57).

4.3.2.1 Question 1: Where do you live? (primary place of residence)

This question helped Council understand where survey responses were coming from across the district, to check how well the survey reached different communities and places. It also helped to determine whether voices from all areas in the district were being heard.

Responses were received from across the Far North District, with the largest clusters coming from key towns and surrounding areas. Locations most frequently referenced in responses included:

- Kerikeri (46)
- Russell (24)
- Kawakawa (13)
- Kaitaia (12)
- Paihia (12)
- Kaikohe (12)
- Waipapa (10)
- Other places mentioned included Moerewa, Coopers Beach, Rawene, Kaeo, Mangōnui, Haruru, Taipa and a range of smaller settlements and rural areas.

Overall, responses show district-wide participation, with higher representation from the Bay of Islands area (including Kerikeri, Paihia and Russell) alongside contributions from Te Hiku and Kaikohe-Hokianga communities.

4.3.2.2 Question 2: What do you value most about where you live?

This question was designed to identify the most valued features of local places and what people want to protect, strengthen or retain as the Far North grows and changes over time.

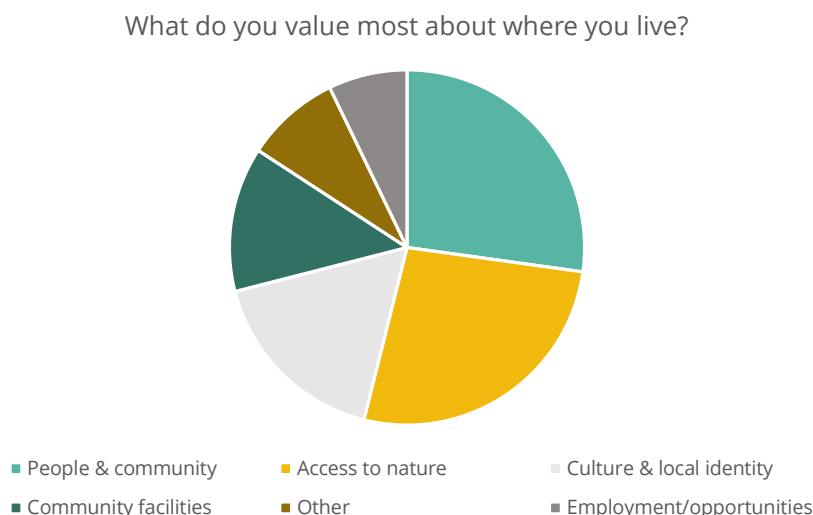
The most selected values were:

- People & community: 167 responses (70%)
- Access to nature: 164 responses (69%)
- Culture & local identity: 105 responses (44%)
- Community facilities: 81 responses (34%)
- Employment / opportunities: 44 responses (19%)
- Other: 53 responses (22%)

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Figure 1: All responses to Question 2



The “other” responses commonly reinforced these themes through more personal descriptions (e.g. rural lifestyle, peace and quiet, independence, remoteness, and affordability) which reinforced the existing themes already selected. Taken together, the results suggest that as the DWSS considers growth and change, there is strong public expectation that outcomes should also protect environmental qualities and maintain rural character, which are highly valued by the community, while improving the services that help people thrive.

A summary of the ‘other’ responses is provided below:

Table 3: ‘Other’ responses key themes

Theme	Summary of points made
Rural lifestyle and independence	Many respondents valued living on their own land or in rural settings, emphasising self-sufficiency, space, and distance from urban environments.
Peace, quiet, and low density	A strong theme was the importance of quiet, uncrowded surroundings and a slower pace of life.
Remoteness and separation from urban areas	Some respondents specifically valued being isolated from busy towns, traffic, and development pressures.
Affordability and lifestyle choice	A smaller group noted that the area allowed them to live more affordably or achieve a desired lifestyle not possible elsewhere.
Natural environment (specific aspects)	Responses often reinforced appreciation for natural features such as farmland, coastline, or wildlife in more personalised terms.

4.3.2.3 Question 3: What challenges do you see for where you live?

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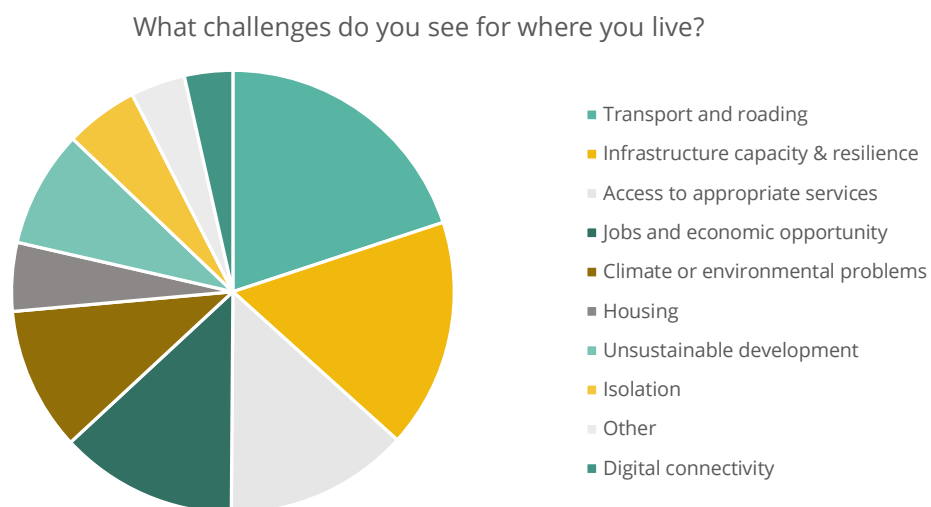
| Engagement outcomes |

This question aimed to identify the main pressures and challenges communities experience today, and the issues people feel are most likely to affect wellbeing and resilience over time.

The most commonly selected challenges were:

- Transport and roading: 175 responses (74%)
- Infrastructure capacity & resilience: 147 responses (62%)
- Access to appropriate services (health, education, libraries, community facilities etc.): 118 responses (50%)
- Jobs and economic opportunity: 114 responses (48%)
- Climate or environmental problems: 92 responses (39%)
- Housing: 76 responses (32%)
- Unsustainable development: 75 responses (32%)
- Isolation: 47 responses (20%)
- Digital connectivity: 31 responses (13%)
- Other: 35 responses (15%)

Figure 2: All responses to Question 3



Challenges are heavily concentrated around core infrastructure and access. In particular, roads, transport connections, and the ability of infrastructure (including water/wastewater and other essential systems) to keep pace with demand at existing serviced centres.

A strong theme across comments is a perceived gap between growth/development and the readiness of supporting services, with many respondents emphasising that “basics” such as roads, water, wastewater, and maintenance should be improved before significant additional growth occurs.

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The results also point to uneven access across the district: respondents raised concerns about isolation, limited health and community services, and digital connectivity. Based on the responses received, these particular issues are more pronounced in smaller settlements and rural areas. These insights reinforce the need for the DWSS to consider equitable service access and resilience, not only growth patterns.

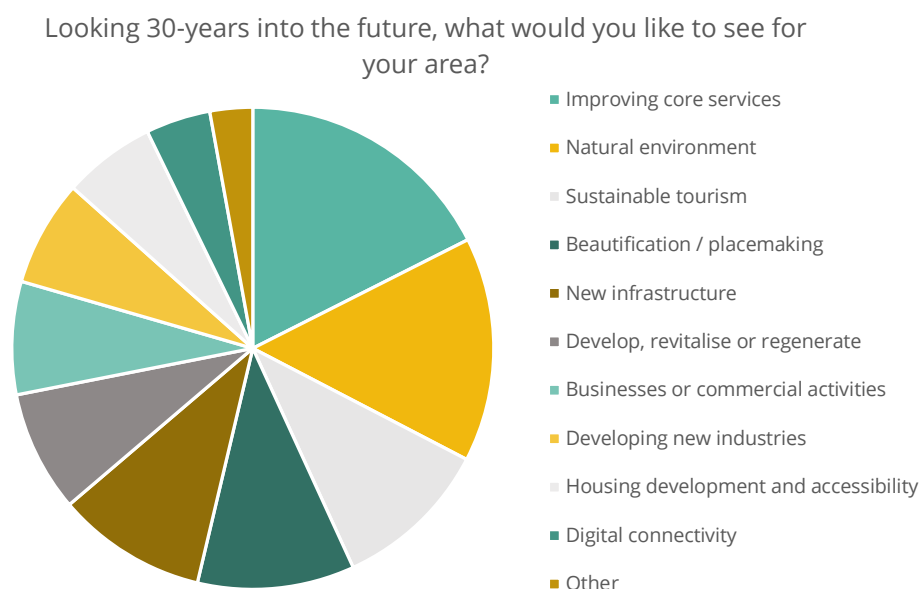
4.3.2.4 Question 4: Looking 30-years into the future, what would you like to see for your area?

This question explored residents' aspirations for the future, what outcomes people want to see locally over the next 30 years, and where they believe effort and investment should be focused.

The most selected future priorities were:

- Improving core services (e.g. roads, wastewater, parks, rubbish): 190 responses (80%)
- Protecting and enhancing the natural environment: 163 responses (69%)
- Sustainable tourism focused on natural or heritage places: 114 responses (48%)
- Beautification / placemaking (community opportunities through social infrastructure): 114 responses (48%)
- Development of new infrastructure: 109 responses (46%)
- Local (including Iwi and hapū led) development, revitalisation or regeneration: 88 responses (37%)
- Growing existing businesses or commercial activities: 82 responses (35%)
- Developing new industries (e.g. business, agriculture, farming): 77 responses (32%)
- Increased housing development and accessibility: 67 responses (28%)
- Digital connectivity: 47 responses (20%)
- Other: 31 responses (13%)

Figure 3: All responses to Question 4



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Looking ahead, respondents are clear that the future they want depends on getting the fundamentals right: maintaining and improving core services, alongside recognition and protection of the natural environment.

There is an emphasis on core services and environmental outcomes which suggests many people see resilience as important and the need for the Far North to improve roads, water and wastewater systems, and community assets while also safeguarding waterways, coastlines, biodiversity and landscapes that define the identity of the Far North.

There is also a notable focus on local economic pathways (sustainable tourism, supporting existing businesses, and developing new industries), with 67% of respondents wanting to see economic outcomes being prioritised. This indicates a desire for a stronger local economy that supports community wellbeing. Particularly, if it can be achieved in ways that align with environmental and cultural values.

4.3.2.5 Question 5: What about the entire Far North District? What do you want to see protected, strengthened or changed over the next 30 years?

This open-ended question invited respondents to step back from their local area and share a district-wide perspective to understand what matters most for the Far North overall, and what should shape long-term direction-setting. A summary of responses is provided in Table 4 below.

Table 4: Question 5 Responses summarised

Theme	Number of responses	Summary of points made
Protecting and restoring the natural environment	29	Respondents emphasised protecting waterways, coastlines, wetlands and biodiversity, along with restoration and pest/weed control. Many expressed a desire to safeguard the Far North's natural character as a defining feature for future generations.
Strengthening core services	20	A strong theme was "getting the basics right" — especially roads, water/wastewater, stormwater, rubbish services, and maintenance of existing assets. Many felt essential infrastructure needs to be improved before further growth occurs.
Managing growth and development carefully	18	Many responses supported growth being planned and managed in a way that protects local character and avoids "unsustainable" development. Comments often linked growth management to infrastructure capacity and environmental limits.
Housing availability and affordability	18	Respondents raised the need for affordable and appropriate housing options across the district, including housing that enables whānau to remain in or return to their communities.
Jobs, local economy, and long-term opportunities	16	Many respondents wanted a stronger local economy, with more jobs and support for local business. Some highlighted sustainable tourism and future-focused industries as ways to strengthen prosperity while aligning with local values.
Transport and connectivity	14	District-wide comments frequently returned to transport access and connections between towns and services. This included concerns

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| Community aspirations |

Theme	Number of responses	Summary of points made
		about road safety and calls for better public transport and active transport options.
Iwi and Hapū partnership and Māori-led development	13	Some respondents highlighted the importance of meaningful Iwi and Hapū partnership and enabling Māori-led development and local solutions, including approaches that reflect mātauranga Māori and community aspirations.
Fairness, transparency, and trust in decision-making	12	A recurring theme was a desire for clearer communication, transparency about spending and priorities, and greater accountability. Some respondents raised concerns about how rates are used and whether investment is equitable across communities.
Community wellbeing, safety, and social infrastructure	9	Responses included calls to strengthen community wellbeing through better access to services (health, education), community facilities, and safety initiatives. Several comments linked wellbeing to a stronger sense of connected communities and practical local support.

District-wide comments reinforce the strongest survey signals: people want a Far North where long-term planning focuses on resilience, environmental protection, and well-maintained core services, while enabling communities and the local economy to thrive.

A clear tension is also evident that respondents want to plan for change and growth, but many are concerned about fairness, capacity and sequencing and whether infrastructure and services will be in place to support growth, and whether benefits and investment will be distributed equitably across the district.

Many community members value the natural environment within the Far North and seek that spatial planning safeguards and protects the unique characteristics of Far North's natural character for future generations.

5 Community aspirations

The consultation outcomes show a community and Iwi who are committed to a future for the Far North that protects what they value most — strong communities, thriving and sustainable natural environments, and the ability for whānau to live well in their own places. Across all engagement channels, people emphasised the importance of “getting the fundamentals right”, with widespread concern about transport and roading, infrastructure capacity, access to essential services, and the resilience of core systems. Community members consistently highlighted their connection to nature and local identity, and sought spatial planning that safeguards waterways, coastlines, biodiversity and rural character for future generations. At the same time, they expressed a desire for place-based prosperity: sustainable tourism, local business growth, new industries, and walkable, well-serviced towns that support everyday wellbeing. These aspirations reflect a district that wants to grow, and improve economic prosperity, but only in ways that are environmentally responsible, culturally grounded, and equitable across communities.

Iwi and hapū articulated a strongly aligned but more immediate and strategic set of aspirations. Their feedback emphasised genuine Treaty partnership, Māori-led development, and planning settings that enable

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papakāinga, local economic pathways, and community-centred infrastructure. Iwi partners highlighted long-standing inequities, under-investment in deprived areas, and the need for spatial planning that supports rangatahi, strengthens local education and employment pathways, restores te taiao, and embeds kaitiakitanga in practical, measurable ways. They also stressed that infrastructure must lead development — particularly water, wastewater, transport, and long-term water storage — and that climate change, housing pressure, and social wellbeing require integrated, place-based responses. Together, these insights signal that the DWSS vision, principles and objectives should champion resilience, environmental stewardship, equitable access to services, and a fair distribution of investment, while embedding Māori governance, mātauranga Māori, and mana whenua aspirations at the heart of long-term spatial planning for the Far North.

6 Conclusion

This report provides a summary and analysis of the consultation outcomes from early engagement with Iwi and Hapū, stakeholder and general public undertaken between January and June 2026. The purpose of the consultation was to understand the community's perspective to help inform and shape the vision, principles and objectives of the DWSS. It can also be used to inform Regional Planning, with the new Acts currently expected to be enacted in September 2026.

The key messages received from the community, stakeholders and Iwi were:

- What people value most about where they live is strongly anchored in community and the natural environment; with people & community and access to nature the most selected values, followed by culture & local identity.
- The most pressing challenges identified relate to infrastructure and access, particularly transport and roading and infrastructure capacity and resilience, and responding to climate change and biosecurity risks. Access to essential services (health/education/community facilities) and jobs/economic opportunity were also prominent, including recognition of agriculture and horticulture as fundamental contributors to the Far North's economy and community wellbeing. Looking ahead 30 years, respondents want a future that "gets the fundamentals right": improving core services such as roads, wastewater, parks and rubbish and protecting and enhancing the natural environment were the strongest priorities.
- There is also clear interest in place-based prosperity, including sustainable tourism, placemaking/community opportunities, and development that supports local businesses and new industries.
- Iwi and Hapū seek to embed genuine Treaty partnership, recognition of mana whenua and mātauranga Māori, access to affordable housing, and seek to ensure Māori aspirations are enabled in practical, measurable ways.
- District-wide comments reinforced a consistent theme: people want resilience and protection of environmental values, alongside well-maintained infrastructure and fairness in how investment and decisions are made (including transparency and equitable outcomes across communities).

The feedback gathered during the early phases provides an evidence base and an understanding of local aspirations to inform the development of the vision principles and objectives for the DWSS (as set out in the Foundation Report). As the project moves into scenario development, the focus will shift to translating these priorities into coherent spatial options that are deliverable, future-focused and capable of supporting resilient, equitable and sustainable outcomes for the district over the next 30 years.

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Foundation Report

DRAFT - District-Wide Spatial Strategy

5 August 2026



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1 Introduction

1.1 Overview

The Foundation Report sits at the centre of the District-wide Spatial Strategy (DWSS) process (Figure 1). It brings together the evidence collected through the project and explains what it means from a spatial planning perspective.

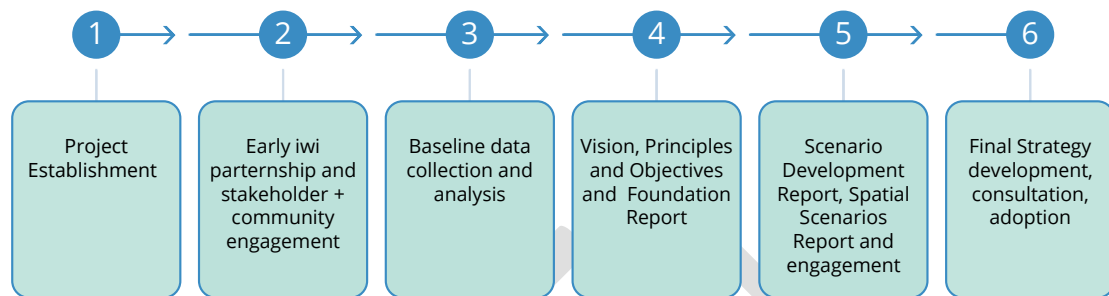


Figure 1: District-wide Spatial Strategy development process

The purpose of the report is to establish a shared understanding of the factors that will influence how the Far North grows and changes over the coming decades. It considers where there is alignment across the evidence base, where tensions or trade-offs exist, and what these findings may mean for future growth, development, infrastructure investment and environmental management.

The report also establishes the foundations for the next stages of the spatial planning process. Drawing on the evidence base (Figure 2), it sets out a draft Vision, Objectives and Decision-making Principles that articulate the long-term outcomes sought for the district and provide a framework for assessing future spatial options. Together, these components provide a clear line of sight between the evidence, the strategic direction for the district, and the development of a future spatial strategy.

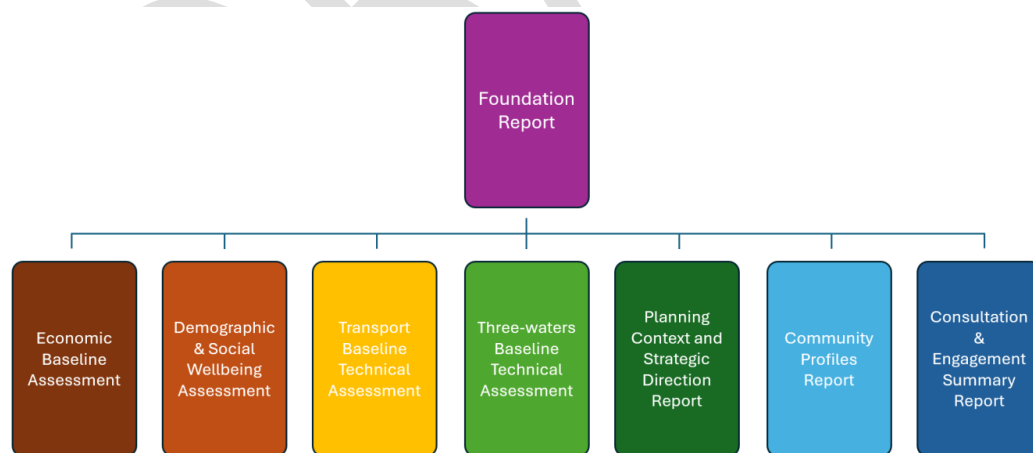


Figure 2: Foundation Report and Evidence Base

At its core, the report seeks to answer a simple question: what does the evidence tell us about the future of the Far North? It brings together the aspirations of communities, iwi and hapū, stakeholders and decision-

makers, alongside technical evidence and policy direction, to identify the opportunities, challenges and choices that are likely to shape the district over the coming decades.

1.2 Structure of this report

This report begins by outlining the context for the DWSS, including the role of spatial planning and the legislative, policy and strategic environment within which the work is occurring. It then draws together the findings from the project evidence base and identifies the key themes, opportunities, constraints and issues emerging across the district.

The final section of the report sets out a draft Vision, Objectives and Decision-making Principles. These are derived from the findings of the evidence base and provide the strategic foundation for the next stage of the project, including the development and assessment of future spatial options. Together, they provide a clear line of sight between the evidence, the outcomes sought for the district, and the spatial strategy that will ultimately be prepared.

2 Context

2.1 What is a spatial strategy

A spatial strategy is a long-term framework that sets out a blueprint for how places may grow and change over time. It considers where growth may occur, where infrastructure investment may need to be prioritised, how environmental and cultural values can be protected, and how communities can be supported to thrive. Unlike a district plan, a spatial strategy does not directly regulate land use. Instead, it helps coordinate and direct future decisions across a range of areas, including housing, transport, infrastructure, economic development, environmental management and community investment.

The value of a spatial strategy lies in its ability to connect issues that are often addressed separately. It provides a framework for understanding how decisions made today may influence future outcomes and helps identify where coordinated action is required to achieve long-term community objectives.

2.2 Why is this being developed now

This strategy is being advanced ahead of reforms to New Zealand's resource management system and the future preparation of a regional spatial plan. Developing a district-wide strategy now enables FNDC to build a locally grounded understanding of community aspirations, growth pressures, infrastructure needs and environmental considerations, ensuring the district is well positioned to participate in future regional planning processes. It also provides an interim strategic framework to guide Council decisions in the years before a regional spatial plan is prepared, adopted and able to be relied on for local decision-making.

2.3 Our approach to this work / how we have approached this work so far

The DWSS has been developed through an evidence-led and mana whenua and community-informed process. Rather than beginning with predetermined growth locations or preferred outcomes, the project has focused on building a comprehensive understanding of the district's current and future opportunities, constraints and aspirations. This has involved bringing together technical assessments, strategic and policy review, community and stakeholder engagement, iwi and hapū aspirations, and spatial analysis to establish a shared understanding of the issues that will influence the future of the Far North.

The project has been undertaken in stages. The first stage focused on establishing the evidence base through a series of technical assessments, including economic, social wellbeing, transport, three-waters and community profile reports, alongside a review of existing plans, strategies and iwi and hapū management plans. In parallel, engagement was undertaken with iwi and hapū, elected members, government agencies,

stakeholders and the wider community to understand local values, priorities and aspirations for the future of the district. Together, these activities provide the foundation for understanding how people, places, infrastructure, economies and environmental systems interact across the district.

The Foundation Report represents the next step in the process. It draws together the findings from the wider evidence base to identify recurring themes, opportunities, challenges and strategic matters that are likely to influence future growth and development. This includes considering where there is alignment across the evidence, where tensions or trade-offs may exist, and what implications these findings may have from a spatial planning perspective. The report does not identify preferred spatial outcomes. Instead, it provides a transparent and evidence-based foundation for developing the strategic framework that will guide subsequent stages of the project.

3 Findings and Implications from our evidence base

Collectively, the evidence describes a district with strong natural, cultural and community assets, but one facing interconnected challenges associated with dispersed settlement patterns, ageing infrastructure, climate risk, social inequities and economic concentration.

Taken together, the technical assessments, community aspirations, iwi and hapū plans, economic analysis and local profiles, a clear strategic direction emerges that is responsive to the realities of the Far North. This evidence suggests that the Far North will be best served by a spatial strategy that focuses growth and investment where it can be supported by infrastructure, improves connections between people, places and opportunities, protects environmental and cultural values, and creates pathways for communities to achieve long-term social and economic wellbeing.

3.1 Our Evidence Base

The evidence base for the DWSS consists of:

Table 1: District-wide Spatial Strategy Evidence Base Reports

Report	Summary of what the report covers
Economic Baseline Assessment	This report provides an overview of the district's economic structure and spatial distribution of economic activity, largely derived from an analysis of the district's economic transactions within the district and regionally, nationally, and internationally. It also discusses the role and function of key economic nodes, corridors, and supply chains, as well as infrastructure, accessibility, and land-use constraints that impact economic performance.
Demographic and Social Wellbeing Assessment	The work establishes a district-wide baseline of social wellbeing conditions, providing a foundation for understanding how communities are currently experiencing and accessing services and opportunities. It identifies spatial patterns of deprivation, inequity, and access barriers across the district, and examines the underlying systemic drivers that contribute to poorer wellbeing outcomes. It also assesses the distribution, accessibility, and adequacy of social infrastructure, including both Council and non-Council provision, to understand how well existing networks are meeting community needs. In doing so, it identifies priority areas for regeneration and targeted intervention where gaps, pressures, or inequities are most evident. In parallel, the analysis

Report	Summary of what the report covers
	considers current and future housing preferences and tests how these align with available and planned supply.
Transport Baseline Technical Assessment	This report sets out existing transport systems infrastructure and future challenges to inform the development of the DWSS.
Three-waters Baseline Technical Assessment	This report sets out existing three-waters systems infrastructure and future challenges to inform the development of the DWSS.
Planning Context and Strategic Direction Report	This report summarises information not captured by the other evidence reports, providing contextual information about the district, its people, communities and economies. It provides an overview of statutory and non-statutory documents (plans and policies) and GIS Data and iwi/hapū values, priorities and aspirations.
Community Profiles Report	This report provides detailed profiles of sub-areas that includes population characteristics and trends, local economic profiles, land use and built environment information, infrastructure overview, and known constraints and opportunities.
Engagement Summary Report	This report provides a summary of the consultation and engagement undertaken at early stages in support of the DWSS and includes commentary about the themes / topics that arose during this consultation.

3.2 Findings from the Evidence Base

The evidence base provides a comprehensive picture of the Far North's people, places, economy, environment and infrastructure systems. While each report considers a different aspect of the district, several common themes emerge. Together, the findings highlight both the opportunities and challenges likely to influence future growth, investment and development decisions. The following sections provide a concise summary of the key findings from each evidence base report before drawing out the broader themes and implications for the DWSS.

3.2.1 Economic Baseline Assessment

The economic assessment identifies a district economy that is spatially diverse and increasingly concentrated around Kerikeri-Waipapa, which has emerged as the district's largest and fastest growing economic centre. Economic activity remains unevenly distributed across the district, with different communities performing different economic functions and exhibiting varying socioeconomic conditions and levels of resilience and growth. The report identifies three overarching themes:

- a district increasingly defined by one growth centre,
- a connected but unevenly integrated economy (with limited areas performing well economically), and
- structural challenges associated with value retention and economic diversification.

The assessment finds that Kerikeri-Waipapa and Kaitiāia-Te Hiku function as the district's primary economic hubs, while other centres perform more specialised roles within the broader economy. It also identifies ongoing reliance on primary production, tourism and a limited number of key economic assets (e.g. industrial processing facilities), and notes there are issues with high transport costs and economic leakage in

the district (i.e. money generated in the Far North leaves the district instead of circulating locally, driven by external business ownership, imported goods, and commuter patterns).

Economic growth is projected to continue over the coming decades, with service sectors, health care, public administration and construction expected to make significant contributions to employment growth. However, growth is expected to occur unevenly across the district, reflecting differing economic opportunities, constraints and locational advantages.

3.2.2 Demographic & Social Wellbeing Assessment

The social wellbeing assessment identifies significant variation in wellbeing outcomes across the district. Differences are evident in population growth, housing conditions, educational attainment, employment, income, access to services and levels of socioeconomic deprivation. While population growth has continued across much of the district, growth has been unevenly distributed, with stronger growth occurring in Kerikeri-Waipapa, Tokerau/Doubtless Bay and parts of Kaitiāia-Te Hiku.

The assessment highlights the district's strong Māori population base and the importance of language, culture and identity to community wellbeing. It also identifies differing demographic profiles across communities, including areas with older populations and others with comparatively young populations, resulting in different demands for housing, education, healthcare, transport and community services.

Housing quality, affordability and crowding emerge as important issues in several communities, particularly where lower incomes and higher levels of deprivation are also present. Access to healthcare, education, employment and social infrastructure varies across the district, with more remote communities often experiencing reduced levels of access. The assessment identifies substantial socioeconomic deprivation across large parts of the district and notes that social, housing and economic challenges are frequently concentrated in the same communities.

3.2.3 Transport Baseline Technical Assessment

The transport assessment identifies a district that is highly reliant on private vehicles and road-based movement. The transport network plays a critical role in supporting access, connectivity and economic activity, with state highways providing the primary means of moving people and freight throughout the district. More than 90 percent of freight is carried by road and the transport system has limited redundancy in the event of network disruption.

The assessment identifies a number of challenges associated with the current transport system, including network vulnerability, road safety, limited transport choice and exposure to natural hazards. Flooding, sea-level rise, landslides and extreme weather events have the potential to disrupt movement and isolate communities. Public transport use is limited, active transport infrastructure is sparse and long travel distances remain a defining feature of the district's transport environment.

The assessment also notes opportunities associated with rail investment, multimodal transport, improved resilience and enhanced transport connections between communities and centres.

3.2.4 Draft Three-waters Baseline Technical Assessment

The Draft Three Waters Baseline Technical Assessment identifies significant variation in the capacity, condition and resilience of water supply, wastewater and stormwater infrastructure across the district. It finds that future demand for Three Waters services will be concentrated within the district's primary growth areas, particularly Kerikeri-Waipapa, the Bay of Islands growth corridor, Kaikohe-Ngāwhā and Kaitiāia-Te Hiku. Population growth, development activity and seasonal tourism are expected to increase demand for potable water, wastewater treatment and stormwater management, placing additional pressure on existing infrastructure systems.

The report identifies several challenges across the district. These include ageing assets approaching the end of their design life, capacity constraints within some water and wastewater schemes, stormwater systems with limited ability to accommodate future development and increasing regulatory requirements relating to drinking water quality, environmental performance and wastewater management. Historical underinvestment in infrastructure and asset renewal has also contributed to existing servicing constraints in some locations. In addition, the effects of climate change (increased flood risk, more intense rainfall events, prolonged droughts, coastal erosion, sea-level rise and coastal inundation) are expected to affect the performance and resilience of Three Waters networks, particularly within low-lying coastal communities and flood-prone catchments.

Overall, the assessment concludes that substantial investment in asset renewal, system upgrades, resilience improvements and network expansion will be required over coming decades to maintain levels of service, achieve regulatory compliance and support projected growth. The report emphasises the importance of integrating infrastructure planning with future land use planning to ensure growth occurs in locations where services can be provided efficiently, sustainably and resiliently.

3.2.5 Planning Context and Strategic Direction Report

The planning context report reviews regional and district strategies, community plans, iwi and hapū management plans and relevant spatial datasets. It identifies a high degree of alignment across these documents regarding the challenges facing the district and the broad direction of future development. These challenges include infrastructure capacity constraints, dispersed settlement patterns, environmental pressures, natural hazard risks and socioeconomic disadvantage.

The report finds that many plans and strategies support more focused growth within key centres and transport corridors and recognise the importance of infrastructure investment, environmental stewardship and climate resilience. Iwi and hapū plans consistently emphasise environmental protection, intergenerational wellbeing, housing, papakāinga development, cultural values and self-determination. Community plans similarly identify infrastructure provision, connectivity and access to services as recurring local priorities.

3.2.6 Consultation & Engagement Summary Report

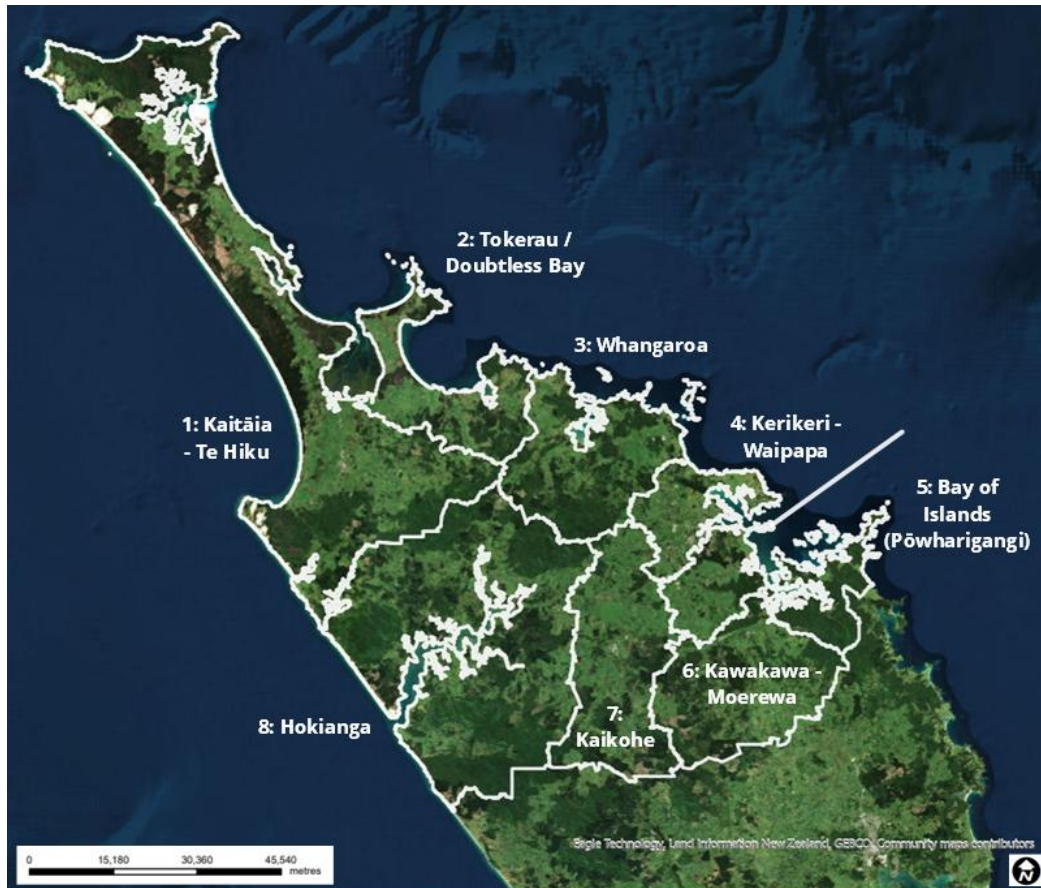
Early engagement undertaken between January and June 2026 identified strong community interest in the future development of the district and a high level of value placed on the Far North's natural environment, culture and communities. Feedback from iwi, stakeholders and the wider public highlighted aspirations for a resilient, equitable and self-sustaining future while maintaining the environmental and cultural characteristics that make the district distinctive.

Common themes emerging through engagement included infrastructure constraints, climate resilience, environmental protection, access to services, housing, connectivity and economic opportunities. Feedback also highlighted a range of iwi-led initiatives relating to housing, papakāinga development, economic development, environmental restoration and community wellbeing. Participants expressed a desire for future growth to be supported by infrastructure investment, environmental stewardship and stronger connections between communities and opportunities.

3.2.7 Community Profiles Report

The Community Profiles Report identifies significant variation across the district's eight study areas in relation to population characteristics, economic activity, infrastructure provision, growth dynamics and community aspirations. Population growth projections derived from Infometrics and Census-based datasets were reviewed to identify areas experiencing relatively high, moderate, low or negative growth. The report was specifically designed to recognise distinct urban-rural systems, differing growth trajectories and the

cultural geography of the district, and the sub-areas identified are based on functional urban-rural relationships, growth dynamics and cultural geography so as to provide a more detailed understanding of the differing roles, characteristics and challenges across the district.



The profiles demonstrate that while some communities are experiencing stronger population growth, investment and economic activity, others face different opportunities and challenges associated with infrastructure provision, service access, housing, economic resilience and population change. The report highlights the diversity of settlement patterns across the district and the differing functions performed by centres, towns, rural areas and coastal communities.

- Kaitiāia-Te Hiku is identified as the district's northern service centre, supporting a large rural and coastal catchment. The area has a comparatively young population, a strong Māori presence, high levels of socioeconomic deprivation in some communities, and an economy influenced by primary industries, processing activities and regional services.
- Tokerau/Doubtless Bay is characterised by strong population growth, coastal settlement patterns, increasing development pressure and a growing visitor economy. The area has a significant retirement and lifestyle component and experiences ongoing demand for housing, infrastructure and community services.
- Whangaroa is a predominantly rural and coastal area with relatively low population growth and limited urban development. The area is characterised by dispersed settlements, environmental values, tourism

and land-based activities, alongside infrastructure and service accessibility challenges associated with its location and geography.

- Kerikeri-Waipapa is the district's primary growth area and largest economic centre. The area has experienced significant population and employment growth, a broadening economic base, expanding residential development and increasing demand for transport, three waters and community infrastructure. It performs a key service and employment function for much of the district. Te Pātukurea Kerikeri Waipapa Spatial Plan (adopted June 2025) sets out the 30-year growth plan for the majority of this sub-district; the findings of Te Pātukurea will be incorporated into this strategy.
- Bay of Islands (Pēwhairangi) is an important tourism, commercial and maritime centre. The area contains significant cultural, environmental and heritage assets and plays a major role in the district's visitor economy, while also experiencing pressures associated with housing, infrastructure and seasonal population fluctuations.
- Kawakawa-Moerewa is characterised by strong cultural identity, strategic transport connections and significant Māori populations. The area contains important community facilities and industrial activities but also experiences socioeconomic challenges, housing pressures and ongoing regeneration needs.
- Kaikohe functions as an important inland service centre supporting a large rural hinterland. Ngawha, just east of Kaikohe township is the location of several key economic assets, including the Innovation & Enterprise Park as well as the geothermal power station, hot pools, and water reservoir. The area has a comparatively young population, strong connections to surrounding productive land and significant public sector, education and health services. The evidence identifies both socioeconomic challenges and opportunities associated with regeneration, employment growth and improved outcomes for local communities.
- Hokianga is characterised by dispersed coastal and rural settlements, strong cultural and community values, an ageing population in some areas, and a high reliance on local services and primary industries. The area faces challenges associated with connectivity, access to services, population change and socioeconomic deprivation, while also possessing significant natural, cultural and tourism assets.

3.3 Themes and implications emerging from the Findings

Taken together, the evidence base presents a consistent picture of a district with significant natural, cultural and economic assets, but one that must navigate infrastructure constraints, environmental limits, uneven growth patterns and persistent social inequities, particularly in communities facing high deprivation, poorer housing outcomes, limited local employment and reduced access to services

Across the technical assessments, community aspirations, iwi and hapū plans, economic analysis and local profiles, a clear strategic direction emerges: future growth and investment will need to be more coordinated, more place-based, and more responsive to the realities of the Far North. The key themes that have emerged are summarised below:

3.3.1 Infrastructure as the Critical Enabler

The strongest and most consistent theme across the evidence base is that infrastructure capacity, condition, resilience and affordability will fundamentally influence where and how the district can grow and develop. Transport, water, wastewater, digital connectivity and community infrastructure are repeatedly identified as critical enabling systems that support housing development, business growth, employment opportunities, service access and community wellbeing. Conversely, infrastructure constraints limit development potential, increase costs, restrict investment and reduce the ability of communities to realise their aspirations. Having a cohesive plan for resolving infrastructure constraints improves the viability of the Far North for investors and new businesses looking for economic opportunities in the Far North. Community engagement reinforced the

perception that longstanding infrastructure gaps and underinvestment are constraining both growth and quality of life across much of the district.

Implications for the DWSS: Infrastructure constraints are most evident in the district's high-growth areas, particularly Kerikeri-Waipapa and parts of Tokerau/Doubtless Bay, where demand for housing and development is placing increasing pressure on transport and three waters infrastructure. In contrast, more remote communities face challenges associated with the cost of maintaining and upgrading infrastructure across dispersed settlement patterns. Communities such as Hokianga, Kawakawa-Moerewa and parts of Kaitiāia-Te Hiku continue to experience challenges relating to service access, housing quality and socioeconomic deprivation.

The evidence suggests that infrastructure capacity, resilience and affordability will be a key determinant of where future growth and development can occur. A central task of the DWSS will be to identify which locations are capable of accommodating growth within existing or planned infrastructure networks, where additional investment may be required to unlock future development opportunities, and where infrastructure constraints may limit the scale or type of future growth. This includes considering not only transport, water and wastewater infrastructure, but also digital connectivity and community facilities, and the relationship between infrastructure funding, service levels and long-term affordability.

3.3.2 The District's Settlement Pattern and the role of Centres

The evidence highlights the important role that the district's towns and settlements play in providing housing, employment, education, healthcare, community services and commercial activity for surrounding rural and coastal areas. While growth and investment have occurred across the district, the evidence indicates that larger centres continue to function as key focal points for services, infrastructure and economic activity, reflecting both population distribution and the practicalities of service provision.

The economic assessment identifies the Kerikeri-Waipapa area as the district's primary growth location, while Kaitiāia-Te Hiku continues to perform an important role as a northern service and employment hub. Other towns and settlements fulfil distinct functions within the broader settlement pattern, supporting local communities and contributing to the district's social, cultural and economic wellbeing. Collectively, the evidence points to a settlement pattern in which centres are interconnected and interdependent, with differing roles, functions and growth trajectories.

The table below summarises the primary role, growth dynamics and key opportunities/challenges of each of the sub-areas discussed in this section.

Table 2: Role of sub-areas

Place	Primary Role	Growth Trend	Key Spatial Considerations
Kerikeri-Waipapa	Primary growth and employment centre	High growth	Infrastructure capacity, housing supply, transport
Kaitiāia-Te Hiku	Northern service centre	Moderate growth	Service access, economic opportunity, deprivation
Kaikohe	Inland service hub	Stable/moderate growth	Regeneration, employment, social outcomes
Tokerau/Doubtless Bay	Coastal growth area	High growth	Infrastructure demand, coastal hazards, housing supply

Place	Primary Role	Growth Trend	Key Spatial Considerations
Hokianga	Rural/coastal communities	Variable growth	Accessibility, natural hazards resilience, service provision

Implications for the DWSS: the evidence suggests that centres perform different functions within the district, ranging from major service and employment hubs to smaller settlements that support local communities and surrounding rural areas. The DWSS will need to determine the future role of these places within the district-wide settlement pattern, including where population growth, housing development, employment opportunities and infrastructure investment are best accommodated over time. This includes considering the relationship between centres and their wider catchments, the extent to which future growth should be consolidated or dispersed, and how different settlements can contribute to district-wide social, economic and environmental outcomes.

3.3.3 3. Environmental Systems, Constraints and Climate Resilience

Environmental considerations are a recurring theme throughout the evidence base. Strategic documents, technical assessments, iwi and hapū plans, and engagement findings consistently identify the importance of protecting and enhancing natural systems, managing environmental effects, and responding to current and future climate-related risks. These considerations are closely linked to future settlement patterns, infrastructure provision, land use change and economic activity.

The evidence identifies a range of environmental and climate-related challenges, including exposure to flooding, coastal hazards, sea-level rise, erosion, landslides and disruption to critical infrastructure networks. Collectively, the evidence highlights the influence that environmental constraints and climate risks may have on future growth, development and investment decisions across the district.

Implications for the DWSS: the evidence suggests that climate risk, natural hazards and environmental values will influence both the location and form of future growth and development. The DWSS will need to consider how areas exposed to flooding, coastal hazards, erosion and other climate-related risks are managed over the long term, as well as how environmental systems, landscapes and ecological networks are protected, enhanced and connected. This is likely to require spatial options that balance growth aspirations with environmental limits and identify where adaptation, hazard mitigation or environmental restoration should be prioritised. This workstream within the DWSS will align with, and support, the objectives being developed as part of FNDC's Community Adaptation Programme.

3.3.4 Te Ao Māori, Partnership and Māori Aspirations

Iwi and hapū plans, engagement findings and cultural evidence consistently emphasise the importance of Te Ao Māori values, the relationship between people and place, and the ongoing role of mana whenua in shaping the future of the district. The evidence identifies aspirations relating to environmental stewardship, cultural wellbeing, housing, economic development, education, workforce development and intergenerational prosperity.

The evidence also highlights the importance of protecting and enhancing cultural landscapes, restoring and maintaining the health and mauri of natural systems, and enabling development opportunities that reflect the aspirations of tangata whenua. Housing, papakāinga development, marae-centred infrastructure and iwi economic development emerge as recurring themes across multiple sources.

Implications for the DWSS: the evidence highlights that mana whenua aspirations extend beyond cultural recognition and include housing, economic development, environmental restoration, workforce development and intergenerational wellbeing. The DWSS will therefore need to consider the spatial

implications of papakāinga development, marae-centred infrastructure, cultural landscapes, access to whenua, environmental restoration initiatives and iwi economic opportunities. These considerations have the potential to influence settlement patterns, investment priorities and the identification of future development opportunities across the district.

3.3.5 Spatial Variation in Growth, Wellbeing and Access to Opportunities

The evidence identifies considerable variation across the district in relation to demographic trends, socioeconomic outcomes, housing conditions, access to services and economic opportunities. Community profiles and social wellbeing assessments indicate that growth pressures, levels of deprivation, service needs and community aspirations vary significantly between locations.

The evidence also highlights that areas experiencing the greatest social and economic challenges are not necessarily the locations experiencing the strongest population growth. This suggests that future planning considerations extend beyond accommodating growth alone and include understanding the differing needs and circumstances of communities across the district. It's important also to note the interconnections between rural communities and urban towns and service centres and acknowledge that despite their differences, they economically and socially support each other.

The table below identifies the different pressures faced, and key opportunities within each sub-area.

Table 3: Overview of sub-area pressure and opportunities

Area	Growth Pressure	Infrastructure Pressure	Social Wellbeing Challenge	Key Opportunity
Kerikeri-Waipapa	High	High	Moderate	Employment growth, business investment, higher-order services and housing supply.
Whangaroa	Low	Moderate	Moderate	Environmental restoration, sustainable tourism, marine and land-based economic activity, protection of natural character and cultural heritage.
Tokerau/Doubtless Bay	High	High	Low-Moderate	Tourism, housing development, local business growth and investment.
Bay of Islands	Moderate-High	Moderate	Moderate	Visitor economy, marine industries and cultural tourism.
Kaikohe	Moderate	Moderate	High	Economic regeneration, public services, employment and town centre revitalisation.
Kawakawa-Moerewa	Low-Moderate	Moderate	High	Regeneration, housing renewal, economic diversification and Māori economic development.
Kaitiāia-Te Hiku	Moderate	Moderate	High	Northern service centre. Economic diversification,

Area	Growth Pressure	Infrastructure Pressure	Social Wellbeing Challenge	Key Opportunity
				Māori economic development, improved service access, productive land and industry growth.
Hokianga	Low	Moderate	High	Cultural tourism, environmental stewardship and community-led and rural development.

Implications for the DWSS: the evidence indicates that growth pressures, social need and access to opportunities are not evenly distributed across the district. The DWSS will therefore need to consider both locations experiencing growth-related pressures and locations facing ongoing challenges relating to deprivation, service access, housing quality or economic opportunity. This may require different spatial responses in different parts of the district, including growth management, regeneration, service investment or improved connectivity, depending on local circumstances and priorities.

3.3.6 Housing as a Growth, Wellbeing and Community Issue

Housing is a consistent theme across the evidence base and is considered in relation to both future growth and community wellbeing. The social wellbeing assessment identifies issues relating to housing quality, overcrowding, ageing housing stock and affordability, while iwi and hapū plans highlight ongoing demand for housing and papakāinga development.

The evidence suggests that housing outcomes are closely connected with broader social, economic and cultural wellbeing, including health, education, employment and community stability.

Implications for the DWSS: the evidence suggests that housing is not solely a matter of supply, but is closely linked to affordability, health, accessibility, community wellbeing and Māori housing aspirations. The DWSS will need to consider how different housing needs are accommodated across the district, including opportunities for papakāinga development, housing choice in key centres, and responses to overcrowding, affordability and housing quality challenges. Spatial options should therefore consider not only where additional housing may be provided, but also what forms of housing are most appropriate in different locations and how housing outcomes relate to broader social and economic objectives.

3.3.7 Economic Structure, Resilience and Future Opportunities

The economic assessment identifies a district economy characterised by differing economic functions, strengths and challenges across communities. Economic activity is increasingly concentrated within parts of the district, while some communities remain reliant on a relatively narrow range of industries and employment opportunities.

The evidence identifies opportunities associated with primary sector transition, tourism, innovation, iwi economic development, improved connectivity and the development of local value-added activities. At the same time, the assessment highlights the importance of economic resilience and the ability of communities to respond to changing economic conditions.

Implications for the DWSS: the evidence identifies differing economic functions and opportunities across the district, including primary production, tourism, service centres, iwi economic development and emerging value-added activities. The DWSS will need to consider how land use, infrastructure and investment decisions can support these differing economic roles, while also improving resilience and reducing barriers to

economic participation. This includes understanding where future employment growth may occur, how key economic assets and productive land can be supported, and how communities can be better connected to employment and business opportunities.

3.3.8 Connectivity, Accessibility and Movement

Connectivity is a recurring theme across the evidence base. The transport assessments highlight the district's reliance on the road network, the importance of strategic transport connections and the challenges associated with distance, network vulnerability and limited transport choice. Social wellbeing analysis also identifies varying levels of access to employment, education, healthcare and other services.

Collectively, the evidence suggests that connectivity influences economic performance, access to opportunities, community wellbeing and resilience.

Implications for the DWSS: the evidence highlights that connectivity influences access to employment, education, healthcare, community services and economic opportunities. The DWSS will need to consider how future settlement patterns, infrastructure investment and service provision influence accessibility across the district, particularly for rural and coastal communities. This includes the role of strategic transport corridors, freight networks, digital connectivity and the relationships between centres and their surrounding catchments in shaping future opportunities and resilience.

3.3.9 A Diverse District with Distinct Places

A consistent finding across the evidence base is the diversity of places, communities and functions that exist across the district. Community profiles, economic analysis and social wellbeing assessments identify significant differences in demographics, growth patterns, infrastructure needs, community aspirations and economic characteristics.

The evidence suggests that while common district-wide issues exist, the opportunities and challenges experienced by individual communities are often shaped by their local context, function and geography.

Implications for the DWSS: the evidence suggests that the district contains a diverse range of communities, settlements and landscapes, each with different functions, opportunities and challenges. Rather than assuming a single growth model or development pathway, the DWSS will need to consider how district-wide objectives can be achieved through place-based responses that reflect differing settlement roles and needs between urban and rural areas, alongside growth pressures, infrastructure capacity, environmental constraints and community aspirations. This may result in different strategic approaches being applied across the district while remaining aligned with an overarching district-wide framework.

3.3.10 Managing Multiple Outcomes Across the District

Across the evidence base there is a consistent emphasis on the interconnected nature of environmental, social, cultural, economic and infrastructure considerations. Many of the opportunities and challenges identified are not isolated issues, but are closely linked to questions of land use, infrastructure provision, environmental management, economic development and community wellbeing.

Rather than presenting these matters as competing priorities, the evidence suggests that many of the district's long-term outcomes will depend on how effectively these considerations are balanced and integrated.

Implications for the DWSS: the DWSS will need to provide a framework for considering how multiple outcomes are pursued together and how trade-offs are managed when competing priorities arise. This includes understanding how future growth, infrastructure investment, environmental management, housing provision and economic development can collectively contribute to long-term community wellbeing while recognising environmental limits, infrastructure constraints and mana whenua aspirations. The vision,

principles and objectives will play an important role in guiding these decisions and evaluating future spatial options.

4 Setting out our Vision, Principles and Objectives

4.1 Overview

The vision, principles and objectives establish the long-term direction for the district, guide how decisions are made, and define the outcomes the strategy is seeking to achieve. They provide the basis for assessing spatial options, prioritising investment, and aligning future land use, infrastructure, environmental management and community development decisions. In other words, all of our decisions for the spatial strategy will have line-of-sight to these.



The **vision** describes the future the district is working towards. It provides a clear picture of the long-term outcomes sought by the community, iwi and hapū, stakeholders and decision-makers. A well-defined vision creates a common point of reference for the strategy and helps maintain focus on long-term outcomes when responding to shorter-term opportunities, constraints and competing priorities. In practical terms, the vision answers the question: *What do we want this place to become over time?*

The **principles** establish how decisions should be approached to achieve the vision. They provide a consistent set of decision-making guides that can be applied across growth, infrastructure, environmental and investment decisions. Principles are particularly important where trade-offs are required, helping decision-makers evaluate options against an agreed set of values and approaches. Typical principles may relate to partnership, integrated planning, resilience, environmental stewardship, infrastructure-led growth, accessibility or efficient use of land and resources. They answer the question: *How will we make decisions as we work towards the vision?*

The **objectives** describe the outcomes that need to be achieved to realise the vision. They translate broad aspirations into specific areas of focus and provide a clearer basis for future actions, policies and investment decisions. Objectives should be outcome-focused and capable of informing how success will be measured over time. They answer the question: *What needs to change or be achieved to deliver the vision?*

The review of plans, strategies and technical information undertaken through this foundation report has helped to identify the building blocks for developing the vision, principles and objectives. This includes long-term aspirations for the district, preferred approaches to growth and development, key environmental, cultural, social and economic outcomes, and areas where competing priorities need to be reconciled.

4.2 Draft Vision, Objectives and Decision-making Principles

From the Evidence Base it is clear that the Far North it is seeking a more connected, resilient, culturally grounded and equitable district where growth, infrastructure, environmental restoration, economic opportunity and community wellbeing are deliberately aligned. The strongest recurring themes are a networked district of centres and rural communities, tangata whenua partnership and kaitiakitanga, environmental restoration and natural limits, infrastructure-led and place-based growth, improved access and equity, diversified local economies, and long-term resilience.

4.2.1 Vision

DRAFT VISION

The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities and cultural landscapes are connected through a strong network of centres, healthy natural environments and resilient economy and infrastructure. Young people can see a future for themselves here, whānau can remain connected to place, and communities have access to the homes, services and opportunities they need. Guided by Te Ao Māori and shaped by the unique character of the district, growth and change strengthen the environment, economy and wellbeing of current and future generations.

VISION IN ONE SENTENCE / VISION STATEMENT

A Far North where people and whānau can build lasting futures, connected to place and each other.

The draft vision is deliberately place-based and district-wide, rather than focused only on growth centres, because the evidence repeatedly describes the Far North as a network of multiple towns, rural settlements, service hubs and catchments, each with different roles, needs and levels of access. It also reflects the recurring aspiration for stronger cultural identity, visible Te Ao Māori, environmental restoration, long-term resilience, improved access, and a more diversified local economy.

The wording also avoids presenting the future as “growth everywhere”. Instead, it recognises selective growth, differentiated roles, infrastructure constraints, climate risk, environmental limits and social need. That is important because the evidence base points to a spatial future shaped by targeted intervention, service hubs, resilient corridors, natural systems, cultural landscapes and local capability, rather than a uniform development model across the district.

Successful achievement of the vision would mean:

- More young people choose to stay, return to, or build their future in the Far North.
- Whānau and communities remain connected to place and to one another.
- Māori economic development and self-determination are supported through access to land, housing, infrastructure and opportunity.
- Local food systems, productive land and community capability are strengthened.
- The health and mauri of natural environments improve over time.
- Smaller communities remain viable and connected to services and opportunities.

- Growth and investment reinforce the distinct roles of places across the district rather than applying a one-size-fits-all approach.

4.2.2 Objectives

The objectives establish the outcomes needed to realise the vision for the Far North and provide a framework for evaluating future spatial options and investment priorities. While the objectives apply across the district, they do not assume that every community will grow, change or develop in the same way. The evidence base consistently highlights that different parts of the Far North perform different functions, face different opportunities and constraints, and will require different responses.

OBJECTIVE 1:

Support a resilient, locally connected and regenerative economy

What does this look like in practice?

Strengthen local employment, Māori economic development, value-add industries, productive sectors, tourism, circular economy opportunities, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

Reasoning: The economic material points to a district economy that is polycentric but uneven, with reliance on particular sectors, processing locations and gateways (i.e. the district has a multi-centred settlement pattern, with different towns performing different social and economic roles.). This objective supports diversification and resilience while recognising the importance of existing economic anchors, the Māori economy, productive land, tourism and local value retention.

OBJECTIVE 2:

Strengthen the district's network of centres, communities and catchments

What does this look like in practice?

Reinforce the complementary roles of centres, communities, marae, rural areas and coastal settlements so that growth, services, infrastructure and investment strengthen local identity, connectivity and community wellbeing.

Reasoning: This objective translates the networked-district vision into a spatial outcome. It responds to the evidence that the district is polycentric, with many uneven centres, including larger towns that are major service centres and smaller communities that perform different roles. It also helps set up future spatial options around centre hierarchy, catchments, corridors and local place roles.

OBJECTIVE 3:

Improve access to homes, services, facilities and opportunities

What does this look like in practice?

Improve access to safe, affordable housing, education, healthcare, employment, recreation, transport, digital connectivity and community services across the district.

Reasoning: This objective brings together social wellbeing, accessibility, housing, transport, community facilities and digital connectivity. It is outcome-focused rather than project-specific, and it recognises that access is one of the main spatial issues for a dispersed district.

OBJECTIVE 4:

Align land use planning with infrastructure capacity, resilience and natural hazard risk

What does this look like in practice?

Direct and sequence growth to locations where infrastructure capacity, transport access, water and waste systems, environmental limits and natural hazard risks can be managed in a resilient and affordable way.

Reasoning: This objective gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable.

OBJECTIVE 5:

Protect and restore environmental systems, taonga and cultural landscapes

What does this look like in practice?

Protect, restore and enhance freshwater, coastal environments, wetlands, indigenous biodiversity, rural environmental values, productive soils, mahinga kai, wāhi tapu, cultural landscapes and other taonga, so that environmental health and cultural wellbeing are strengthened over time.

Reasoning: This objective reflects one of the most consistent themes across the iwi and hapū management plans, environmental material and district-wide strategies. It also provides a direct bridge between environmental management and spatial planning, making clear that natural systems and cultural landscapes should actively shape future development patterns. Critically, this applies to urban, rural, and natural environments, noting that different values can apply to these different areas.

4.2.3 Decision-making Principles

The principles provide a framework for how decisions should be made as the district grows and changes over time. They reflect the recurring themes emerging from the evidence base and are intended to guide the

evaluation of future spatial options, investment priorities and development decisions. Together, they provide a consistent basis for balancing environmental, cultural, social, economic and infrastructure considerations when assessing future opportunities and trade-offs.

1. Partner with tangata whenua and uphold Te Ao Māori

Spatial planning will be undertaken in partnership with iwi and hapū, recognising rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.

Reasoning: Many of the iwi and hapū environmental management plans, engagement findings and Māori governance discussions emphasise partnership, environmental stewardship, protection of cultural landscapes, housing and papakāinga development, Māori economic development, education and workforce pathways, and long-term community wellbeing. The Far North is distinctive because of the strength of its Māori identity, the scale of Māori land ownership, and the role of iwi and hapū as community, economic and environmental leaders. This principle recognises that Māori aspirations extend beyond participation in planning processes and include achieving tangible social, cultural, environmental and economic outcomes for current and future generations.

2. Plan as a connected network of places

Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, with each place contributing differently to the district's future.

Reasoning: The evidence base consistently points to a polycentric or hub-and-catchment district structure, including differentiated roles for places such as Kerikeri/Waipapa, Kaitiāia, Kaikohe, the Bay of Islands, Kawakawa-Moerewa and smaller rural communities. This principle helps avoid a one-size-fits-all approach and creates a basis for assigning different roles, levels of service and investment priorities across the district.

3. Integrate land use, infrastructure, transport, environment, economy and wellbeing

Spatial decisions will be made by considering land use, infrastructure, transport, environmental systems, housing, economic development, culture and community wellbeing together, rather than as separate workstreams.

Reasoning: The logic of the foundation material is strongly integrated. Transport, social wellbeing, economic structure, environmental limits, waste systems, community facilities and cultural outcomes are all shown as spatially connected. This principle gives the spatial strategy a clear role as an integrating framework, rather than a land-use plan alone.

4. Work within environmental limits and restore natural systems

Growth, land use and investment decisions will protect and restore environmental systems, recognise natural limits, avoid harm to taonga and cultural landscapes, support food-producing landscapes and productive land, support the long-term mauri of whenua, wai, moana and ecosystems and strengthen the resilience and health of natural systems for future generations.

Reasoning: Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods. This principle recognises that environmental systems are not simply constraints on development but are fundamental to the wellbeing, identity and resilience of the Far North. It is therefore framed as both protective and restorative, acknowledging the need to improve environmental outcomes over time rather than merely avoid further degradation.

5. Sequence growth and investment around infrastructure, access and risk

Growth and change will be directed and sequenced to locations where infrastructure, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes.

Reasoning: This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly.

6. Improve equity, accessibility and wellbeing

Decisions will prioritise improved access to housing, services, facilities, transport, digital connectivity, public places and opportunities, particularly for communities facing cumulative disadvantage, remoteness or barriers to participation so that people, whānau and communities can participate in and benefit from the district's future prosperity and wellbeing.

Reasoning: The social wellbeing assessment, community profiles, engagement findings and iwi and hapū aspirations all highlight significant variation in access to services, housing, employment opportunities and community infrastructure across the district. The evidence also identifies the cumulative effects of deprivation, remoteness and historical underinvestment on community wellbeing. This principle recognises that improving outcomes is not only about physical access to services and infrastructure, but also about improving opportunities for people and whānau to participate in community life, education, employment and economic development. It provides a basis for assessing how future spatial options contribute to more equitable outcomes across the district, particularly for rural communities, rangatahi, Māori communities and places facing persistent disadvantage.

7. Build resilience and adaptability over time

The spatial strategy will support adaptive, long-term decisions that respond to climate change, changing demographics, economic shifts, infrastructure constraints and community aspirations over time.

Reasoning: The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early.

8. Make best use of existing assets and strengthen local capability

Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.

Reasoning: This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co-location, partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration.

Sensitivity: General

District Wide Spatial Strategy - Feedback Summary

Report for draft vision, principles and objectives

Introduction

The Vision, Objectives, and Decision-making Principles (referred to as the “VPO”) form the strategic foundation for the District Wide Spatial Strategy. They articulate the long-term outcomes sought for the Far North, provide guidance for future growth and investment decisions, and establish a framework for assessing spatial planning options. Together, the **vision** describes the desired future state, the **objectives** identify the key outcomes to be achieved, and the **principles** guide decision-making and implementation. These elements help ensure that future land use, infrastructure, environmental management, economic development and community wellbeing initiatives are aligned and coordinated across the district.

A workshop was held on 12 August 2026 with Te Kukupa Committee, Kaupapa Steering Rōpū and Community Board chairs, for the purpose of receiving feedback on the draft VPO for the District Wide Spatial Strategy. This report provides a summary of the comments received at those workshops, and the proposed changes made to the VPO in response to feedback.

A detailed record of the comments received, and the project team’s responses to these comments, is provided in **Attachment 1** to this report. The revised VPO, updated in response to feedback received, is provided in this report (with new wording shown in underline and deletions shown in ~~strike through~~). Attachment 2 provides a clean version of the recommended updated VPO.

Feedback received

Overview

Overall, participants were generally supportive of the draft Vision, Principles and Objectives and recognised them as an appropriate foundation for strategic spatial planning, subject to suggested refinements to strengthen clarity and focus, as set out in **Attachment 1** to this report. The strongest feedback themes were:

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- **Recognition of Māori, He Whakaputanga and Te Tiriti o Waitangi:** Many participants sought stronger acknowledgement of Te Tiriti obligations, tangata whenua aspirations, rangatahi, kaumātua, rangatiratanga, and Te Ao Māori perspectives throughout the vision, objectives and principles.
- **Affordability and deliverability:** A recurring theme was the need to recognise affordability, particularly the cost of infrastructure, housing and council services, and the need for growth and investment to be financially sustainable and achievable.
- **Infrastructure and enabling growth:** Infrastructure emerged as the strongest theme in both evidence and within the workshop. Feedback from this workshop emphasised infrastructure's role in enabling housing, economic development, and community wellbeing. There was support for stronger references to infrastructure capacity, innovative infrastructure solutions, and the provision of new infrastructure where required.
- **Rural economy and economic opportunities:** Feedback highlighted the importance of the rural sector, including agriculture, horticulture and primary industries, as well as opportunities arising from the district's climate, natural resources and renewable energy potential.
- **Resilience and climate adaptation:** Several participants requested greater emphasis on resilience, climate adaptation and alignment with existing climate strategies.
- **Heritage, culture and identity:** Feedback recognised the significance of the Far North's cultural heritage, national history, landscapes and unique identity, with some suggesting stronger references to place-based identity and significant sites.
- **Simplification and clarity:** A number of participants suggested simplifying the language used in the objectives and principles, reducing duplication, and making the framework easier to understand and apply, including 'prioritising' the principles by order of highest priority.

What changed and why?

Following review of the feedback, the project team assessed whether each comment related to the desired future state of the district (Vision), an outcome required to achieve that future (Objective), a decision-making consideration (Principle), or whether it was more appropriately addressed through supporting explanation, implementation approaches or future stages of the project.

Sensitivity: General

As a result, the strategic framework (the VPO) has been refined in five key areas:

- stronger recognition of He Whakaputanga, Te Tiriti o Waitangi, tangata whenua aspirations and Māori partnerships;
- greater emphasis on infrastructure as an enabler of housing, economic development, community wellbeing and resilience;
- stronger recognition of affordability, financial sustainability and infrastructure deliverability;
- improved recognition of rural communities, productive land, primary industries and renewable energy opportunities; and
- enhanced references to climate adaptation, resilience and long-term decision-making under uncertainty.

Feedback that sought changes to Council governance, operational service delivery, levels of service or matters outside the scope of spatial planning has generally not resulted in changes to the Vision, Objectives or Principles. In these instances, the strategic framework was considered to already address the underlying issue, or the matter was considered more appropriate for implementation planning, asset management or future Council decision-making processes.

Feedback also sought greater simplicity and clarity, including suggestions to simplify language, reduce duplication and prioritise the Decision-making Principles. The project team reviewed the Vision, Objectives and Principles with these requests in mind. Wording has been simplified where this could be achieved without altering the strategic intent of the framework. Suggestions to combine Objectives or Principles were considered, however the project team concluded that the retained structure provides clearer separation between distinct outcomes and decision-making considerations. Similarly, the Decision-making Principles have not been arranged in a fixed hierarchy. While some principles may be more relevant than others in particular situations, they are intended to be applied together and balanced through the future assessment of spatial options rather than through predetermined rankings.

Overall, the changes strengthen the clarity and practical application of the framework while retaining the original strategic direction established through the evidence base.

What hasn't changed?

Following review of the comments received, Objective 5 and Decision-making Principles 3 and 6 were retained without change.

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The table below summarises all changes made to the VPO, and the section overleaf provides a brief summary of the changes and how they have been incorporated (via ~~strike through~~ and underscore). It is recommended that these be read in conjunction with Attachment 1, which provides an explanation / reason / justification for the changes made.

Sensitivity: General

The pencil symbol () in the table below denotes where a change has been made

Table 1: Summary of changes made to VPO as a result of feedback received

	Change to short Vision Statement	Change to long Vision Statement	
Vision			
	Change to Objective or Principle text	Change to explanatory text	Change to reasoning text
Objective 1			
Objective 2			
Objective 3			
Objective 4			
Objective 5	No change		
Principle 1			
Principle 2			
Principle 3	No change		
Principle 4			
Principle 5			
Principle 6	No change		
Principle 7			
Principle 8			

Sensitivity: General

Updates to the Vision

Changes to the short vision statement

Based on the team's review of feedback, the following amendment has been made to the short vision statement:

- Add "thriving" to "lasting futures" in the short vision statement.

The revised Vision Statement now reads as follows:

VISION STATEMENT

A Far North where whānau and communities can build ~~lasting~~ thriving futures, connected to place and to each other.

This retains the simplicity and memorability of the current vision while incorporating the strongest recurring feedback theme around resilience and future generations. During the review process, participants preferred "thriving" over "resilient" in the short vision statement. While resilience remains an important concept and is now more strongly reflected throughout the vision narrative, objectives and principles, participants generally sought a positive and aspirational future state. "Thriving" better captures that ambition while still encompassing the district's capacity to respond and adapt to future challenges. The statement also continues to emphasise connection, which was strongly supported.

Changes to the Vision's explanation

Based on the team's review of feedback, the following amendments have been made to the longer vision narrative:

- Strengthen the explanatory narrative around He Whakaputanga, Te Tiriti, resilience and heritage by including explicit reference to the district's foundation in He Whakaputanga and Te Tiriti o Waitangi, and noting that the district's identity is shaped by its nationally significant cultural heritage, landscapes, histories and communities.

Sensitivity: General

- Strengthen references to intergenerational wellbeing, rangatahi futures and connection to whenua.
- reference adaptation to climate change and long-term resilience.

The revised Vision narrative now reads (overleaf):

VISION NARRATIVE

The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments and, resilient ~~economy~~ infrastructure (including transport networks) and a productive, diverse economy.

Young people can see a future for themselves here, whānau can remain connected to place, communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment.

Guided by Te Ao Māori and shaped by the ~~unique distinctive~~ character of the district, growth, investment and economic activity ~~and change~~ strengthen the environmental health, support a productive and diverse economy ~~ie opportunity~~, and enable the aspirations of communities and tangata whenua ~~economy and wellbeing~~. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

Sensitivity: General

Objectives

Changes to Objective 1

The original version of Objective 1 was as follows: **Support a resilient, locally connected and regenerative economy**. Based on the team's review of feedback, the following amendments have been made to the wording and explanation for Objective 1:

- amend resilient to “thriving” in line with the vision (as regenerative also addresses resilience)
- reference primary production, horticulture, agriculture, food systems, renewable energy opportunities where possible in the “what does this look like” section, and
- strengthen references to local employment, Māori economic development, rural industries, value-add production, tourism, renewable energy opportunities, local enterprise and internal supply chains within the “reasoning” section.

The revised wording and explanation for Objective 1 now reads:

OBJECTIVE 1: WORDING AND EXPLANATION

Support a resilient thriving, locally connected and regenerative economy

What does this look like in practice?

Strengthen local employment, Māori-led economic development, rural industries including agriculture, horticulture and aquaculture, value-add industries, tourism, circular economy opportunities, renewable energy opportunities, productive sectors, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

The reasoning for Objective 1 has also been expanded to account for the above and now reads (overleaf):

Sensitivity: General

OBJECTIVE 1: REASONING

The economic material points to a district economy that is polycentric but uneven, with reliance on particular sectors, processing locations and gateways (i.e. the district has a multi-centred settlement pattern, with different towns performing different social and economic roles.). This objective supports diversification and resilience while recognising the importance of existing economic anchors, the Māori economy, productive land, tourism and local value retention.

The economic evidence identifies a district economy with significant opportunities, but one that currently remains reliant on a relatively small number of sectors and centres. Building resilience will require supporting existing economic strengths while creating opportunities for diversification, innovation and greater value retention within the district. This includes recognising the importance of agriculture, horticulture, aquaculture, tourism, renewable energy opportunities, Māori-led economic development and local enterprise. The objective also acknowledges the important economic relationship between towns, rural communities and their wider catchments.

Sensitivity: General

Changes to Objective 2

Objective 2 reads as follows: **Strengthen the district's network of centres, communities and catchments.** Based on the team's review, the following amendments have been made to the explanation for Objective 2:

- Add "hapori and tangata whenua leadership" into the explanation.
- Amendments to better recognise the relationship between towns and surrounding rural catchments.

The revised reasoning for Objective 2 now reads:

OBJECTIVE 2: REASONING

~~This objective translates the networked-district vision into a spatial outcome. It responds to the evidence that the district is polycentric, with many uneven centres, including larger towns that are major service centres and smaller communities that perform different roles. It also helps set up future spatial options around centre hierarchy, catchments, corridors and local place roles.~~

The evidence consistently demonstrates that the Far North functions as a network of interconnected places with different roles, needs and opportunities. This objective recognises that future planning should respond to the aspirations of local communities, hapori and tangata whenua while strengthening connections between towns, rural communities and their wider catchments. It provides a foundation for place-based planning that reflects local identity, cultural values and community aspirations.

Sensitivity: General

Changes to Objective 3

Objective 3 reads as follows: **Improve access to homes, services, facilities and opportunities.** Based on the team's review of feedback, the following amendments have been made to the reasoning for Objective 3:

- Expand explanation to explicitly reference access to housing and opportunities on ancestral land and support for papakāinga development.
- Reference housing affordability, cost of living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

The revised reasoning for Objective 3 now reads:

OBJECTIVE 3: REASONING

~~This objective brings together social wellbeing, accessibility, housing, transport, community facilities and digital connectivity. It is outcome-focused rather than project-specific;~~

The evidence highlights significant variation in access to services, housing, employment and opportunities across the district. This objective recognises that improving wellbeing is not solely about accommodating future growth, but also about addressing existing barriers faced by communities experiencing deprivation, remoteness or limited access to opportunities. It also recognises that access is one of the main spatial issues for a dispersed district. In this context, it includes supporting pathways for papakāinga and Māori housing, improving access to ancestral land, and ensuring that communities can participate in and benefit from future prosperity. Particular attention should be given to housing affordability, cost-of-living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

Sensitivity: General

Changes to Objective 4

The original version of Objective 4 was as follows: **Align land use planning with infrastructure capacity, resilience and natural hazard risk.** Based on the team's review of feedback, the following amendments have been made to the wording of Objective 4:

- Amend objective wording to frame differently
- Include commentary that future growth should occur in a way that is financially sustainable, affordable to service and aligned with realistic infrastructure investment pathways in the reasoning

The revised text for Objective 4 and the supporting explanation now reads as follows:

OBJECTIVE 4: WORDING AND EXPLANATION

~~Align land use planning with infrastructure capacity, resilience and natural hazard risk~~

Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice?

Direct and sequence growth to locations where infrastructure capacity, transport access, water and wastewater services, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

In respect to the reasoning, the project team identified the following:

- Include references to enabling housing, enabling economic development, enabling community wellbeing, and the provision of new infrastructure where appropriate

The revised reasoning for Objective 4 now reads (overleaf):

Sensitivity: General

OBJECTIVE 4: REASONING

Infrastructure emerged as the strongest and most consistent theme across the evidence base and engagement. Infrastructure is not simply a constraint; it is an enabler of housing, economic development, community wellbeing and long-term prosperity. This objective recognises that future growth should be aligned with infrastructure capacity, investment priorities and realistic funding pathways. It also acknowledges the importance of sequencing development, addressing infrastructure deficits, exploring innovative infrastructure solutions and ensuring that growth remains affordable and deliverable over time.

This objective also gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable and achievable.

Sensitivity: General

Decision-making Principles

Changes to Principle 1

The original version of Principle 1 was as follows: **Partner with tangata whenua and uphold Te Ao Māori**. Based on the team's review of feedback, Principle 1 was revised to explicitly reference He Whakaputanga and Te Tiriti. The revised wording for Principle 1 and the supporting explanatory text now reads as follows:

PRINCIPLE 1: WORDING AND EXPLANATORY NOTE

Partner with iwi and hapū, uphold Te ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Spatial planning will be undertaken in partnership with iwi and hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.

In line with the above changes, the following corresponding amendments to the reasoning for Principle 1 were made (overleaf):

Sensitivity: General

PRINCIPLE 1: REASONING TEXT

Many of the iwi and hapū environmental management plans, engagement findings and Māori governance discussions emphasise partnership, environmental stewardship, protection of cultural landscapes, housing and papakāinga development, Māori economic development, education and workforce pathways, and long-term community wellbeing.

The Far North is distinctive because of the strength of its Māori identity, the scale of Māori land ownership, and the role of iwi and hapū as community, economic and environmental leaders. Many iwi and hapū plans identify aspirations relating to housing, papakāinga development, economic development, environmental stewardship, education, workforce development and intergenerational wellbeing.

Partnership is not solely about participation in planning processes; it is about ensuring decision-making recognises Māori rights that give expression to Māori values, aspirations and priorities and considers how future growth, investment and environmental management can contribute to meaningful outcomes for Māori, communities and future generations. Partnership will also inform future decision-making and investment prioritisation. This principle recognises that Māori aspirations extend beyond participation in planning processes and include achieving tangible social, cultural, environmental and economic outcomes for current and future generations.

Sensitivity: General

Changes to Principle 2

Principle 2 reads as follows: **Plan as a connected network of places.** Based on the team's review, the explanatory note for Principle 2 was revised to reference different needs, roles and aspirations of communities. The revised text now reads as follows:

PRINCIPLE 2: EXPLANATORY NOTE

Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, and acknowledge that different places have different roles, needs, opportunities and aspirations.

Sensitivity: General

Changes to Principle 4

Principle 4 reads as follows: **Work within environmental limits and restore natural systems.** Based on the team's review, the reasoning for Principle 4 was revised to strengthen references to productive land and food-producing landscapes. The revised text now reads as follows:

PRINCIPLE 4: REASONING TEXT

Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods.

~~This principle recognises that environmental systems are not simply constraints on development but are fundamental to the wellbeing, identity and resilience of the Far North. It is therefore framed as both protective and restorative, acknowledging the need to improve environmental outcomes over time rather than merely avoid further degradation.~~

The Far North's natural environment is fundamental to the district's identity, wellbeing, economy and cultural values. Environmental protection and restoration should support healthier waterways, indigenous biodiversity, landscapes, ecological networks and resilience to climate change. The principle also recognises the importance of productive rural land, food-producing landscapes and natural resources that support communities, local employment and long-term economic prosperity.

Future growth and development decisions will often require balancing environmental, social, cultural and economic outcomes. This principle provides a framework for navigating those trade-offs by recognising that environmental systems, productive land and cultural landscapes are not simply constraints on development, but are long-term assets that underpin the district's wellbeing, resilience and prosperity.

Future growth and development should avoid unnecessary loss or fragmentation of productive land and seek opportunities to achieve positive environmental outcomes while maintaining the capacity of the district's rural areas to support food production and economic activity.

Sensitivity: General

Changes to Principle 5

Principle 5 reads as follows: **Sequence growth and investment around infrastructure, access and risk.** Based on the team's review, the explanatory note for Principle 5 was revised to address affordability and innovation directly. The revised text now reads as follows:

PRINCIPLE 5: EXPLANATORY NOTE

Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.

In line with the above changes, the following corresponding amendments to the reasoning for Principle 5 were made:

PRINCIPLE 5: REASONING TEXT

Infrastructure is a fundamental enabler of housing development, economic opportunity, social wellbeing and environmental outcomes. This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly. Finally, this principle recognises that innovation, adaptability, resilience and efficient use of existing assets will be important where infrastructure funding and delivery challenges exist.

Sensitivity: General

Changes to Principle 7

Principle 7 reads as follows: **Build resilience and adaptability over time.** Based on the team's review, the explanatory note for Principle 7 was revised to better reference the adaptation programme work underway and adaptive pathways planning. The revised text now reads as follows:

PRINCIPLE 7: EXPLANATORY NOTE

The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.

In line with the above changes, the following corresponding amendments to the reasoning for Principle 7 were made:

PRINCIPLE 7: REASONING TEXT

The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. These are major influences on future development patterns. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early, and recognises that future decisions should remain flexible and adaptive, align with climate adaptation planning, and support communities to respond to change while maintaining wellbeing, prosperity and environmental resilience.

Sensitivity: General

Changes to Principle 8

Principle 8 reads as follows: **Make best use of existing assets and strengthen local capability.** Based on the team's review, the reasoning text note for Principle 8 was revised to further strengthen references to optimisation of existing assets before constructing new infrastructure. The revised text now reads as follows:

PRINCIPLE 8: REASONING TEXT

This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co-location, partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration.

Infrastructure investment should support long-term community wellbeing, economic development and environmental outcomes while remaining affordable, resilient and financially sustainable. Existing infrastructure networks, community facilities and public assets should be optimised, renewed and utilised efficiently before significant new infrastructure investment is considered. Where additional infrastructure is required, investment should be prioritised to locations where it supports strategic growth outcomes, addresses existing service deficiencies, improves resilience and delivers the greatest long-term benefit for communities. Innovative, adaptable and integrated infrastructure solutions should also be considered where they can improve affordability, service provision or resilience.

Sensitivity: General

Attachment 1 - Comments received and response

Draft Vision

Table 2 Comments on the Draft Vision

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
V1	Councillor Baucke	Growth and investment is affordable, deliverable and makes efficient use of existing infrastructure and resources	Affordability	Affordability, deliverability and efficient use of infrastructure are important considerations identified in the evidence base. The feedback is relevant, but it relates more strongly to objectives and principles than the short-form vision. It supports how growth is planned and sequenced rather than redefining the future state. As these matters relate more directly to how growth and investment decisions are made than to the long-term future state described by the vision, they should inform objectives and principles relating to infrastructure, sequencing, affordability and efficient use of resources.	No change to vision statement. Vision narrative wording updated to reflect Councillor’s input.
V2	Unknown	The biggest omission for me is affordability. The vision talks about homes, services, infrastructure, economic regeneration and investment, but nowhere does it really say that the Far North must be affordable for the people who already live here or affordable for ratepayers to support.	Affordability	Affordability is a significant issue identified in the evidence base, particularly in relation to housing and infrastructure. However, affordability is an outcome and decision-making consideration rather than a defining feature of the vision itself. The team considered strengthening the objectives relating to housing, infrastructure and investment and their supporting narrative.	No change to vision. Add affordability to relevant objective/principle wording.
V3	Councillor Smolders	A Far North where Council does the basics exceptionally well: reliable infrastructure, efficient core services, sensible regulation and responsible management of ratepayers' money. Every resident is treated equally, private property rights are respected, unnecessary red tape is removed, and rates are kept affordable.	Affordability	The themes of affordability, infrastructure and value for money are relevant, but the proposed alternative vision is not recommended because it focuses on Council operations rather than the district’s long-term spatial future: a spatial strategy vision is intended to describe the desired future of the district as a whole, including environmental, social, economic, cultural and infrastructure outcomes.	No change to vision. The amended Vision narrative encompasses the Councillor’s input implicitly, and refinements to the principles include reference to responsible decisions on infrastructure funding.
V4	Unknown	Kaumātua feel valued and have a secure place and voice in the district so they feel valued and a part of our communities	Better recognition of Māori and Te Tiriti	The comment aligns with the broader concepts of intergenerational wellbeing, inclusion and connection to place. Rather than specifically referencing one demographic group within the vision, consider recognising this through objectives relating to wellbeing, community outcomes and Māori aspirations.	No change to vision. The explanatory text under

Sensitivity: General

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
					objectives and principles has been strengthened to more explicitly recognise Māori rights, aspirations and economic wellbeing.
V5	Councillor Halkyard-Harawira	Kaitiaki of He Whakaputanga & Te Tiriti	Better recognition of Māori and Te Tiriti	The comment relates to the strategic direction and values underpinning the spatial strategy. Recognition of He Whakaputanga and Te Tiriti is most appropriately reflected through the vision narrative and Principle 1 rather than solely within the short-form vision statement.	No change to vision. Added reference to He Whakaputanga and Te Tiriti in Principle 1 explanation and vision narrative.
V6	Unknown	Rangatahi can see a future	Better recognition of Māori and Te Tiriti	Noted. This reinforces an existing theme already reflected in the draft vision.	No change to vision. Project team will check with rangatahi reps on the KSR to seek their perspective.
V7	Aaron Taikato	I'd like to see Te Hiku o te Ika in this narrative. Whats the difference between whanau and people? An alternative..."Te Hiku o te Ika, a place where all communities can build lasting futures, connected to place, and each other"	Better recognition of Māori and Te Tiriti	The comment highlights the importance of local identity and meaningful language. Recognition of Te Hiku o te Ika may be appropriate in supporting narrative. The suggested focus on connection to place and one another aligns well with the intent of the draft vision. Consider this within the revised vision.	Added reference to He Whakaputanga and Te Tiriti in Principle 1 explanation and vision narrative.
V8	Councillor Allen	Omission: He Whakaputanga and Te Tiriti o Waitangi. Guided by Te Ao Māori can only happen through the genuine enactment of these Foundation documents.	Better recognition of Māori and Te Tiriti	The comment relates to the strategic direction and values underpinning the spatial strategy. Recognition of He Whakaputanga and Te Tiriti is most appropriately reflected through the vision narrative and Principle 1 rather than solely within the short-form vision statement.	No change to vision.
V9	Councilor Allen	Te Tiriti should be included in the Vison statement			Add reference to He Whakaputanga and Te Tiriti in Principle 1

Sensitivity: General

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
					explanation and vision narrative.
V10	Councillor Foy	Utilise our sunny and warm climate for solar power opportunities, and reducing the cost of energy for our region.	Renewable energy opportunities	Renewable energy opportunities are an important economic and resilience consideration. However, the vision should remain high level and avoid identifying specific sectors or technologies. This matter is better reflected in objectives relating to economic opportunity, infrastructure and resilience.	No change to vision. Renewable energy opportunities are now referenced within the narrative for objective 1.
V11	Unknown	whānau can build lasting, resilient futures	Resilience	Resilience is a recurring theme in the evidence base and is consistent with the role of a long-term vision. The project team has added reference to ‘thriving’ futures which aligns with the concept of resilience within the vision narrative and short statement, and is consistent with FN2100.	Add reference to ‘thriving’ futures into vision statement.
V12	Unknown	A Te Tai Tokerau that is thoughtful, resilient and productive in its approach to people, animals, environment and the spirit of the land and sea. We want to build strong connected communities by providing strong confident leadership, long term committed strategies while providing the necessities of life, clean water, responsible waste water services, safe roads, responsible waste disposal and community appropriate infrastructure. We want to do this within budget, cutting out bureaucracy and overthinking.	Resilience and affordability	The themes of resilience, community wellbeing, infrastructure and affordability are relevant to the strategy. However, the proposed wording is more detailed and operational than is appropriate for a strategic vision. Relevant components have been incorporated throughout the objectives and principles (including narratives)	‘thriving’ added to Vision and vision narrative Changes to objectives and principles (relevant here are themes for resilience, infrastructure, affordability and community wellbeing).
V13	Councillor Foy	Please can we add a rural focus to part of the vision- supporting our rural sector for our Far North region, to enable economic development of the rural sector. To enable horticulture and agriculture, and utilise our warm climate and soils to enable more economic opportunities for our district.	Rural sector / economic opportunities	Accept in principle, but is addressed through objectives. The importance of agriculture, horticulture, productive land and rural communities is strongly supported by the evidence base. These matters are more appropriately reflected through economic and land-use objectives than through the vision statement itself.	No change to vision. Rural economy and productive land is more clearly reflected in economic and land-use objective.
V14	Councillor Halkyard-Harawira	Build & strengthen intergenerational communities- Strengthen Kaupapa Māori-based	Better recognition of	The comment aligns strongly with themes of intergenerational wellbeing, Māori aspirations, resilience and economic opportunity. These concepts could be reflected across both the vision narrative and supporting objectives.	No change to vision.

Sensitivity: General

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
		initiatives that build community resilience a-ie hauora , education, training , taiao & economic opportunities	Māori and Te Tiriti Resilience economic opportunities		Vision narrative and supporting objectives updated to reflect these key themes.
V15	Councillor Foy	Consider an addition: support the heritage and culture of our region- as the birthplace of the nation. Te rerenga wairua (Cape Reinga), Waitangi, and many more hugely significant locations for the whole nation are based here in the far north.	Heritage and culture	Heritage, culture and identity are important elements of the district's future and could be reflected in the explanatory statement for the vision. However, references to specific sites are more appropriately addressed within supporting narrative rather than the vision itself.	No change to vision. Revision to narrative to include reference to heritage cultural identity of the region
V16	Councillor Foy	Consider an addition: 20 beaches in 20 minutes. Te one roa a tohe - 90-mile beach. All the stunning natural beauty of our region and many harbours with stunning raw and powerful beauty.	Other general suggestions	The comment highlights the district's unique natural character and amenity values, which are already reflected through references to place, environment and identity. However, the specific wording is not suited for a strategic vision statement.	No change to vision.
V17	Unknown	I'm coming from an unashamedly Te Hiku lens in these sessions; infrastructure begins with its people - it is the means, not the end, to prosperity and wellbeing for the Te Hiku region - as it is for the wider FNDC TLA.	Infrastructure	The comment reinforces that infrastructure is an enabler of wellbeing, prosperity and opportunity. This concept is most appropriately reflected through the objectives and principles relating to infrastructure and community outcomes.	No change to vision. Objective 3 and Principle 5 explanation updated to frame infrastructure as enabling wellbeing, prosperity and opportunity.
V18	Pamela-Anne Ngohe-Simon	Make FNDC an affordable place for mana whenua to be able to live and grow their whanau on their ancestral lands.	Other general suggestions	The comment aligns with broader themes relating to housing, affordability, connection to ancestral lands and Māori aspirations. These matters are best reflected through objectives relating to housing, access, Māori aspirations and connection to whenua.	Strengthen Objective 3 explanation and Principle 1 reasoning.
V19	Matua Kipa Munro	A Far North where our communities can build lasting futures, connected to place and each other	Other general suggestions	Noted. This wording reinforces the intent of the existing short-form vision and supports retaining a concise, place-based statement focused on connection and long-term futures.	No change to vision.
V20	Unknown	I think we need to use a different term for "Far North" because when we talk about	Other general suggestions	Clarify throughout public-facing reports that the strategy will apply across the entire Far North District.	No change to vision.

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Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
		Far North some people think we just mean Te Hiku			
V21	Unknown	Simplify - remove the unnecessary "ands"	Other general suggestions	The role of the vision is to provide a clear and memorable long-term direction. Opportunities to simplify language without losing strategic intent should be explored.	The wording has been simplified where possible.
V22	Unknown	We want our people to want to live here, be proud of where they live and absolutely love it. We want business to know they are valued and needed in our communities. We want our primary industries to know they are valued and their reputation on a global scale are protected because we believe in them here at home. We want visitors to be welcomed, valued and appreciated for their interest in coming here and sharing in who we are, because their money spent is valued, but also their memories shared about our beautiful rohe. We want our churches to be valued and spreading the word of the lord to bring morality and guiding spirit back into our communities.	Other general suggestions	Themes of pride, enterprise and welcome are relevant, but the vision should remain broadly applicable to all communities.	No change to vision.
V23	Councillor Smolders	I think the draft vision is too broad and moves well beyond what I believe the core purpose of local government should be. It describes an aspiration for society as a whole — covering wellbeing, cultural connection, environmental outcomes, economic resilience, housing, social networks and intergenerational outcomes — rather than clearly defining what Council itself should be responsible for delivering. Many of those aspirations are positive, but that does not necessarily mean they should all become responsibilities of local government. I would like the vision to put much greater emphasis on core services, affordability and accountability to all ratepayers and residents . Council should focus first and foremost on doing the basics exceptionally well: reliable roads and infrastructure, water, wastewater, stormwater, waste services and efficient regulatory functions.	Other general suggestions	The feedback raises important considerations regarding affordability, infrastructure provision, value-for-money, efficient service delivery and the need for growth to be supported by available funding and infrastructure. These matters are supported by the evidence base and should be reflected within the objectives and decision-making principles, particularly those relating to infrastructure, affordability, sequencing of growth and use of existing assets. However, the purpose of the vision is to describe the long-term future the district is seeking to achieve, rather than to define Council's operational responsibilities or levels of service. The evidence base identifies a broad range of factors that will influence the district's future, including infrastructure, housing, economic opportunity, environmental stewardship, community wellbeing, cultural identity, climate resilience and access to services. Accordingly, it is appropriate that the vision reflects these wider place-based outcomes. The proposed alternative vision is therefore not recommended as a replacement for the draft vision. However, the themes of affordability, infrastructure delivery, financial sustainability and efficient use of resources have been incorporated, where relevant, into refinements to the objectives, principles and supporting explanations. While local government is an important delivery partner, the District-Wide Spatial Strategy is intended to guide the future development of the district as a whole. As such, the vision	No change to vision. Amendments to objectives, principles and narratives where relevant,

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Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
		It should manage ratepayers' money carefully, keep rates affordable and ensure expenditure produces clear and measurable benefits. I also believe the vision should explicitly recognise private property rights and the need to reduce unnecessary regulation and red tape. Council should enable people, businesses and communities to prosper rather than creating additional layers of bureaucracy that increase costs or restrict what people can reasonably do with their own property. Finally, I want a vision that is clearly about all residents and ratepayers equally, rather than embedding co-governance or giving particular groups a different status within Council's overarching direction. Council can recognise the history and diversity of the Far North while still having a simple democratic principle at its centre: it serves everyone equally and elected representatives remain accountable to the whole community. My preferred vision would therefore be: “A Far North where Council does the basics exceptionally well — delivering reliable infrastructure and efficient core services while managing ratepayers' money responsibly. Council serves all residents and ratepayers equally, respects private property rights, removes unnecessary red tape and keeps rates affordable.”		appropriately focuses on long-term outcomes for places, communities, infrastructure, environment and the economy rather than Council activities alone.	
	Councillor Allen	I do like connected to place and supporting rangatiratanga through access to land, housing, infrastructure and opportunity.	General support	Noted. This comment supports the existing strategic direction and reinforces the importance of connection to place, access to opportunities and support for Māori aspirations.	No change to vision.

Draft Objectives

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Table 3 Comments on the Draft Objectives

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
O1	Councillor Stratford	Support the korero for objective 1	General support	Noted.	No change to objectives.
O2	Unknown	I like all of these as an intent for strategic spatial planning	General support	Noted.	No change to objectives.
O3	Councillor Smolders	Support the intent behind some of these objectives, particularly around infrastructure, housing and enabling a strong local economy. However, I think they are too broad and risk expanding Council's role well beyond its core responsibilities. I would like the objectives to focus much more clearly on reliable core services, affordable rates, value for money, efficient consenting, less unnecessary red tape and respect for private property rights. Environmental and natural-hazard regulation should be evidence-based and proportionate, rather than creating open-ended obligations to “protect and restore”. Most importantly, the objectives should make clear that Council serves all residents and ratepayers equally and is accountable for delivering the basics exceptionally well. Deliver reliable, affordable core infrastructure and services. Keep rates affordable and demonstrate value for every ratepayer dollar. Enable housing and economic growth through efficient infrastructure, planning and consenting. Protect private property rights and remove unnecessary regulation and red tape. Manage genuine environmental and natural-hazard risks using evidence-based, proportionate regulation. Serve all residents and ratepayers equally through transparent, democratically accountable decision-making.	General support Other general suggestions	The comments relating to infrastructure, affordability, economic opportunity and effective service provision align with the purpose of the objectives. Consider strengthening references to affordability, efficient infrastructure investment and deliverability. However, proposed objectives focused solely on Council operations, property rights and democratic governance extend beyond the intended role of the spatial strategy objectives.	Strengthened Objective 4 wording or explanation around affordability and infrastructure capacity.

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	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
O4	Unknown	These are very aspirational, achieving or working toward those is a whole other beast. When some parts of our region, particularly remote/rural coupled with the additional cost of infrastructure let's say, let alone the underinvestment to get up to par, the fiscal envelope starts to determine the ROI and placement against these aspirational objectives.	Other general suggestions	The comment highlights the importance of deliverability, infrastructure funding and affordability. Consider strengthening Objective 4 and associated explanatory text to better recognise infrastructure constraints, investment sequencing and affordability.	Strengthen Objective 4 and related explanation.
O5	Councillor Stratford	Consider if we can simplify the objectives to be more 'plain English'	Other general suggestions	Objectives should clearly communicate desired outcomes and should be simplified where possible without losing meaning or strategic intent.	Simplify wording where this improves clarity without losing strategic intent.
O6	Councillor Allen	I like the objectives, would like to see more thinking around Te Tiriti obligations. Also, and please let me know if these are written elsewhere, but where does tāngata whenua and hāpori voice come in as an objective?	Better recognition of Māori and Te Tiriti	Greater recognition of Te Tiriti obligations, tāngata whenua aspirations and community voice should be considered. These matters are appropriate strategic outcomes and may be reflected through refinement of existing objectives and supporting text.	Added wording to relevant objective explanation, including Objectives 3, 2 or 5, and align with Principle 1.
O7	Councillor Foy	There is no mention of enabling new infrastructure. There is no mention of supporting and enabling the rural economy. There is no mention of supporting a regionally connected and rurally focused economy.	Rural sector / economic opportunities	The evidence base identifies infrastructure as an enabler of growth and opportunity. Consider strengthening the objectives to more explicitly recognise enabling infrastructure, productive sectors, rural economies and regional connectivity. The Far North is fundamentally a rural district, with towns and centres functioning within wider rural, coastal and cultural catchments. As a result, rural outcomes are embedded throughout the framework rather than being treated as a separate topic. For example: - Objective 4 recognises the relationship between centres, rural communities, marae, catchments and coastal settlements. - Objective 1 supports productive sectors, Māori economic development and local enterprise, all of which are strongly linked to rural land and communities. - Objective 5 protects productive soils, food-producing landscapes, environmental systems and cultural landscapes. - The decision-making principles also recognise rural settlements, productive areas, accessibility, local capability and environmental stewardship.	Strengthened Objective 1 and Objective 4 explanations.
O8	Unknown	Objective 2: Improve access = Interested to see how this collaboration will work in practice	Other general suggestions	Noted. The comment relates primarily to implementation rather than the objective itself. The objective appropriately describes the desired outcome, while delivery mechanisms should be considered in subsequent stages of the spatial strategy.	No change to objectives.

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Draft Principles

Table 4 Comments on the Draft Principles

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
P1	Councillor Foy	Re-think restoring natural systems in Principle 4 - what this means for farming and economic opportunities (e.g. additional words: while enabling existing rural activities, or restore natural systems on public land only). Note: Far North is abundant already with natural ecosystems / environments	Rural sector / economic opportunities	The principle should recognise both environmental outcomes and the importance of productive rural land and economic activity. Consider clarifying wording to avoid implying that environmental restoration and rural productivity are mutually exclusive. However, limiting restoration activities to public land is not recommended.	Amended Principle 4 reasoning text to better recognise productive land and food-producing landscapes.
P2	Kohepu Rudkin	I'd also like to see more of an emphasis/thinking that Arohanui has expressed in terms of Te Tiriti obligations	Better recognition of Māori and Te Tiriti	The principles provide the most appropriate location to articulate how Te Tiriti obligations and tangata whenua relationships should influence decision-making. Principle 1 should be reviewed accordingly.	Strengthened Principle 1 wording and explanation.
P3	Unknown	Te Tiriti and He Whakaputunga should be captured in Principle 1	Better recognition of Māori and Te Tiriti	This comment directly relates to how decisions are made and is appropriately addressed in Principle 1.	Strengthened Principle 1 wording and explanation.
P4	Unknown	Is there a place in the DWSS where we can discuss climate resilience and adaptation? Covered in principle 7 but could be strengthened	Climate adaptation and resilience	Climate adaptation and resilience are decision-making considerations that should guide future spatial choices. Consider strengthening Principle 7 and explicitly referencing alignment with existing adaptation work.	Strengthened Principle 7 and confirm alignment with relevant climate adaptation work.
P5	Unknown	ensure #7 is in line with FNDC climate policy and regional adaptation strategy			
P6	Unknown	I love principle #6	General support	Noted.	No change to decision-making principles.
P7	Councillor Stratford	Consider adding reference to innovative infrastructure solutions (this is included in FN2100). If not here, then objectives*	Infrastructure and innovation	Innovation is a useful decision-making lens when considering infrastructure constraints, resilience and affordability.	Innovative infrastructure approaches added to in Principle 5 explanatory note.
P8	Unknown	Council supports innovative solutions			
P9	Unknown	Are these in order of priority?	Other general suggestions	Principles are generally intended to be considered together rather than as a hierarchy. Prioritisation of competing considerations is better addressed through the assessment framework used to evaluate future spatial options (that will ultimately be developed in line with these principles).	No change to decision-making principles.
P10	Kohepu Rudkin	I like Principle 2 because it recognises that the FN isn't just Keri, Kho and Kta. It acknowledges marae, rural and coastal communities. I would want to	Other general suggestions	This aligns directly with Principle 2 and the place-based nature of the strategy. Consider strengthening the wording to acknowledge different community needs, functions and aspirations.	Added “different roles, needs and aspirations” to

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	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
		explicitly recognise that different communities have different needs and roles			Principle 2 explanation.
P11	Unknown	Remain nuclear-free	Other general suggestions	This is outside the scope of the VPO	No change to decision-making principles.
P12	Councillor Foy	Principles should be focused on the 'must haves' that are most important, which will inform the Regional Spatial Plan and achieve alignment with other councils for our regional focus. An option to 'prioritise' the key principles as a hierarchy (identify which ones are most important to Far North)	Other general suggestions	The principles are intended to be applied together. The relative weight given to each principle should be addressed through the options assessment and implementation framework (if determined appropriate at that time) rather than by creating a fixed hierarchy.	No change to decision-making principles.
P13	Kohepu Rudkin	Is "partner with" strong enough, What does partnership actually mean in practice and how will we know it has happened?	Other general suggestions	The comment highlights the need for greater clarity regarding what partnership means in practice and how it will influence decision-making. Consider strengthening explanatory text accompanying Principle 1.	Strengthen Principle 1 explanation.
P14	Unknown	Consider amalgamating principle 3 and 8	Other general suggestions	There is some overlap between integrated planning and efficient use of assets. Review opportunities to simplify the framework; however, care should be taken not to lose the distinction between integrated decision-making and implementation-focused efficiency.	Reviewed for duplication, recommend retaining two separate Principles to retain the distinction between integrated decision-making and efficient use of assets.
P15	Unknown	Combine Principles 3 and 8 Current Principle 3 Integrate land use, infrastructure, transport, environment, economy and wellbeing Current Principle 8 Make best use of existing assets and strengthen local capability Both are really about integrated and efficient planning. A merged principle could be: Plan and invest in an integrated and efficient way.			
P16	Unknown	Principle 3 I would add infrastructure capacity and affordability, little value in identifying areas for growth if we can't afford to provide	Other general suggestions	Infrastructure capacity and affordability are key decision-making considerations identified throughout the evidence base and should be more explicitly reflected in the relevant principles.	Added to Principle 8 explanation.
P17	Unknown	Principle 3. Infrastructure is the enabler for housing development and economic development.	Other general suggestions	This comment reinforces the role of infrastructure as a key consideration when evaluating development and investment options and should be reflected in the infrastructure-related principles.	Strengthened Principle 5 explanation.
P18	Unknown	Principle 1. Connecting back to some korero today 'trade-offs'	Other general suggestions	The comment highlights the need for trade-offs to be transparent and informed by the differing roles and needs of places across the district. Consider strengthening Principle 2 and associated explanatory text.	Strengthened Principle 2 explanation.

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	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
		this is where sub regions like Te Hiku are continually overlooked.			
P19	Unknown	Principles are very aspirational but what mechanisms will ensure they actually change decision making and investment priorities? In particular how will we ensure that rural and smaller communities, iwi, hapu, infrastructure capacity, affordability and climate resilience are not simply considered, but are decisive factors in decisions we make?	Other general suggestions	The principles themselves establish the decision-making framework; future stages of the DWSS should clearly explain how the principles will be applied when assessing options and prioritising investment.	No change to decision-making principles.
P20	Unknown	Will this link to the Integrated Transport Strategy (FNDC) and Walking and Cycling Strategy (Northland)	Other general suggestions	This relates to implementation and alignment with other work programmes rather than to the principles themselves. Relevant linkages should be documented in later stages of the project.	No change to decision-making principles
P21	Unknown	Combine Principles 6 and 7 Current Principle 6 Improve equity, accessibility and wellbeing Current Principle 7 Build resilience and adaptability over time These are both fundamentally about communities thriving through change. A merged principle could be: Support resilient, equitable and adaptable communities	Other general suggestions	There is some overlap in the concepts of wellbeing, equity and resilience. The suggestion to merge principles was considered but not adopted. While both principles relate to effective planning, they serve different purposes. Principle 3 focuses on integrated decision-making across land use, infrastructure, transport, environmental, economic and wellbeing considerations. Principle 8 focuses on implementation efficiency, including the optimisation of existing assets, infrastructure investment and local capability. Retaining separate principles provides clearer guidance during both strategy development and implementation.	Reviewed the framework for duplication, but retain clear coverage of both equity / accessibility and resilience / adaptability.
P22	Councillor Smolders	I think these principles are too broad and complicated for what should be a straightforward framework for Council decision-making. My preference is for principles that require Council to focus on core services, affordability, value for money, infrastructure capacity, property rights and reducing unnecessary regulation . Decisions should be evidence-based, financially sustainable and clearly demonstrate the benefit to ratepayers. I do not support Principle 1 as currently framed around “Partner with tangata whenua and uphold Te Ao Māori.” Council should engage appropriately	Other general suggestions	The comments relating to affordability, infrastructure capacity, value for money and evidence-based decision-making raise legitimate considerations and should be considered in refining the principles. However, the evidence base identifies tangata whenua aspirations, Te Ao Māori, cultural landscapes and partnership as fundamental district-wide considerations. For this reason, Principle 1 should be retained, although its purpose and practical application could be clarified.	Retain Principle 1, while clarifying its purpose and application. Strengthening affordability, value for money and infrastructure capacity in principles 5 and 8

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	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
		with iwi and hapū where there are specific statutory or Treaty settlement obligations, just as it engages with other affected communities, but this should not create co-governance, preferential decision-making rights, or a separate overarching partnership role in Council governance. Ultimately, elected councillors must make decisions democratically and remain accountable to all residents and ratepayers. I would also strengthen the principles by explicitly requiring Council to serve everyone equally, protect private property rights, minimise rates and regulatory burdens, and demonstrate that Council is the appropriate organisation to undertake an activity before committing ratepayer money.			

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Attachment 2 – Clean Version of Proposed Revised Vision, Principles and Objectives (as Recommended)

Vision

VISION IN ONE SENTENCE / VISION STATEMENT

A Far North where people and whānau can build thriving futures, connected to place and each other.

VISION NARRATIVE

The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments, resilient infrastructure (including transport networks) and a productive, diverse economy.

Young people can see a future for themselves here, whānau can remain connected to place, and communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment.

Guided by Te Ao Māori and shaped by the distinctive character of the district, growth and change strengthen environmental health, support economic opportunity, and enable the aspirations of communities and tangata whenua. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

Objectives

The objectives establish the outcomes needed to realise the vision for the Far North and provide a framework for evaluating future spatial options and investment priorities. While the objectives apply across the district, they do not assume that every community will grow, change or develop in the same way. The evidence base consistently highlights that different parts of the Far North perform different functions, face different opportunities and constraints, and will require different responses.

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OBJECTIVE 1:**Support a thriving, locally connected and regenerative economy***What does this look like in practice?*

Strengthen local employment, Māori-led economic development, rural industries, including agriculture, horticulture and aquaculture, value-add industries, tourism, renewable energy opportunities, productive sectors, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

Reasoning: The economic evidence identifies a district economy with significant opportunities, but one that currently remains reliant on a relatively small number of sectors and centres. Building resilience will require supporting existing economic strengths while creating opportunities for diversification, innovation and greater value retention within the district. This includes recognising the importance of agriculture, horticulture, aquaculture, tourism, renewable energy opportunities, Māori-led economic development and local enterprise. The objective also acknowledges the important economic relationship between towns, rural communities and their wider catchments.

OBJECTIVE 2:**Strengthen the district's network of centres, communities and catchments***What does this look like in practice?*

Reinforce the complementary roles of centres, communities, marae, rural areas and coastal settlements so that growth, services, infrastructure and investment strengthen local identity, connectivity and community wellbeing.

Reasoning: The evidence consistently demonstrates that the Far North functions as a network of interconnected places with different roles, needs and opportunities. This objective recognises that future planning should respond to the aspirations of local communities, hapori and tangata whenua while strengthening connections between towns, rural communities and their wider catchments. It provides a foundation for place-based planning that reflects local identity, cultural values and community aspirations.

OBJECTIVE 3:**Improve access to homes, services, facilities and opportunities***What does this look like in practice?*

Improve access to safe, affordable housing, education, healthcare, employment, recreation, transport, digital connectivity and community services across the district.

Reasoning: The evidence highlights significant variation in access to services, housing, employment and opportunities across the district. This objective recognises that improving wellbeing is not solely about accommodating future growth, but also about addressing existing barriers faced by communities experiencing deprivation, remoteness or limited access to opportunities. It also recognises that access is one of the main spatial issues for a dispersed district. In this context, it

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includes supporting pathways for papakāinga and Māori housing, improving access to ancestral land, and ensuring that communities can participate in and benefit from future prosperity. Particular attention should be given to housing affordability, cost-of-living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

OBJECTIVE 4:

Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice?

Direct and sequence growth to locations where infrastructure capacity, transport access, water and waste systems, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

Reasoning:

Infrastructure emerged as the strongest and most consistent theme across the evidence base and engagement. Infrastructure is not simply a constraint; it is an enabler of housing, economic development, community wellbeing and long-term prosperity. This objective recognises that future growth should be aligned with infrastructure capacity, investment priorities and realistic funding pathways. It also acknowledges the importance of sequencing development, addressing infrastructure deficits, exploring innovative infrastructure solutions and ensuring that growth remains affordable and deliverable over time.

This objective gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable and achievable.

OBJECTIVE 5:

Protect and restore environmental systems, taonga and cultural landscapes

What does this look like in practice?

Protect, restore and enhance freshwater, coastal environments, wetlands, indigenous biodiversity, rural environmental values, productive soils, mahinga kai, wāhi tapu, cultural landscapes and other taonga, so that environmental health and cultural wellbeing are strengthened over time.

Reasoning: This objective reflects one of the most consistent themes across the iwi and hapū management plans, environmental material and district-wide strategies. It also provides a direct bridge between environmental management and spatial planning, making clear that natural systems and cultural landscapes should actively shape future development patterns. Critically, this applies to urban, rural, and natural environments, noting that different values can apply to these different areas.

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Decision-making Principles

The principles provide a framework for how decisions should be made as the district grows and changes over time. They reflect the recurring themes emerging from the evidence base and are intended to guide the evaluation of future spatial options, investment priorities and development decisions. Together, they provide a consistent basis for balancing environmental, cultural, social, economic and infrastructure considerations when assessing future opportunities and trade-offs.

Principle 1. Partner with -lwi and hapū, uphold Te Ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Explanation: *Spatial planning will be undertaken in partnership with iwi and hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.*

Reasoning: Many iwi and hapū plans identify aspirations relating to housing, papakāinga development, economic development, environmental stewardship, education, workforce development and intergenerational wellbeing. Partnership is not solely about participation in planning processes; it is about ensuring decision-making recognises Māori rights that give expression to Māori values, aspirations and priorities and considers how future growth, investment and environmental management can contribute to meaningful outcomes for Māori communities and future generations. Partnership will also inform future decision-making and investment prioritisation.

Principle 2. Plan as a connected network of places

Explanation: *Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, with each place contributing differently to the district's future, and acknowledge that different places have different roles, needs, opportunities and aspirations.*

Reasoning: The evidence base consistently points to a polycentric or hub-and-catchment district structure, including differentiated roles for places such as Kerikeri/Waipapa, Kaitiāia, Kaikohe, the Bay of Islands, Kawakawa-Moerewa and smaller rural communities. This principle helps avoid a one-size-fits-all approach and creates a basis for assigning different roles, levels of service and investment priorities across the district.

Principle 3. Integrate land use, infrastructure, transport, environment, economy and wellbeing

Explanation: *Spatial decisions will be made by considering land use, infrastructure, transport, environmental systems, housing, economic development, culture and community wellbeing together, rather than as separate workstreams.*

Reasoning: The logic of the foundation material is strongly integrated. Transport, social wellbeing, economic structure, environmental limits, waste systems, community facilities and cultural outcomes are all shown as spatially connected. This principle gives the spatial strategy a clear role as an integrating framework, rather than a land-use plan alone.

Principle 4. Work within environmental limits and restore natural systems

Explanation: *Growth, land use and investment decisions will protect and restore environmental systems, recognise natural limits, avoid harm to taonga and cultural landscapes, support food-producing landscapes and productive land, support the long-term mauri of whenua, wai, moana and ecosystems and strengthen the resilience and health of natural systems for future generations.*

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Reasoning: Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods.

The Far North's natural environment is fundamental to the district's identity, wellbeing, economy and cultural values. Environmental protection and restoration should support healthier waterways, indigenous biodiversity, landscapes, ecological networks and resilience to climate change. The principle also recognises the importance of productive rural land, food-producing landscapes and natural resources that support communities, local employment and long-term economic prosperity.

Future growth and development decisions will often require balancing environmental, social, cultural and economic outcomes. This principle provides a framework for navigating those trade-offs by recognising that environmental systems, productive land and cultural landscapes are not simply constraints on development, but are long-term assets that underpin the district's wellbeing, resilience and prosperity.

Future growth and development should avoid unnecessary loss or fragmentation of productive land and seek opportunities to achieve positive environmental outcomes while maintaining the capacity of the district's rural areas to support food production and economic activity.

Principle 5. Sequence growth and investment around infrastructure, access and risk

Explanation: *Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.*

Reasoning: Infrastructure is a fundamental enabler of housing development, economic opportunity, social wellbeing and environmental outcomes. This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly. Finally, this principle recognises that innovation, adaptability, resilience and efficient use of existing assets will be important where infrastructure funding and delivery challenges exist.

Principle 6. Improve equity, accessibility and wellbeing

Explanation: *Decisions will prioritise improved access to housing, services, facilities, transport, digital connectivity, public places and opportunities, particularly for communities facing cumulative disadvantage, remoteness or barriers to participation so that people, whānau and communities can participate in and benefit from the district's future prosperity and wellbeing.*

Reasoning: The social wellbeing assessment, community profiles, engagement findings and iwi and hapū aspirations all highlight significant variation in access to services, housing, employment opportunities and community infrastructure across the district. The evidence also identifies the cumulative effects of deprivation, remoteness and historical underinvestment on community wellbeing. This principle recognises that improving outcomes

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is not only about physical access to services and infrastructure, but also about improving opportunities for people and whānau to participate in community life, education, employment and economic development. It provides a basis for assessing how future spatial options contribute to more equitable outcomes across the district, particularly for rural communities, rangatahi, Māori communities and places facing persistent disadvantage.

7. Build resilience and adaptability over time

Explanation: *The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.*

Reasoning: The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. These are major influences on future development patterns. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early, and recognises that future decisions should remain flexible and adaptive, align with climate adaptation planning, and support communities to respond to change while maintaining wellbeing, prosperity and environmental resilience.

8. Make best use of existing assets and strengthen local capability

Explanation: *Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.*

Reasoning: This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co-location, partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration.

Infrastructure investment should support long-term community wellbeing, economic development and environmental outcomes while remaining affordable, resilient and financially sustainable. Existing infrastructure networks, community facilities and public assets should be optimised, renewed and utilised efficiently before significant new infrastructure investment is considered. Where additional infrastructure is required, investment should be prioritised to locations where it supports strategic growth outcomes, addresses existing service deficiencies, improves resilience and delivers the greatest long-term benefit for communities. Innovative, adaptable and integrated infrastructure solutions should also be considered where they can improve affordability, service provision or resilience.

5.4 NGĀ KAUPAPA MĀORI REPORT

File Number: A5938156

Author: Llani Harding, Pouhautū - Manager - Te Hono

Authoriser: Aaron Taikato, Manuhautū Te Hono – Group Manager Te Hono

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide Te Kuaka Committee for Strategic Māori Relationships (Te Kuaka) with an update on Ngā Kaupapa Māori - Matters of Importance to Māori since the last report tabled on 14th July 2026.

WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- Te Kuaka is committed to ensuring that the work of the Committee is carried out in a way that enhances the social, economic, cultural, and environmental wellbeing of the Far North District and assists Council, as appropriate, in conducting and maintaining effective, good-faith working relationships with Māori communities.
- Ngā Kaupapa Māori - Matters of Importance to Māori are raised at Council meetings and/or by the Kahika-Mayor and Councillors, Te Kahu o Taonui Iwi representatives, or members of the public. This report serves as a mechanism to provide Te Kuaka Committee with an update on these matters.

TŪTOHUNGA / RECOMMENDATION

That Te Kuaka Committee for Māori Strategic Relationships receive the report Ngā Kaupapa Māori Report – Matters of Importance to Māori – July to August 2026.

NGĀ KAUPAPA JULY – AUGUST 2026 TE HIKU WĀRI.

26 July 2026 – Te Hono Engagement Hui – Te Manawa O Ngāti Tara Marae - Parapara

This hui strengthened communication and relationships with Te Manawa o Ngāti Tara Marae, including updates to Hapū contact information and engagement records. Hapū shared progress on key environmental and cultural initiatives, including dune restoration, GIS mapping, and the identification of culturally significant sites. The discussion provided Council with greater insight into Hapū priorities, aspirations for protecting taonga and wāhi tapu, and preferred communication pathways. Opportunities for Council support were identified, including connecting Hapū with relevant staff, providing guidance on Council processes and funding opportunities, and supporting ongoing engagement and collaboration.

The hui contributed to Te Pae o Uta by strengthening relationships with Hapū, supporting effective engagement, and enabling Māori participation in Council processes while identifying opportunities for future collaboration and shared outcomes.

NEXT STEPS

- Update Council records with the revised Hapū contact information.
- Maintain regular engagement through Te Hono.
- Explore opportunities to support the development and implementation of the Taiao Hapū Development Plan.
- Maintain engagement with Te Manawa o Ngāti Tara and monitor progress on environmental and cultural mapping initiatives.
- Facilitate connections with relevant Council teams to support identified environmental and cultural priorities.

- Provide information on available funding opportunities and Council processes that may assist Hapū-led projects.
- Identify potential partnership and funding opportunities.
- Provide ongoing Council information, advice and support relevant to Hapū priorities.

3rd August - Lake Ngātu Karakia – New Alcohol Ban Signs

Karakia was held to acknowledge and provide cultural support for the introduction of the new alcohol ban at Lake Ngātu. The blessing was an important step in recognising the significance of the lake to local Iwi and the wider community, and to support the protection of the area as a safe and welcoming place for recreation, cultural activities and whānau. The Policy and Planning team led the review of alcohol ban areas and supported the evidence-based policy process that resulted in Lake Ngātu being designated an alcohol ban area. They provided the research and implementation information that underpinned the communications and community celebration activities.

The alcohol ban responds to requests from local Iwi Ngāi Takoto and community members seeking to protect the wellbeing of people using the lake and the health of the natural environment. The karakia provided an opportunity to formally acknowledge the kaupapa, bring together those involved, and reaffirm our shared responsibility as kaitiaki to protect Lake Ngātu for present and future generations of Te Hiku o Te Ika.

The ceremony was led and blessed by Rev Tuterangi Rameka, with attendance from Cr Hilda Hayward-Harawira, Council staff and Ngāi Takoto Iwi representatives.

As with all Te Hono engagements with Iwi, Hapū and Marae, this kaupapa strengthened relationships with our tangata whenua partners and supported meaningful partnership through culturally appropriate engagement.



Image credit: Te Hono

10 August 2026- Te Hono Engagement Hui- Haititaimarangai Marae 339 Trust

Kaiārahi Kaupapa Māori facilitated a hui with the Haititaimarangai Marae 339 Trust to introduce Te Hono, provide an overview of Council's structure and current initiatives, and discuss the support available to iwi, hapū and marae across Te Hiku o Te Ika.

The hui provided an opportunity for the Trust to share its aspirations, priorities and key kaupapa, helping to inform future engagement and identify opportunities for Council support. The engagement strengthened the relationship between Council and the Trust and established a foundation for ongoing collaboration.

Several key issues and matters of importance to the Trust were raised and recorded during the hui to inform Council's ongoing work and engagement activities. These matters will be considered through the appropriate Council channels, with follow-up discussions and outcomes to be communicated as they progress.

Outcomes

- Strengthened the relationship between Council and Haititaimarangi Marae 339 Trust.
- Increased awareness of Te Hono's role and the support available through Council.
- Captured and recorded the Trust's aspirations, priorities and key issues to inform future engagement and decision-making.
- Established a pathway for ongoing communication, collaboration and information sharing.
- Identified opportunities for continued engagement between Council and the Trust on matters of mutual interest.

This engagement supports Te Hono's iwi, hapū and marae engagement commitments and contributes to Te Pae o Uta by strengthening relationships and supporting meaningful Māori participation in Council processes and decision-making.

14th August 2026 - Blessing of Te Ahu Workspace and Acknowledgement of Joe Tua

The Te Ahu office and the desk of long-serving Council staff member Joe Tua were blessed by local Te Rarawa kaumatua John Paitai on Friday 14 August, as colleagues gathered to remember Joe and his legacy.

Matua John led a form of taki (ceremonial first entry into the building), followed by those in attendance, and a karakia whakawātea (clearing prayer). Staff also shared words about Joe, who gave more than 21 years of dedicated service to Far North District Council.

Joe joined Council in May 2005 as a Monitoring Officer and later became a Monitoring Compliance Officer. He was passionate about bringing the Te Ahu whānau closer together, often using food to connect people, share time together and strengthen relationships.

The blessing concluded with a small hākari attended by staff who had worked alongside Joe, providing another opportunity to acknowledge a respected colleague and kaumatua who made a lasting contribution to Council and his community. This gives effect to Te Pae o Uta by including staff in cultural safety practices such as whakawātea and karakia to uphold tikanga and spiritual understanding.

This opportunity also provided our kaimahi at Te Ahu to experience and take part in the formalities around tikanga building their cultural capabilities and confidence align to our internal tikanga policy.



Image credit: Te Hono

24 August 2026 – Te Hono Engagement Hui - Te Rarawa Marae

Te Rarawa Iwi/Hapū engagement hui was hosted at Te Rarawa Marae, Pukepoto, Monday 24th August 2026. Representatives acknowledged the ongoing engagement and appreciated Council efforts to reach out directly to our communities, share information and improve awareness of our services.

Te Rarawa representatives noted they have attended several engagement hui and advised they will now invite Council to future hui to continue the kōrero and provide opportunities for further presentations.

The outcome provided positive engagement with strong support for a continued relationship-building and regular information sharing opportunities between Council and Te Rarawa Marae.



Image credit: Te Hono

Te Rarawa Papakāinga – Housing Blessing and Opening

The Te Rarawa Papakāinga housing blessing and opening, acknowledging this significant milestone for whānau and Te Rarawa.

The engagement supported the ongoing relationship between Council and Te Rarawa and aligned with the commitments and intent of the Te Rarawa Memorandum of Understanding (MOU), particularly through maintaining meaningful engagement, strengthening partnership, and supporting iwi aspirations.

The occasion provided an opportunity for Council to be present alongside Te Rarawa and whānau, reinforcing positive relationships and demonstrating Council's commitment to ongoing partnership and engagement with Te Rarawa.

NGĀ KAUPAPA JULY – AUGUST 2026 PĒOWHAIRANGI - WHANGAROA WĀRI.**9 July 2026 - Māori Business Engagement – ĀTEA Ltd**

Te Hono supported Council's Procurement Specialist and Business Compliance team to engage with ĀTEA Ltd, a Māori-owned and operated business, to discuss their interest in working with Council and to explore potential opportunities for future services.

The engagement focused on providing general guidance to help ĀTEA Ltd understand Council's procurement processes and identify appropriate pathways for future opportunities. As ĀTEA Ltd did not have a formal proposal to table at the time, the discussion was exploratory and focused on connecting the business with the relevant Council teams.

ĀTEA Ltd was encouraged to maintain engagement with the Business Compliance team and explore potential opportunities with Council's Transportation Network team.

This engagement supports Te Pae o Uta by strengthening pathways for Māori businesses to understand and participate in Council processes, while supporting relationship-building and opportunities for Māori-led businesses to contribute to Council outcomes.

22 July 2026 - Matauri X Incorporation Customer Hui.

Kaiārahi Kaupapa Māori and Whenua Māori Engagement Officer met with the chairperson for Matauri X Incorporation (MXI) to discuss the progression of a Memorandum of Understanding (MoU) and Whenua Māori rates relief opportunities for MXI. Discussion also touched on the maintenance and servicing of the public toilets in the carpark just back from the beach front.

Council provided advice for MXI to complete the update of titles for Matauri X block. Once Council receive the updated information, rates relief provisions can then be investigated further. This has been an ongoing historical relationship issue dating back to before the existence of Te Hono within Council.

Our Whenua Māori Engagement Officer has provided all the rating information and options available to MXI for them to follow up on and we can look to support resolve their concerns. MXI have been asked to supply the updated information on prior occasions.

To date, Council have been maintaining and servicing the toilets mentioned above as well as surrounds and berms.

The following steps would be to look at creating an MoU with Council which would include discussion around the rating schedule and servicing of the public toilets.

A Te Pae o Uta outcome for Council would be building enduring relationships, supporting Māori land aspirations, and creating a practical agreement pathway between Council and MXI.



Matauri Bay and offshore Cavalli Islands: Image credit Tripbucket.com

4 August 2026. Review Mana Ōrite Relationship Agreement with Te Rūnanga o Whaingaroa

Council representatives, met with Te Rūnanga o Whaingaroa Strategic Leadership Team (TROW) at their Kerikeri facility, Te Pūtahitanga.

The hui gave an opportunity for both TROW and Te Hono to reflect on progress, discuss the draft work plan, and identify practical ways to implement the relationship agreement.

The Mana Ōrite Relationship Agreement (MORA) was developed to refresh the previous relationship arrangements between Te Rūnanga o Whaingaroa and Council. Initial discussions were held in Whangaroa in February 2024, and the agreement was formalised in September 2025 at Te Pokapū Community Hub in Kāeo.

The hui confirmed a willingness for TROW to work openly with Council through formal and relationship-based approaches.

Key discussion points:

- Confirming the role of Te Hono team as a relationship monitor within Council.
- The need for TROW to finalise the draft work plan and share it with relevant Council departments.
- The importance of aligning agreed priorities with Long-Term Plan processes.
- Opportunities to explore procurement, system sharing, and use of the Te Kahu o Taonui consenting portal.

Next Steps.

- TROW to continue confirming priority work streams and finalise the draft work plan.
- Te Hono to socialise the confirmed work plan with relevant Council departments and general managers.
- Once Council receives the draft work plan, we will be able to consider the agreed priorities and how these may be reflected through the Long-Term Plan (LTP) processes.
- Both parties to continue regular engagement and identify practical opportunities to support implementation of the agreement.

Council and Te Pae o Uta outcomes strengthens our MORA with TROW through agreed work plans, shared priorities, regular engagement and implementation that will support a long-term relationship with TROW.

NGĀ KAUPAPA JULY – AUGUST 2026 KAIKOHE KI HOKIANGA WĀRI.

20 August 2026- Hapū Marae Engagement Hui (Kokohuia Marae)

Te Hono held a hui at Kokohuia Marae with hapū of Ngāti Korokoro, Ngāti Whararā me Te Pouka, alongside representatives from Te Whakamaharatanga, Te Kai Waha, and Pākanāe Marae. The purpose of the engagement was for Te Hono to provide a clear overview of Council's structure, roles, and services, supporting stronger understanding of how Council operates and how Hapū and Marae can connect with the right teams. This included outlining key functions, points of contact, and the pathways available for Māori communities to access information, raise issues, and participate in Council processes. The hui emphasised transparency, partnership, and ensuring our communities remain informed and connected to ongoing mahi.

The hui also created a space for meaningful kōrero on kaupapa important to Hapū and Marae wellbeing. Participants shared priorities Wastewater Treatment Plant that require better communication and better representation from hapū, to provide workshop on Papakāinga tips and advice, raised questions, and discussed areas where improved would benefit whānau and the wider South Hokianga community by having more council staff utilise Te Hono when engaging with Marae, Hapū, Hapori, better notification on projects to allow good timing and if necessary, a responses. Hapū and marae priorities relating to wellbeing, cultural resilience, and local development were heard and recorded. It gives increased confidence for Hapū and Marae to connect with Council teams and seek support when needed and a reinforced commitment to partnership, transparency, and ongoing collaboration with Council, Iwi, Hapū and Marae across the district.

This increased understanding of Council roles, services, and key points of contact for future engagement. It was to provide a clearer communication pathway and updates on projects, funding opportunities, and Council processes that require Te Hono to assist in helping to provide that information, putting them in touch with the right person.



Image credit: Te Hono

6th August 2026 - E Tū Rangatahi (Ngawha Innovation Park)

E Tū Rangatahi – Stand Up Young Leaders brought together Taitamariki aged 15–24 from across Te Tai Tokerau to explore issues affecting their communities and to develop youth led ideas for positive change. Led by Civic Engagement, and supported by Te Hono, Digital Information, Communications & Engagement, and Events Coordination, the kaupapa provided a well-structured and welcoming environment for Rangatahi to participate confidently and meaningfully.

In the lead up to the event, Rangatahi formed their own teams, selected kaupapa that mattered to them, and worked collectively to shape solutions grounded in their lived experiences. This preparation phase strengthened leadership, critical thinking, and teamwork, giving young people the space to reflect on what is happening in the Far North and how they want to influence the future of their rohe.

On the day, teams gathered at the Mahinga Innovation Centre to present their ideas and take part in a programme centred on collaboration, wānanga, and youth voice. The environment supported open discussion and creativity, allowing Rangatahi to express their perspectives freely and learn from one another. The emphasis remained on participation rather than perfection, valuing their thinking, their voice, and their willingness to step forward as emerging leaders. Its core focus is Empowering Rangatahi as decision makers to be culturally grounded and included in community developments, but also to build resilience on future focused communities as drivers that align with the Rangatahi Strategy. Concluding the event teams were announced on placings of their pitch and the winner will have some time to present to the Mayor's Office.

1st - Te Kura Takiwā o Taipa - Taipa Area School - Strengthening Rangatahi Voice in Local Decision-Making. This pitch explored how young people could have a stronger voice in local decision-making by promoting meaningful engagement with rangatahi. Guided by the principle "Nothing about us, without us," the group emphasised the importance of listening, involving, empowering, supporting, and following through—ensuring rangatahi are genuine partners in shaping the decisions that affect their communities.

2nd Kaitaia College - Te Hiku Hauora Interns Pure Shift – Helping Rangatahi Make the Shift Away from Vaping. This pitch explored the impact of vaping on rangatahi through the lens of Te Whare Tapa Whā. The group examined why young people vape, including peer pressure, stress relief, flavours, and social influences, before introducing Pure Shift—an interactive app that supports rangatahi to quit through educational resources, habit tracking, quizzes, access to support services, and a rewards system that incentivises healthier choices.

3rd Te Kura Kaupapa Māori o Kaikohe -The rangatahi pitch centred on the importance of young people showing up and voting and enrolling in elections. They highlighted that every vote is an opportunity to have a voice, influence the decisions that shape our communities, and create meaningful change. With the Far North having some of the highest rates of unenrolled eligible voters, they emphasised that if more rangatahi enrolled and voted, they could become one of the most influential groups in determining the future of our district. Their message was clear: our voices matter, and by participating in local democracy, rangatahi have the power to shape the communities they want to live in.

Some of the outcomes from this Kaupapa were:

- Rangatahi voice strengthened – young people confidently shared their experiences, concerns and ideas directly with Council.
- Youth participation increased – Rangatahi gained greater awareness of how they can engage with and influence Council decision-making and community outcomes.
- Youth Council development supported – the kaupapa contributed to conversations around establishing a Far North Youth Council and creating stronger pathways for ongoing rangatahi representation.
- Leadership capability developed – Rangatahi demonstrated teamwork, critical thinking, communication and problem-solving skills.
- Council insight improved – honest kōrero provided Council with a clearer understanding of the priorities and challenges facing young people in the district.
- Cross-Council connections strengthened – the kaupapa connected rangatahi with existing youth-focused initiatives across Council, including Community Development and Te Hono.
- Māori youth voice elevated – Te Hono supported meaningful opportunities for Taitamariki Māori to contribute their perspectives and aspirations.
- Future engagement pathways identified – the kaupapa created a stronger foundation for ongoing engagement between Council and rangatahi.



Image credit: Te Hono

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

There are no financial implications involved in receiving this report.

ĀPITI HANGA / ATTACHMENTS

Nil

5.5 TE PAE O UTA TE AO MĀORI FRAMEWORK UPDATE

File Number: A5940408

Author: Kieran Morrison, Principal Advisor - Te Hono

Authoriser: Aaron Taikato, Manuhautū Te Hono – Group Manager Te Hono

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide Te Kuaka Committee for Māori Strategic Relationships with an update on Te Pae o Uta – Te Ao Māori Framework following the Te Kuaka Committee workshop presentation delivered on Friday 21 August 2026.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

The Far North District Council (FNDC) adopted Te Pae o Uta Te Ao Māori Framework at its Council meeting on 7 September 2023 (resolution 2023/8). The framework provides the primary organisational approach for embedding Te Ao Māori across governance, strategy, operations, partnerships and service delivery. Since adoption, the programme has grown to 284 goals across 48 teams, with 99.3% of goals either completed, nearing completion, or actively in progress as at the end of July 2026.

The programme is now entering a maturation phase. It is proposed that no new team goals be added in FY27, allowing teams to focus on closing out current goals, completing a programme-wide health check, and preparing an evidence-based refresh for implementation from July 2027. Te Kuaka Committee is asked to receive this update and note the proposed direction for the next phase of Te Pae o Uta.

The overall principles for Council in respect of Te Pae o Uta are to:

- Recognise He Whakaputanga o te Rangatiratanga o Nu Tireni (Declaration of Independence) and Te Tiriti o Waitangi (Treaty of Waitangi) as the founding covenants of Te Tai Tokerau and Aotearoa New Zealand respectively.
- Acknowledge the importance of relationships, both tangible and intangible, including Ngā Atua, whenua, Mauri o te Wai and taiao.
- Focus on the pursuit of excellence in Te Ao Māori.
- Enable staff to understand key Te Ao Māori concepts and practices.
- Acknowledge kōrero tuku iho at Council by recognising Iwi, and Hapū kōrero

TŪTOHUNGA / RECOMMENDATION

That the Te Kuaka Committee for Māori Strategic Relationships receive the report Te Pae o Uta Te Ao Māori Framework Update.

TĀHUHU KŌRERO / BACKGROUND

Adopted by Council in September 2023, Te Pae o Uta has become the primary framework guiding the integration of Te Ao Māori across the organisation.

Key achievements to date

- Te Pae o Uta – Te Ao Māori Framework adopted by Council and embedded as the organisation's strategic framework for advancing Te Ao Māori.
- Established and expanded the organisation-wide Te Pae o Uta work programme, growing from 161 goals in 2024 to 284 goals in 2026.

- Developed and implemented Te Pae o Waho, a structured cultural competency programme supporting organisational capability and Te Ao Māori understanding.
- Delivered the Te Pae Waiata cultural capability programme and established the Council kapa haka rōpū.
- Developed and endorsed Ka Irihia - Te Reo Māori Action Plan, providing a strategic pathway for increasing the use and visibility of te reo Māori.
- Developed and adopted Te Ao Mārama - Reorua Strategy, strengthening Council's commitment to bilingual communication.
- Developed and adopted Te Kiri Waiwai o Papatūānuku - Whenua Māori Strategy, establishing a coordinated approach to supporting Whenua Māori aspirations.
- Established Te Rōpū Tupu Wanawana to provide governance oversight, strategic guidance and monitoring of Te Pae o Uta implementation.
- Implemented formal six-weekly and quarterly reporting processes to strengthen accountability and performance monitoring of Te Pae o Uta outcomes.
- Strengthened strategic partnerships with Iwi and Hapū through formal agreements.
- Expanded the reach of Te Pae o Uta into Far North Holdings Limited and Pou Herenga Tai Trust.
- Developed and commenced implementation of the Hapū Engagement Programme.
- Achieved national recognition as a finalist in the Human Resources New Zealand Awards, recognising Te Pae o Uta as an innovative organisational initiative.

Since Te Pae o Uta was established, it has evolved from a Māori responsiveness framework into an organisation-wide change programme that is actively influencing governance, organisational capability, service delivery, community engagement and strategic planning.

Te Pae o Uta has achieved three significant outcomes:

Established a Council-wide Māori outcomes framework

A major achievement has been the creation of a common organisational language and framework that applies across governance, strategy, operations, partnerships and service delivery.

Increased organisational participation and accountability

Te Pae o Uta goals are now embedded within Council work programmes and monitored through a structured reporting process. This shows a growing organisational uptake and indicates Te Pae o Uta is increasingly becoming business-as-usual activity across Council.

It has strengthened Māori participation in governance and decision-making

These outcomes are reflected in strategic alignment with Te Pae ki Tawhiti and in practical mechanisms that support participation, leadership and local aspirations.

Strategic alignment to Te Pae ki Tawhiti

Te Kuaka's Strategic Vision: *"Our Far North communities are thriving, self-reliant, inter-dependent, engaged, proud and determined."*

Te Pae o Uta strongly contributes to this vision by:

- Building mechanisms for Māori participation.
- Supporting community-led decision making.
- Strengthening local leadership.
- Recognising Iwi, Hapū and Marae aspirations in planning and service delivery.

Te Pae o Uta can be viewed as one of the key delivery mechanisms helping transform the Te Kuaka vision into operational practice.

Work programme current state

As at the end of July 2026, the Te Pae o Uta (TPoU) work programme shows 99.3% of goals either completed, nearing completion, or actively in progress. Significant progress has been achieved in te reo Māori implementation, Iwi, Hapū and Marae engagement, cultural capability development, and embedding Te Ao Māori practices across the organisation. While some strategic initiatives require targeted acceleration, the overall programme reflects sustained progress towards Council's Te Pae o Uta outcomes and strategic priorities.

A total of **284** goals have been established across Council teams.

- Tū Kotahi: 169 goals (59.5%).
- Whanake Tahi: 79 goals (27.8%).
- Kōkiri Tahi: 36 goals (12.7%).

There are **48 teams** represented within the Te Pae o Uta work programme.

- 13.6% of goals are completed or near completion.
- 85.7% of goals are actively in progress.
- 0.7% of goals have not started or are incomplete.

Key updates

- A new Principal Advisor – Te Hono has been onboarded as the custodian of Te Pae o Uta and to manage the organisation's TPoU framework and work programme.
- A programme-wide health check has been initiated to validate the current state and ensure reports, tools and resources are fit for purpose.
- It is proposed that no new team goals be added to the TPoU work programme in FY27 due to the number of goals still in progress.
- This financial year will focus on closing out current team goals and preparing for the framework refresh for the next triennium.

Te Pae o Waho capability programme

Te Pae o Waho supports the Te Pae o Uta strategy and aligns with the Whanake Tahi goal of building staff capability and confidence to respond effectively to Māori. Training continues to be delivered across multiple sites and online.

- Five classes were delivered in the final intake of FY26, concluding on 2 July 2026.
- Intake one for FY27 commenced on 21 July 2026, with 10 classes scheduled to finish on 24 September 2026.
- An additional class has been set up for the Mayor's Office and is due to finish on 7 October 2026.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

To enable teams to focus on closing out open goals and strengthening internal capability, it is proposed that no new team goals be added in this financial year.

Te Hono is meeting with managers and teams to review progress, identify support needs, and agree practical plans to close out open team goals.

The framework is now entering a maturation phase. While significant progress has been made, the refresh will focus on capability measurement, strategic alignment, policy implementation and measurable community outcomes, rather than organisational activity alone.

The refresh will use a collaborative and evidence-based approach, considering where improvements can be made without changing the whakapapa or mauri of the framework. Once a design concept is approved, a detailed implementation plan will be developed.

High-level refresh pathway

The proposed pathway is to complete the health check, confirm priority improvement areas, develop the refresh design concept, and return to Te Kuaka with key milestones before implementation from July 2027.

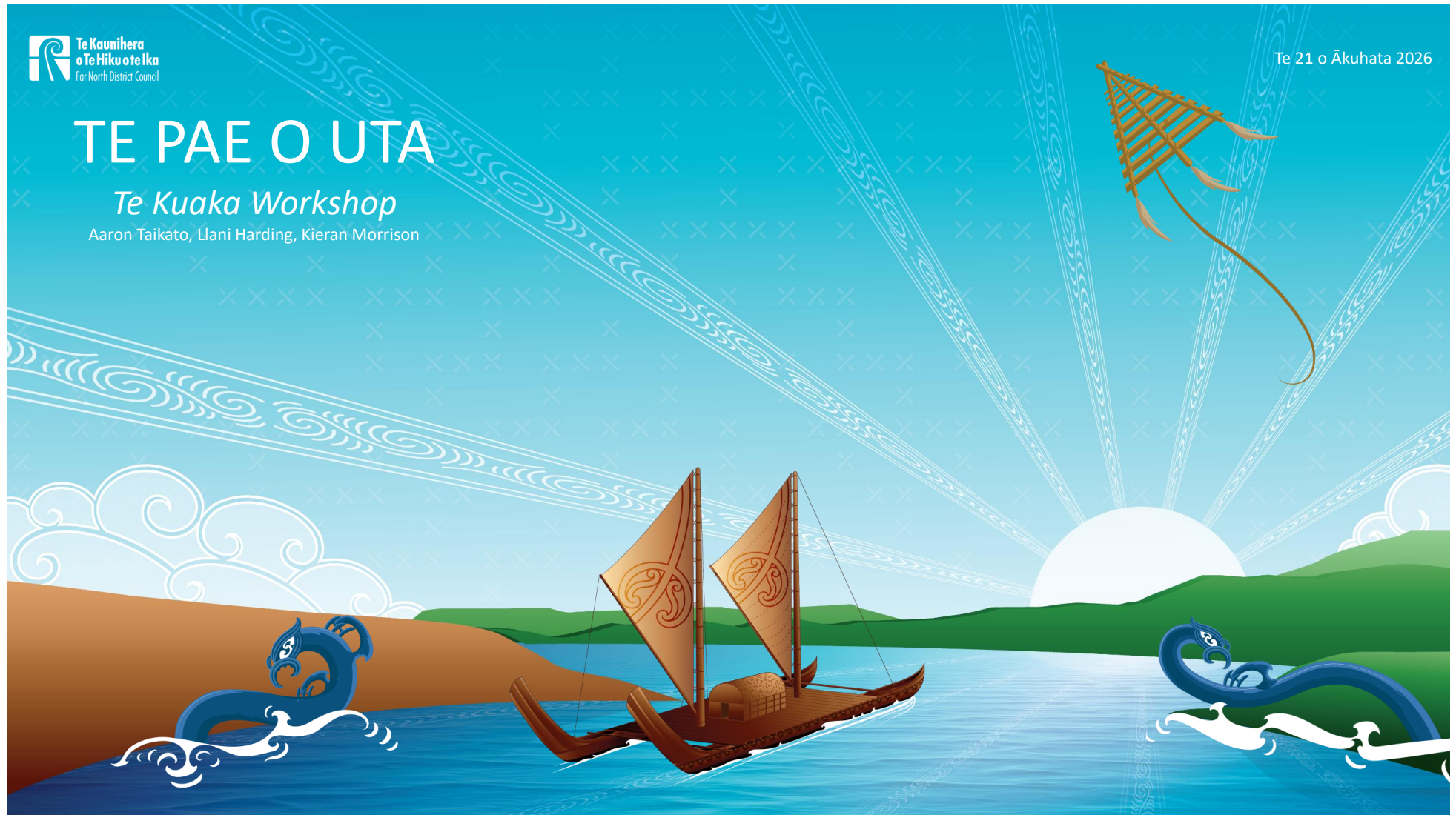
Implementation of the refresh is scheduled for July 2027, aligning with the new financial year and the start of the second triennium for Te Pae o Uta. Te Kuaka will be kept informed of key milestones and progress as these mahi advances.

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

There are no financial implications in the receiving of this report.

ĀPITI HANGA / ATTACHMENTS

1. **Te Kuaka Workshop te Pae o Uta Presentation 21082026 - A5940332**  





Nāku te pārō, nāu te pārō, ka ora ai te iwi *"Working together we will flourish"*



Ko Tangikura, Ko Roharoa, ngā maunga
Ko Waiaroha, Ko Waihukahuka ngā awa
Ko Hokianga te moana,
Ko Ngātokimatawhaorua te waka
Ko Ngāpuhi te iwi,
Ko Ngāti Korokoro, Ko Ngāti Whārara ngā hapū
Ko Taimona, Ko Riki, Ko Pairama ngā ingoa whānau
Ko Kōkōhuia (Te Whakarongotai) te marae

"Hokianga Nui a Kupe, Hokianga Whakapau Karakia e"

Kieran Morrison

Kaitohutohu Matua | Principal Advisor – Te Hono

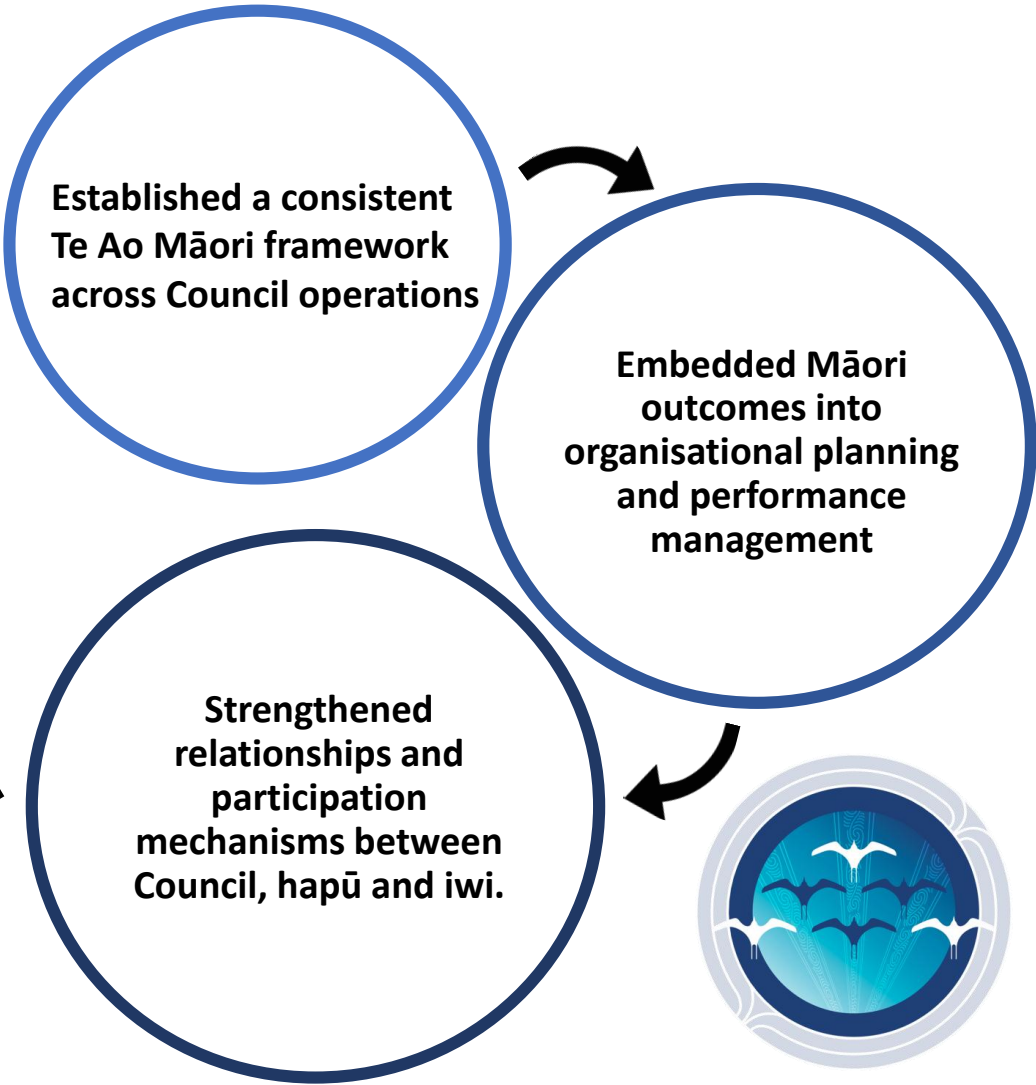
I have worked for the last 15 years at Te Kaunihera o Tāmaki Makaurau in various roles across the organisation, most recently as a Māori Outcome lead in Ngā Mātārae, the Council's Māori Outcomes team.

I am grateful for this opportunity to join the Te Hono team, and I am looking forward to contributing to delivering meaningful outcomes for Māori in the Far North.

Outside of work I like to fish, DIY and garden round the whare, spend time with whānau and sing karaoke.

I live in Haruru Falls with my partner of 23 years and I care for my retired parents in Kerikeri.





Te Kuaka Te Pae ki Tawhiti 2040 alignment

Te Kuaka Goal	Te Pae o Uta Contribution
Strengthen people capability and leadership	Strong alignment through Whanake Tahi, staff capability programmes, leadership development and cultural competency initiatives.
Infrastructure	Partnership models informing roading, water, transport and community infrastructure planning.
Economic Development	Whenua Māori work, cycle trail partnerships and Māori participation initiatives contribute to economic development outcomes.
Whenua and Housing	Significant contribution through whenua Māori engagement, rates remission programmes and development support.
Te Taiao	Hapū engagement, environmental management planning and community partnership models support environmental stewardship and kaitiakitanga.



Work Programme July 2026

The overall programme performance is positive with most goals completed or actively progressing.

- **284 TPoU goals** have been established across Council teams
 - Tū Kotahi 169 (59.5%)
 - Whanake Tahi 79 (27.8%)
 - Kōkiri Tahi 36 (12.7%)
- **48 teams** are represented within the programme
 - 13.6% of goals are completed or near completion
 - 85.7% of goals are actively in progress
 - 0.7% of goals are not started or not completed
- **226** participants have successfully completed Te Pae o Waho training
 - 54% Level One
 - 38% Level Two
 - 8% Level Three





RAG assessment

The RAG assessment highlights the key themes emerging from Te Pae o Uta work programme open items (2025/26) and identifies where focused intervention, acceleration, or continued monitoring is required to achieve programme outcomes. The largest risks are strategic initiatives requiring cross-council coordination rather than operational delivery.

Red Status (High Concern)

- FN2100 strategic review delayed.
- Significance and Engagement Policy review not completed.
- Māori leadership development initiatives remain in progress without measurable organisation-wide outcomes.
- CRM integration for hapū and iwi relationship management remains incomplete.

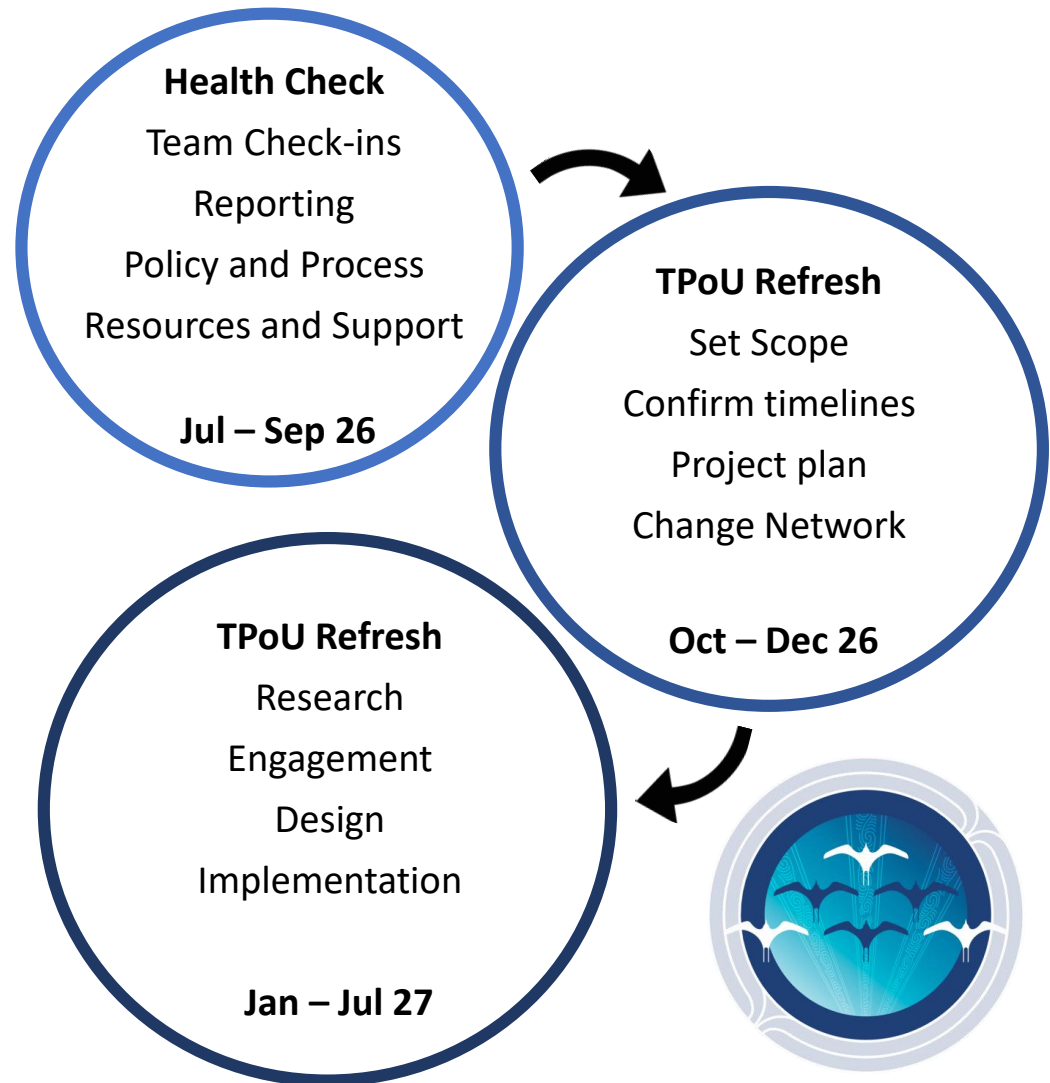
Amber Status (Needs Acceleration)

- Te Pae o Waho completion rates across multiple teams.
- Bilingual website and communication initiatives.
- Māori social procurement policy development.
- Translation of forms, guidance material and digital content.
- Internal signage and bilingual workplace initiatives.

Green Status (Strong Progress)

- Te Reo Māori action planning and policy implementation.
- Hapū and iwi engagement initiatives.
- Health, wellbeing and cultural capability initiatives.
- Museum, civic participation and election engagement activities.
- Widespread adoption of karakia, bilingual communication and everyday te reo usage.





Te Hono team objectives and priorities

Te Tiriti o Waitangi and He Whakaputanga Responsibilities: Helping staff and leaders understand and give effect to Council's obligations in planning, projects, and decision-making. *Te Pae o Uta in effect!*

Māori Engagement and partnerships: Advice and support when working with whānau, hapū and iwi, including relationship building, coordination of hui, and guidance on engagement expectations. *Recalibrated engagement plan.*

MOUs and Partnership Agreements: Leading and supporting the development and maintenance of formal agreements with iwi and hapū. *Low cost, high value.*

Strategic Advice and Cultural Support: Te Ao Māori advice to leaders and teams, including input into policies, strategies, programmes, and significant projects. Tikanga and cultural advice to support Council activities, events, and everyday mahi. *Internal processes.*

Whenua Māori: Advice and assistance relating to Māori freehold land and whenua Māori landowners. *Review of how we manage whenua Māori rates and remissions.*

Internal Capability Building: Guidance, tools, and training to help staff build confidence in Te Ao Māori, tikanga, te reo, and culturally appropriate ways of working. *Te Pae o Waho review – Kōrero tuku iho.*



NGĀ PĀTAI | QUESTIONS?



5.6 CURRENT AND PREVIOUS OPEN RESOLUTIONS - ACTIONS SEPT 2026

File Number: A5925059

Author: Marlema Baker, Te Kuaka Committee Coordinator

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to provide Te Kuaka Committee for Māori Strategic Relationships (Te Kuaka) with an update on outstanding resolutions and action items arising from previous Committee meetings.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This report provides an update on all current open resolutions and action items arising from previous Te Kuaka Committee meetings.
- Open resolutions are formal Committee decisions that remain active until they have been implemented or formally closed.
- Action items are requests, follow-up matters, or information updates arising from Committee discussions that require a response or further work by staff.
- The attached schedule identifies each open item, the originating meeting, responsible service area, current status, and the latest progress update.
- Democracy Services coordinates the compilation of the report, while responsibility for progressing and updating items remains with the relevant Group Manager and service area.
- Items remain on the report until the resolution or action has been completed, or the Committee determines that no further reporting is required.
- Regular reporting of open resolutions and actions supports transparency, accountability, and provides assurance that matters raised by the Committee continue to be progressed between meetings.

TŪTOHUNGA / RECOMMENDATION

That Te Kuaka Committee for Māori Strategic Relationships receive the report Current and Previous Open Resolutions - Actions Sept 2026.

TĀHUHU KŌRERO / BACKGROUND

Open resolutions are an established reporting mechanism used across Council, Committees, and Community Boards to monitor progress against formal decisions made by elected members. The process provides a structured and transparent way of ensuring agreed actions are progressed and regularly reported back until completed.

Responsibility for delivering and updating open resolutions sits with the relevant Group Manager and service area. Democracy Services coordinates the compilation of the report and includes updates within meeting agendas to provide members with ongoing visibility of progress.

Historically, reporting focused on formal resolutions only. However, Committee members regularly request additional information, investigations, updates, and follow-up actions during meeting discussions that do not form part of a formal resolution. Members have expressed the importance of ensuring these matters are also visible and monitored through a reporting process.

To address this, action items have been incorporated into the report alongside formal resolutions. This enables both types of matters to be tracked, assigned to the appropriate staff member or service area, monitored, and reported back to the Committee until completed or otherwise closed.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

The inclusion of both open resolutions and action items within a single report provides the Committee with a comprehensive overview of matters that remain active following previous meetings.

The attached schedule includes the originating meeting date, resolution or action reference, responsible officer or service area, current status, and the latest progress update. This information enables members to clearly identify outstanding matters and monitor progress over time.

Maintaining a consolidated record of both resolutions and actions assists in strengthening accountability, promoting transparency, and reducing the risk of matters being overlooked before completion. It also provides members with greater visibility of work being undertaken in response to Committee decisions and requests.

Staff will continue to obtain updates from responsible service areas and report progress through future agendas. Items will remain on the schedule until the underlying resolution has been implemented, the requested action has been completed, or the Committee determines that no further reporting is required.

This process supports effective governance oversight and helps ensure matters of importance to the Committee continue to progress between meetings.

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

There are no direct financial implications arising from this report.

Any financial implications associated with individual resolutions or actions will be considered and reported through the relevant project, programme, or decision-making process as required.

ĀPITIHINGA / ATTACHMENTS

1. **Te Kuaka Committee - Current and Previous Open Resolutions - Actions Sept 2026 - A5947431**  

OPEN RESOLUTION REPORT			
Division: Strategic Relationships Committee: Te Kuaka Te Ao Māori Committee and Te Kuaka Committee for Māori Strategic Relationships Officer: Marlema Baker		Printed: Tuesday, 8 September 2026 12:56:52 pm Date From: 1/01/2022 Date To: 8/09/2026	
Meeting	Title	Resolution	Notes
Te Kuaka Te Ao Māori Committee 11/12/2024	1 Wharo Way, Ahipara & Pohutukawa Tree and Te Puna o Kупenuku Updates	The amendment became the substantive motion RESOLUTION 2024/32 Moved: Kōwhai – Deputy Mayor Kelly Stratford Seconded: Cr John Vujcich That Te Kuaka – Te Ao Māori Committee a) receive the report 1 Wharo Way, Ahipara & Pohutukawa Tree and Te Puna o Kупenuku Updates, and b) that the CEO formalises a written agreement and resourcing for Ngā Hapū o Ahipara to maintain Moringahe reserve	11 Feb 2025 1:16pm Staff Note 1 Wharo Way Ahipara - Quotes received for the plaque, wording still a working progress. Plaque will need to be placed on a rock or stand. Awaiting design approval for Reserve Sign. Looking at alternative security as bollards are not appropriate for the site due to underground services. MOU for co-management being drafted. Te Puna o Kупenuku - Quarterly hui to be held with Te Puna o Kупenuku in March. No further information in regard to a long-term lease or ownership of the buildings has been received at this time., Part b) is complete 04 Apr 2025 8:35am Staff Note 1 Wharo Way Ahipara - A plaque concept and wording and rocks as security have been discussed with hapu and FNDC are awaiting approval to implement. Te Puna O Kупenuku - No update. 29 Apr 2025 12:10pm Staff Note 1 Wharo Way Ahipara - The plaque is in its final design stages, alternatives are still being looked at, and an MOU is under review. Te Puna O Kупenuku - No update. 05 Jun 2025 1:33pm Staff Note - Reallocation 1 Wharo Way Ahipara - Action reassigned 16 Jun 2025 11:51am Staff Note - Reallocation 1 Wharo Way Ahipara - Action reassigned to GM District Facilities - this is an outstanding task that requires action. 03 Jul 2025 3:56pm Staff Note 1 Wharo Way Ahipara - Due to staff turnover in Property & Facilities, the technical operations team had limited visibility of this work and only recently been made aware that items are still outstanding. We can confirm that the plaque has been received by council.

OPEN RESOLUTION REPORT			
Division: Strategic Relationships Committee: Te Kuaka Te Ao Māori Committee and Te Kuaka Committee for Māori Strategic Relationships Officer: Marlema Baker		Printed: Tuesday, 8 September 2026 12:56:52 pm Date From: 1/01/2022 Date To: 8/09/2026	
Meeting	Title	Resolution	Notes
			Technical operations are following up on these items: • Status and placement of reserve sign • Placement of boulders, • Placement of plaque (plinth installation will be needed). We will arrange a site plan and engage contractors to undertake the works. We expect this work to be completed by end of September 2025., The team will follow up to see who has been tasked with working on the co-management agreement. 05 Sept 2025 12:24pm Staff Note 1 Wharo Way Ahipara - Boulders are in place. Plaque & signage received from suppliers, install location agreed for these will be in place by 19th of September. 29 Jan 2026 1:55pm Staff Note - Reallocation 1 Wharo Way Ahipara - Action reassigned to new GM District Facilities 25 Feb 2026 9:06am Staff Note 1 Wharo Way Ahipara - Plaque, signage & rocks were installed. MOU/Co-management document completed & with legal for final review. Technical Ops working with NZ Tree Register team to ensure tree is protected & registered on national register. Will update once confirmed. 20 May 2026 1:20pm Staff Note 1 Wharo Way Ahipara - This tree is not on the National Tree register, and the requirements to be registered on there are cultural, community or historical significance. Council requires further information from Matua Ruben Taipari regarding the history of the tree, the story, and the reasoning for its protection status. Once this information has been received, we, or Hapū/the trust can apply for status to be applied on the register. Property & Facilities will follow up with Matua Ruben. 03 Jul 2026 8:39am Staff Note No update/change from above 13 Aug 2026 7:53am Staff Note

OPEN RESOLUTION REPORT			
Division: Strategic Relationships Committee: Te Kuaka Te Ao Māori Committee and Te Kuaka Committee for Māori Strategic Relationships Officer: Marlema Baker		Printed: Tuesday, 8 September 2026 12:56:52 pm Date From: 1/01/2022 Date To: 8/09/2026	
Meeting	Title	Resolution	Notes
			Meeting with Te Hono & Hapu to take place 31/08 at this stage to progress. 3 Sep 2026 12:11pm Staff Note Te Puna O Kupenuku – on 1 July 2026 the Kaikohe-Hokianga Community Board discussed the matter of the Te Puna o Kupenuku lease and resolved: <i>That Kaikohe Hokianga Community Board recommend that Council:</i> a) do not renew the lease; and b) request that staff work with current tenants to secure future tenancy including Te Wananga o Hokianga being one of those tenants. This matter has not yet been considered by Council
Te Kuaka Te Ao Māori Committee 23/09/2025	Far North District Council Cultural Audit Report	RESOLUTION 2025/43 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Hilda Halkyard-Harawira That Te Kuaka Te Ao Māori Committee recommend that Council approve the final recommendations contained in the Far North District Council Cultural Audit report 2025. CARRIED	08 Sept 2026 9:36am Staff Note The Cultural Audit was not presented to Council, as it was an operational report that was commissioned by staff for internal use.
Te Kuaka Te Ao Māori Committee 23/09/2025	Te Kiri Waiwai o Papatuanuku - Whenua Māori Strategy	RESOLUTION 2025/44 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Babe Kapa That Te Kuaka – Te Ao Māori Committee: a) add Te Kuaka Te Pae Ki Tawhiti 2040 Strategic Intent to Te Kiri Waiwai o Papatūānuku – Whenua Māori Strategy. b) recommend to Council to approve Te Kiri Waiwai o Papatūānuku - Whenua Māori Strategy. c) delegate authority to the Chief Executive to make minor editorial corrections. CARRIED	29 Sept 2025 5:04pm Staff Note In relation to Resolution Part a) A copy of the Te Kuaka Pae Ki Tawhiti 2040 Strategic Intent has been provided to Makarena Dalton and David Badham for incorporation into Te Kiri Waiwai o Papatūānuku Whenua Maori Strategy. This report was escalated up to the Council meeting 25 September 2025. Council resolved to: a) approve Te Kiri Waiwai o Papatūānuku - Whenua Māori Strategy and b) delegate authority to the Chief Executive to make minor editorial corrections. This strategy will continue to be managed operationally. No further Committee action required at this time.

OPEN RESOLUTION REPORT Division: Committee: Officer: Strategic Relationships Te Kuaka Te Ao Māori Committee and Te Kuaka Committee for Māori Strategic Relationships Marlema Baker Printed: Tuesday, 8 September 2026 12:56:52 pm Date From: Date To: 1/01/2022 8/09/2026			
Meeting	Title	Resolution	Notes
Te Kuaka Te Ao Māori Committee 23/09/2025	Notable Tree - Te Matarahurahu	RESOLUTION 2025/37 Moved: Kōwhai – Deputy Mayor Kelly Stratford Seconded: Cr Hilda Halkyard-Harawira That Te Kuaka Te Ao Māori Committee; a) formally acknowledges the Puriri tree located near the Kaikohe Warehouse as a rākau taonga, b) resolve that the Chief Executive urgently carry out the legal process to action a private covenant of the rākau taonga in collaboration with Te Matarahurahu Hapū and the landowner, and c) ensure Council staff immediately facilitate conversations between Hapū and the landowner to seek an agreement, and d) and ensure staff work with Te Matarahurahu Hapū on a Iwi/Hapū Environmental Management plan, and e) that an update on parts a) and b) be provided to Council in the new triennium. CARRIED	25 Nov 2025 1:29pm Staff Note Staff have meet with the landowner who is advised that he is looking to sell the land along with the lease agreement for the Warehouse. He is now reaching out to Council to see if we are interested in buying the land. He has also advised that he will not enter into any agreement that results in anyway him being out of pocket. However, he is open to entering into an agreement on that basis. He has informed me that as the tree has recently been pruned it should not require another prune for around three years. 08 Sept 2026 10:00am Staff Note - Reallocation Action reassigned to EA to GM Planning & Policy by EA to CEO. The GM Planning & Policy has previously met with landowner and further updates are pending.
Te Kuaka Te Ao Māori Committee 23/09/2025	Te Patukeha Iwi - Hapū Environmental Management Plan	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; <i>and</i> b) recommend that Council support Te Patukeha Iwi Hapū Environmental Management Plan. CARRIED	08 Sept 2026 12:54pm Staff Note 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 were not brought forward for follow-up. This includes the Te Patukeha Iwi Hapū Environmental Management Plan, which required escalation to Council for formal endorsement. Council will consider this report at the 24 September 2026 meeting.

Division: Committee: Officer: Strategic Relationships Te Kuaka Te Ao Māori Committee and Te Kuaka Committee for Māori Strategic Relationships Marlema Baker Printed: Tuesday, 8 September 2026 12:56:52 pm Date From: 1/01/2022 Date To: 8/09/2026			
Meeting	Title	Resolution	Notes
Te Kuaka Committee for Māori Strategic Relationships 14/07/2026	Mana Whakahono ā Rohe - Approval to Initiate Engagement with Hapū.	RESOLUTION 2026/22 Moved: Cr Arohanui Allen Seconded: Nyze Manuel Te Rūnanga o Whaingaroa That Te Kuaka Committee for Māori Strategic Relationships; a) receive the report <i>Mana Whakahono ā Rohe – Approval to Initiate Engagement with Hapū</i> ; and b) recommend that the Far North District Council: - formally initiate engagement with Ngā Hapū o Te Uri O Hua, Takotoke, Ngāti Kura under section 58P (4) of the Resource Management Act 1991 for the purpose of negotiating a Mana Whakahono ā Rohe agreement; - note that the process to be adopted, timeframes for negotiation, implementation arrangements, governance arrangements, review mechanisms, dispute resolution processes, resourcing requirements and any future commitments will be subject to negotiation between the parties and will not be agreed or implemented without being considered through the appropriate Council governance and statutory decision-making processes; - note that initiation of engagement under section 58P (4) does not commit Council to any specific terms, obligations, funding arrangements, implementation programme or delegated authority; - note that any proposed Mana Whakahono ā Rohe agreement would be reported back to Council for consideration before being finalised. CARRIED	02 Sept 2026 4:06pm Staff Note This report was included in the 22 July 2026 Council agenda, however, on the day the report was withdrawn at the request of Ngā Hapū o Te Uri o Hua, Takotoke and Ngāti Kura, due to the recent announcement from Central Government and the uncertainty around Mana Whakahono ā Rohe agreements.

6 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

7 TE KAPINGA HUI / MEETING CLOSE