

**Far North District Council
Whenua Māori Strategy**



Version 3

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Prepared for Far North
District Council
Te Kuaka



Rārangi Upoko

Contents

1.0	Hei Whakataki Kōrero	
	Introduction.....	01
1.1	What is Te Kiri Waiwai o Papatūānuku?.....	2
1.2	Problem Definition Statement	2
2.0	Te Horopaki	
	Whenua Māori Context	03
2.1	Whenua Māori in the Far North.....	4
2.2	Treaty Settlement Land	5
3.0	Te Horopaki Whakaturetanga	
	Legislative Context.....	06
3.1	Relationship to Other Legislation, Plans and Strategies.....	7
3.2	Te Ture Whēnua Māori Act 1993	7
3.2.1	Brief Legislative History of Whenua Māori.....	7
3.2.2	Whenua Māori Reform	8
3.3	Local Government Act 2002	9
3.4	Resource Management System	9
3.4.1	Resource Management Act 1991	9
3.4.2	Resource Management System Reform	10
3.4.3	Regional Policy Statement for Northland 2016	11
3.4.4	Proposed Regional Plan for Northland	11
3.4.5	Operative Far North District Plan	11
3.4.6	Proposed Far North District Plan.....	12
3.5	Local Policy Context Te Kaunihera o Te Hiku o te Ika	12
3.5.1	Long Term Plan and Annual Plans	12
3.5.2	Te Pae o Uta – Te Ao Māori Framework	12
3.5.3	Far North 2100.....	13
3.5.4	Infrastructure Strategy – 2024	13
3.5.5	Integrated Transport Strategy – 2021	14
3.5.6	Te Rerenga – Tai Tokerau Northland Economic Wellbeing Pathway	14
3.5.7	Te Tai Tokerau Papakāinga Toolkit.....	15
3.5.8	Far North Housing Strategy	15
3.5.9	Open Spaces Strategy.....	16
4.0	Ngā Araitanga	
	Common Barriers.....	17
4.1	Complex Decision-Making.....	18
4.1.1	Rating 18	
4.1.2	Access to Capital.....	19
4.1.3	Infrastructure and Servicing.....	20
4.1.4	Resource Consenting	20
5.0	Te Kiri Waiwai o Papatūānuku	
	Vision, Values, Focus Areas and Outcomes	21
5.1	Vision	23
5.2	Values	23
5.3	Focus Areas	23
5.4	Outcomes	24
6.0	Te Anga Whakamua	
	Action Plan	25
6.1	Te Arotake me te Whakatinanatanga Implementation and Review	26
6.2	Timeframes	26
6.3	Long Term Plan and Annual Plan Funding.....	26
6.4	Monitoring and Review.....	26



1. Hei Whakataki

Kōrero

Introduction

1.1 What is Te Kiri Waiwai o Papatūānuku?

Te Kiri Waiwai o Papatūānuku is Council's strategy to support whānau, hapū and iwi occupy, develop and use whenua Māori. It provides a blueprint to do this, outlining a clear vision, values, outcomes and actions on five key focus areas to guide Council's governance and operational decision-making in a way that supports whānau, hapū and iwi to utilise whenua Māori, a taonga tuku iho.

The blueprint sets out a programme to review and investigate Council policies and processes with the aim of removing barriers to the use, development and occupation of whenua Māori by its landowners.

Te Kiri Waiwai o Papatūānuku has been developed in collaboration with elected members, Council officers and Te Kuaka to support Council to deliver the goals of Te Pae o Uta.

1.2 Problem Definition Statement

Despite the intrinsic cultural, spiritual, social and economic value of whenua Māori and Treaty Settlement Land in the Far North, whānau, hapū, and iwi continue to face significant and systemic barriers to occupying, using, and developing their ancestral lands. These barriers are entrenched in a complex and layered legislative environment, fragmented governance structures, limited access to infrastructure and capital, and restrictive planning frameworks that have historically not reflected te ao Māori perspectives or adequately acknowledged the multiply-owned tenure of Māori land.

FNDC recognises that current council policies, processes, and planning instruments do not adequately support the aspirations of Māori landowners. This has contributed to an underutilisation of whenua Māori, constrained housing and economic development opportunities, and inequitable outcomes for Māori communities.

There is a critical need for a coordinated, strategic response that aligns Council's governance and operational functions with the aspirations of Māori landowners, while complementing central government reforms such as the proposed National Environmental Standard for Papakāinga and amendments to Te Ture Whenua Māori Act 1993. Therefore, without such a strategy, the potential of whenua Māori to contribute to intergenerational wellbeing, cultural revitalisation, and regional prosperity will remain unrealised.

2. Te Horopaki Whenua Māori Context



Whenua Māori is intrinsically connected to whakapapa and collective ownership, reflecting a te ao Māori approach to land that differs significantly from Western property systems. This holistic relationship with whenua supports social, cultural and economic wellbeing, strengthening community resilience and enabling intergenerational wealth transfer. Whenua Māori plays a key role in the transmission of knowledge, preservation of cultural identity, protection of taonga species and areas of high biodiversity, and the intergenerational expression of self-determination.

The use and development of whenua Māori plays a crucial role in supporting landowners, whānau, hapū and iwi and their economic enterprises to achieve their aspirations. This contributes to positive social, cultural and economic outcomes that strengthen community resilience, cultural identity and the transmission of traditional knowledge. The unique whenua Māori tenure system can limit access, use, and development, restricting Māori economic participation and intergenerational wealth transfer.

The aspirations of landowners and the ability to both retain and develop whenua varies and may be dependent on a range of factors, such as available infrastructure, levels of investment, governance structures, the tikanga (customs and values) of the owners and the quality of the whenua. These are not inherently negative factors and maintaining the status of these may be the preference of landowners. However, for some landowners, addressing these may support them to reach their aspirations.

A te ao Māori approach to land use and development recognises the interconnected relationship between people, whenua and te taiao (the natural world). Whenua is not just a resource, but a living entity with its own whakapapa (lineage).

It is important that landowners are supported to achieve their aspirations for their whenua, whether that is to lift productivity from existing agricultural or horticultural activities, or to build papakāinga (housing on whenua Māori), operate tourism activities, invest in and develop alternative energy and participate in commercial activities (such as establishing rest homes or conference centres) etc. Other landowners also may wish to retain the land in its natural state, or to modify the land in a manner that achieves both development and protection aspirations.

2.1 Whenua Māori in the Far North

The Far North district has a resident population of approximately 74,700 people, with Māori comprising over 50% of the population (2024). Ngāti Kurī, Te Aupōuri, Ngāti Kahu, Ngāi Takoto, Te Rarawa, Te Roroa, Ngāti Kahu ki Whangaroa, Ngāpuhi and Ngāti Wai are iwi of Te Hiku o te Ika (Far North), with over 200 hapū, and 144 marae. Te Hiku o te Ika is rich in cultural in history, as one of the earliest areas of settlement for both Māori and Pakeha.

Approximately 17% or 130,000ha of the district is whenua Māori and is made up of 3,856 Māori land blocks. The majority of whenua Māori is located in the Kaikohe-Hokinga Ward (approx. 54%), 28% in the Bay of Island Pewhairangi/Whangaroa Ward and approximately 18% in the Te Hiku Ward as shown in **Figure 1** below.

In comparison, neighbouring councils Whangārei and Kaipara have much less whenua Māori, with these areas summarised below:

- Whangarei District Council has approximately 11,000ha or 4% of the total land area.
- Kaipara District Council has approximately 9,600ha or 3% of the total land area.

The size of Māori land parcels varies significantly, with approximately 22% of all blocks measuring 20ha or larger. Spatially, the majority of whenua Māori is located in rural disparate locations and is not connected to Council's three waters infrastructure. Less than 2% of Māori land is located within urban areas.

Approximately 72% of whenua Māori is utilised for primary production purposes, with forestry (35%) and sheep and beef farming (41%) being the largest sectors. The remaining 28% is categorised as 'non-productive' utilised for housing, recreation, community is idle or vacant land.

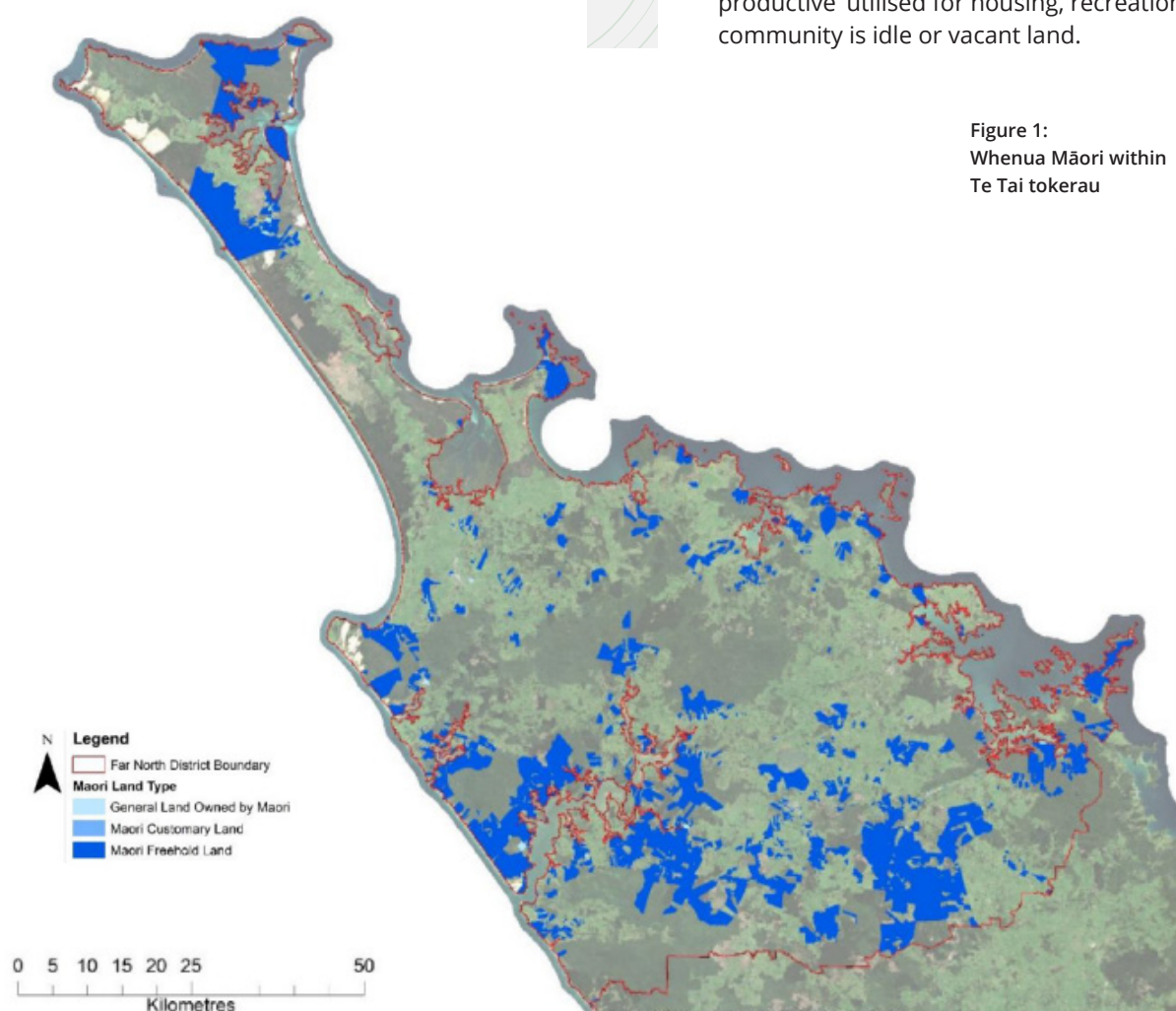


Figure 1:
Whenua Māori within
Te Tai tokerau

2.2 Treaty Settlement Land

To date, there are six Treaty Settlements between the Crown and iwi within Te Hiku o te Ika. The relevant settlement legislation is listed below:

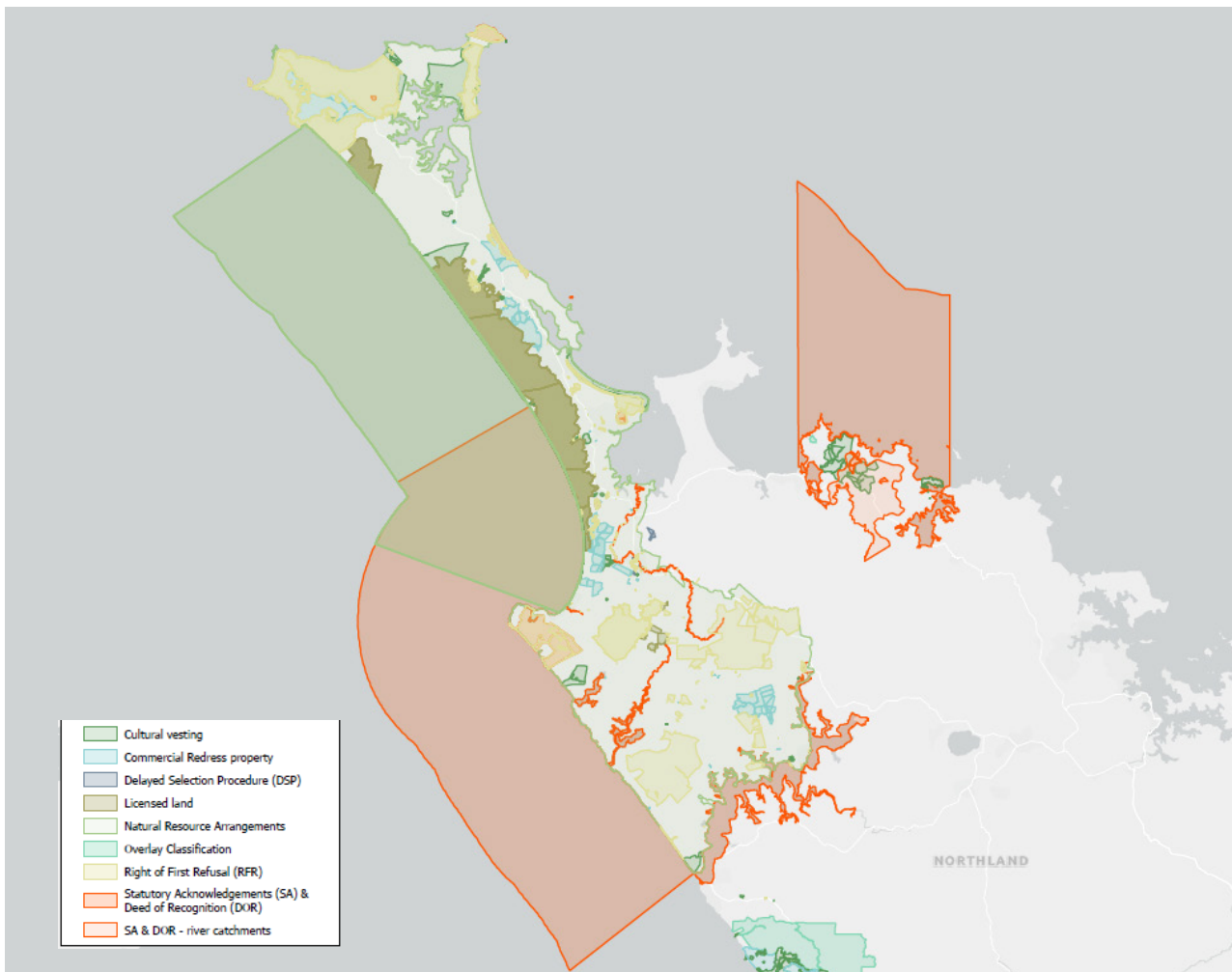
- **Te Roroa Claims Settlement Act 2008;**
- **Ngāi Takoto Claims Settlement Act 2015;**
- **Ngāti Kuri Claims Settlement Act 2015;**
- **Te Aupōuri Claims Settlement Act 2015;**
- **Te Rarawa Claims Settlement Act 2015;**
- **Ngatikahu ki Whangaroa Claims Settlement Act 2017**

All Treaty Settlements include cultural and commercial redress, and/or the enactment of statutory acknowledgement areas. **Figure 2** below depicts all Treaty Settlement Land and statutory acknowledgement areas within the district.

There is approximately 66,301 ha of Treaty Settlement land, with majority landholdings used for primary production (farming and forestry) or is held for conservation purposes. Other uses include commercial, residential, community, and recreation.

While Treaty Settlement land is largely held in general title, these lands are also considered to be culturally significant, taonga tuku iho, that has been returned to Post Settlement Governance Entities (PSGE's) to administer on behalf of beneficiaries.

Figure 2: Treaty Settlement Land



3. Te Horopaki Whakaturetanga Legislative Context

Te Kiri Waiwai o Papatūānuku focuses on Council's roles, functions and responsibilities and must be considered within the statutory context of the Te Ture Whenua Māori Act, Resource Management Act 1991 (RMA), and Local Government Act 2002 (LGA). This legislative context forms the backdrop of a complex statutory system that applies to whenua Māori, and summarises the key Council plans, policies, processes and strategy's that could be used to remove barriers, and stimulate economic opportunities on whenua Māori and Treaty Settlement land.

3.1 Relationship to Other Legislation, Plans and Strategies

Te Kiri Waiwai o Papatūānuku is a key strategic document for FNDC that will guide governance and operational decision-making as it relates to supporting whānau, hapū and iwi use, occupy and develop whenua Māori in the district. It has been shaped by Te Pae o Uta, and will be implemented through other council plans, strategies, policies and processes including.

This strategy shall also provide guidance for relevant stakeholders engaging with whenua Māori affairs to make informed decisions such as hapū and iwi, Māori housing providers, trust organisations, Māori business owners etc.

3.2 Te Ture Whēnua Māori Act 1993

Te Ture Whenua Māori Act 1993 (TTWM Act) was enacted in 1993 to promote the retention and facilitate the occupation, development and utilisation of whenua Māori. The preamble of the TTWM Act reaffirms the protection of rangatiratanga embodied in Te Tiriti o Waitangi / the Treaty of Waitangi (Te Tiriti) for the benefit of the owners of this land, their whānau and hapū.

TTWM Act defines Māori land as Māori customary land¹ and Māori freehold land². Te Kooti Māori / Māori Land Court (MLC) has specific jurisdiction over Whenua Māori. Notably, General Land Owned by Māori³ is not under the jurisdiction of Te Kooti Māori.

3.2.1 Brief Legislative History of Whenua Māori

Prior to Pākehā settlement, tangata whenua were (and still are) kaitiaki (guardians) of whenua, managing and holding whenua collectively within whānau, hapū and iwi, in accordance with their connection to whenua through whakapapa, and tikanga. This collective approach to whenua is grounded in a te ao Māori worldview, where whenua was seen as a living entity to be cared for and passed down through generations. In contrast, the nature of Māori land tenure and current ownership practises, which were shaped by different legal and economic frameworks is prevalent. These differing approaches led to significant changes to the way whenua Māori was managed and utilised.

Over time, these differing approaches, alongside land confiscation, introduced policies and acquisition practises, resulting in substantial loss of whenua Māori.

The following are key legislative changes that have contributed to the loss and alienation of whenua Māori, up to the development of TTWM Act:

- **Native Land Act 1862 and 1965:** the Native Land Court was established and the introduction of individual land titles to replace customary communal titles.
- **New Zealand Settlements Act 1862:** enables the government to confiscate land from any tribe 'engaged in rebellion'.
- **Native Lands Rating Act 1882:** introduced rates on Māori land and allowed land to be seized if rates were not paid.
- **Public Works legislation 1860s:** Māori land could be taken for government projects, with up to 5% of each block able to be taken without compensation.

1 Section 129(2)(a) of TTWM Act describes this as 'land that is held by Māori in accordance with tikanga Māori', and shall have the status of Māori customary land.
 2 Section 129(2)(b) of TTWM Act describes this as 'land, the beneficial ownership of which has been determined by the Māori Land Court by freehold order' shall have the status of Māori freehold land.
 3 Section 129(2)(c) of TTWM Act describes this as '(c) land that has been alienated from the Crown for a subsisting estate in fee simple shall, while that estate is beneficially owned by a Maori or by a group of persons of whom a majority are Maori' shall have the status of General land owned by Maori.

- **Native Land Act 1909:** prevented the Crown from buying Māori land unless a meeting of all owners has agreed to accept the offer.
- **Native Trustee Act 1920:** established the Native Trustee and Native Trustee Office.
- **1935 & 1947:** Te Kooti Māori and the Department of Māori Affairs was established, respectively.
- **Māori Affairs Act 1953:** instructed the trustee to convert uneconomic shares in multiply-owned lands (shares values at less than £25) for sale to the other landowners or the Government.
- **Māori Affairs Amendment Act 1967:** amendments that resulted in Māori land to be converted to General land when there were fewer than 4 owners.
- **Te Ture Whenua Māori Act 1993:** enactment of TTWM Act.

3.2.2 Whenua Māori Reform

Since 1993, there have been targeted amendments to TTWM Act which are summarised below. More significant reforms were attempted between 2012-2016, however, these did not proceed. The following is a brief summary of changes to TTWM Act:

- **Māori Land Amendment Act 2002:** that focussed on making it easier to retain occupy, develop and use whenua Māori.
- **Te Ture Whenua Māori (Succession, Dispute Resolution and Related Matters) Amendment Act 2020:** which introduced a dispute resolution/ mediation service based on tikanga Māori to assist whenua Māori owners to resolve disagreements and conflicts regarding their whenua.
- **Local Government (Rating of Whenua Māori) Amendment Act 2021:** Which aimed to support the development of, and provision of housing on whenua Māori and to modernise the rating legislation affecting whenua Māori.

- **The Māori Purposes Act 2022:** Introduced a range of changes to TTWM Act, Māori Purpose Act 1959, Māori Trust Boards Act 1955 and Māori Community Development Act 1962 to promote the use of governance structures and improve decision making.

In March 2025, the Government begun public consultation on a number of targeted changes to TTWM Act. The targeted changes were focussed on improving the workability of TTWM Act, and support landowners to make timely decisions about their land. The overarching aim of the changes is to improve the use and productivity of whenua Māori and related to the following matters:

- Making court processes clearer, more efficient and accessible for both the MLC and landowners.
- Widening the types of land an agent can be appointed for and the powers of an agent.
- Supporting access and development of whenua Māori for housing.
- Clarifying processes for beneficiaries and administrators of Māori land to manage land interests when an owner dies under intestacy (without a will).
- Enabling landowners to have more decision-making powers regarding certain types of leases.
- Miscellaneous provisions to tidy up the TTWW Act and clarify minor or non-controversial processes to reduce administrative burdens.

Consultation on these reforms are in early stages, and a Bill has not been introduced to the house.

3.3 Local Government Act 2002

The Local Government Act 2002 (**LGA**) sets out the purpose of local government, the general powers and functions of council and the associated planning and accountability requirements. The LGA sets out the strategic road map that all unitary, regional and territorial councils must give effect to. However, the core concepts are to strengthen local democracy and the sustainable well-being of communities.

The LGA is the statutory basis for the collection and assessment of rates. For whenua Māori, the Local Government (Rating of Whenua Māori) Amendment Act 2021 has played an important role in reducing rating barriers for Māori landowners, recognising the complex differences between Māori and General land ownership and greater recognition of communal ownership, cultural importance of succession and providing relief to lots which contain multiple uses

FNDC implemented a range of remission policies in the Far North 2021 – 2031 Rating Relief Policies, in order to support the use and development of whenua Māori within the district. These policies acknowledge the core constraints related to whenua Māori (e.g., unused land, land locked land) while seeking to improve the overall economic wellbeing of Māori landowners. Further analysis of these policies is at **section 4.2** below.

Council has prepared a number of statutory and non-statutory documents outlining the strategic district wide direction for growth planning, infrastructure, transport, asset management, funding and regulatory responsiveness to local governments duties, functions and responsibilities. These are discussed in more detail below in **section 3.5** below.

3.4 Resource Management System

This section outlines the key statutory planning documents that manage the use and development of whenua Māori and Treaty Settlement land.

3.4.1 Resource Management Act 1991

The Resource Management Act 1991 (**RMA**) is the principal legislation that sets how the natural and physical environment should be managed. The RMA recognises and provides for a number of tangata whenua interests; in particular the duties of kaitiakitanga (guardianship), participation in decision making and the protection of taonga.

Part 2 of the RMA outlines the purpose and principles of the RMA. Section 5 sets out the core purpose of sustainable management, while section 6, 7 and 8 outline how matters of national importance, other matters and Treaty of Waitangi principles must be provided for, regarded or accounted for in achieving the purpose of the RMA. Part 2 provides the overarching fabric and framework over how resources and particular matters should be addressed in policies and plans made at a national, regional and district level. Sections 6 (e) (f) (g) and 7 (a) are the key sections related to tangata whenua.

A number of other sections of the RMA are relevant to tangata whenua, this includes section 33; the transfer of powers to iwi authorities', section 36 (b) the ability for councils and iwi authorities to jointly manage natural resources and formalising partnership through a Mana Whakahono ā Rohe section 58 (m) and 58 (u). Other sections of the RMA recognise and acknowledge the need for tangata whenua involvement in the preparation of plans and policy statements (section 61, 66 and 67) and consideration of cultural effects on resource consent applications (section 104).

3.4.2 Resource Management System Reform

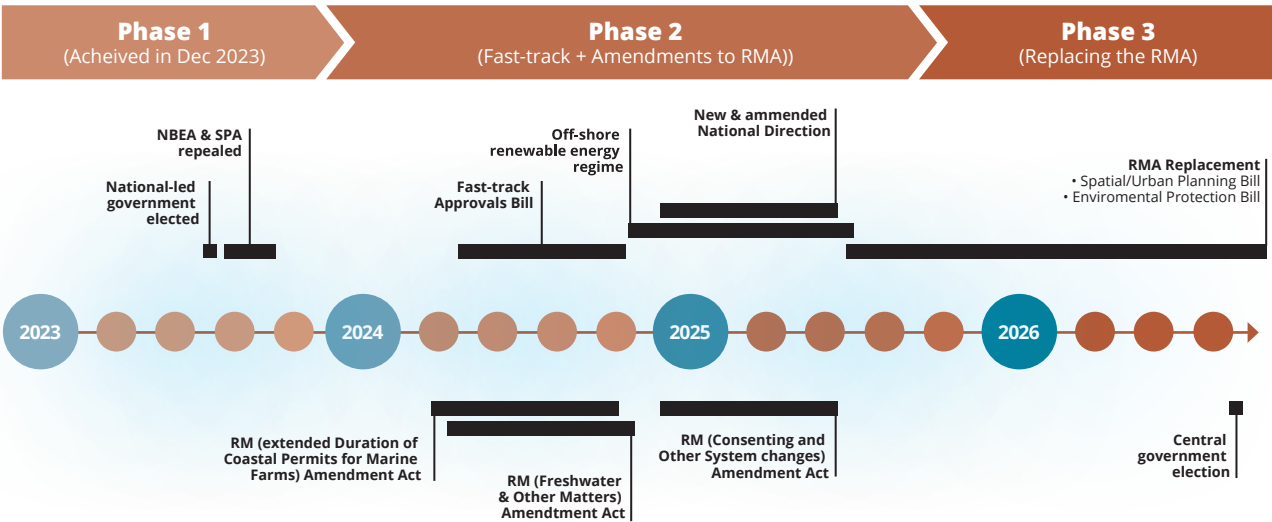
The Government has embarked on major reform to the resource management system. **Figure 3** summarises the Government's current timeline and approach to the system reform. At the time of preparing Te Kiri Waiwai o Papatūānuku, the Government has just released Phase 2 – National Direction package of its resource management system reform which involves four packages as summarised below:

- **Infrastructure:** Targets infrastructure, papakāinga housing, granny flats and natural hazards and involves the following:
 - Establishing a new National Policy Statement for infrastructure that will include new objectives for expected infrastructure outlines within the resource management system. It also involves amendments to the existing national policy statement and national environmental standard for electricity transmission.
 - New national environmental standard to provide a consistent regulation to establish one 70m² granny flat per site.
 - New national environmental standard for papakāinga to provide a nationally consistent framework to provide for papakāinga and ancillary non-residential activities. At the moment, the new regulation would permit up to

10 homes and certain non-residential activities within rural, residential and Māori purpose zoned land. It also includes rules for medium scale papakāinga development as restricted discretionary activities and larger scale papakāinga developments as discretionary activities.

- New national policy statement for managing the risks of natural hazards.
- **Primary Sector:** involves removing LUC 3 land from the National Policy Statement for Highly Productive Land (**NPS-HPL**) with immediate legal effect following its commencement. It also involves other changes focussed on enabling growth and reducing costs for the primary sector.
- **Freshwater:** Will carried out in two phases and is focussed on reducing compliance costs and supporting economic and primary sector growth. It will involve changes to both the National Policy Statement for Freshwater (**NPS-F**) and National Environmental Standard for Freshwater Management (**NES-FM**)
- **Going for Housing Growth:** Will be implemented in phases and involves changes to the National Policy Statement for Urban Development (NPS-UD). Later phases will also focus on improving infrastructure funding and financing settings to replace the development contributions regime and Infrastructure Funding and Financing Act 2020.

Figure 3: Timeline of Resource Management System Reform



Of particular relevance is the new National Environmental Standard for Papakāinga (NES-P) that will put in place a nationally consistent rule framework to enable the development of papakāinga. Phase 2 – National Direction package is currently being consulted on and the Government has signalled that this will come into effect in late 2025.

The Government has also finalised reporting on the Resource Management (Consenting and Other Systems) Amendment Bill, which will come into effect in October 2025.

3.4.3 Regional Policy Statement for Northland 2016

The Regional Policy Statement for Northland 2016 (**RPS**) is a mandatory document that provides the overarching direction for resource management in Te Tai Tokerau (Northland).

The RPS includes issues, objectives, policies and methods. The RPS outlines eight guiding principles that informed its development⁴. The RPS is broken into eight resource management themes with issue statements, objectives, policies and methods to support them. The following objective and provision themes are considered most relevant to Whenua Māori and tangata whenua.

- Economic potential and social wellbeing;
- Regional form;
- Tangata whenua role in decision making and resource management;
- Natural character, outstanding natural features, outstanding natural landscape and historic heritage; and
- Natural Hazards.

There are a number of objectives and policies that provide for tangata whenua involvement and participation in resource management. These directions support the role of kaitiaki over whenua Māori.

3.4.4 Proposed Regional Plan for Northland

All appeals against the Proposed Regional Plan for Northland (February 2024) (**RPN**) have been resolved and all rules must now be treated as operative in accordance with Section 86F of the RMA.

The RPN is a combined air, land, water and coastal plan for the region, which sets controls for the sustainable management of natural and physical resources for Tai Tokerau. The RPN applies to all air, freshwater, land, and coastal waters of the territorial sea to twelve nautical miles.

In relation to whenua Māori the RPN recognises tangata whenua's role in decision making while providing greater directives and tools to provide for the protection and management of the relationship, culture and traditions of tangata whenua to their ancestral lands, waters, wāhi tapu and other taonga.

3.4.5 Operative Far North District Plan

The operative Far North District Plan (**ODP**) is the primary document that sets out the framework for managing land use and development within the district.

The ODP provides for papakāinga housing and integrated development on Whenua Māori in the rural and coastal environments but does not specifically provide for papakāinga housing on Māori land in the urban environment, or in other zones. The other key limitations under the ODP is that it does not recognise or provide for Treaty Settlement land that has been returned as commercial or cultural redress.

This can result in onerous and costly resource consent processes for iwi entities when seeking to develop their land for the benefit of its iwi members, which relies heavily on councils' discretion. All in all, creating further

⁴ RPS Principles: People; Economy within the environment; Partnership (landowner, community and stakeholder); Partnership with tangata whenua; affordability; adaptive management and effectiveness.

barriers for Māori land owners to access their land for social, cultural, economic and/ environmental wellbeing.

3.4.6 Proposed Far North District Plan

The proposed Far North District Plan (**PDP**) provides a more permissive framework to support the use and development of Māori land and Treaty Settlement land for papakāinga development and other smaller scale commercial activities. It proposes a new Māori Purpose Zone that encompasses all whenua Māori, and a Treaty Settlement Land Overlay that applies to Treaty Settlement Land.

The PDP presents a planning framework that seeks greater flexibility when using and developing their land than compared to the operative plan. This includes a revised and integrated tangata whenua Chapter approach which provides clear guidance on the matters of importance to tangata whenua.

3.5 Local Policy Context Te Kaunihera o Te Hiku o te Ika

3.5.1 Long Term Plan and Annual Plans

Under the LGA, all councils are required to prepare Long Term and Annual Plans. A Long Term Plan (**LTP**) sets out the Council's strategic directions, priorities, and financial strategies over a 10-year period. Importantly, they set out how Council will raise revenue (rates and debt) to fund projects and operation costs for that period which are reviewed and adopted every three years. Whereas an Annual Plan is a yearly update on how Council's projects and budgets are tracking, with any updates for the upcoming financial year.

The current LTP was adopted in 2024-2027, and did not include any specific new funding for supporting whānau, hapū and iwi develop whenua Māori. Any new projects or initiatives adopted as part of Te Kiri Waiwai o Papatūānuku would need to be, in the short term, delivered within existing resources or new funding may be required in future LTP's.

In relation to rates, Council already has a range of several rates remission and relief policies that were adopted once the Local Government (Rating of Whenua Māori) Amendment Act 2021 commenced. These are discussed in more detailed at **section 4.1**, below.

3.5.2 Te Pae o Uta – Te Ao Māori Framework

Te Pae o Uta has been developed to guide FNDC staff to responsiveness and inclusion of Te Ao Māori across the organisation. Three goals advocate councils' commitment to working and building relationships with Māori kaimahi internally and Māori across the wider district.

Te Pae o Uta includes three Whāinga | Goals which are summarised below:

- (1) Tū Kotahi | Increased participation in Council structures and decision-making processes: seeks to strengthen relationships with mātauranga Māori and te ao Māori approaches, by giving Māori agency in matters than interest them.
- (2) Whanake Tahi | Creating enablers across staff to response more effectively to Māori: seeks to build organisation capability, capacity and cultural competency; ensure there is effective consideration and understanding of Māori needs and issues in policy development; and improve processes and systems to provide for Māori in decision-making.

(3) **Kōkiri Tahi | Empowered communities, working collaboratively:**

focuses on effective communication, Council's ability to contribute to Māori wellbeing, and building capacity and capacity of Māori. Kōkiri Tahi includes a commitment that Council will work on the following areas in achieving this goal:

- Papakāinga and Māori housing;
- Whānau and Tamariki wellbeing;
- Marae development;
- Te Reo Māori;
- Māori identity and culture;
- Māori business, tourism and employment;
- Realising rangatahi potential; and
- Kaitiakitangi / Te Taiao.

Te Kiri Waiwai o Papatūānuku has been prepared in response to Kōkiri Tahi.

3.5.3 Far North 2100

Far North 2100 is a non-statutory strategy document outlining the general direction for land-use, infrastructure and service planning. Supporting future district plans, long term plans and infrastructure plans. For the wider district it is expected to provide guidance for investment decisions, community development and cultural identity.

The plans vision is "*He whenua rangatarira | A district of sustainable prosperity and wellbeing*" and sets Council's overarching vision for all strategic planning documents.

There are five drivers for change that lay a high-level road map for what the district futures state will have to consider and the necessary steps council will have to commit to meet these obligations. These are:

- Driver of change 1: putting the wellbeing of the communities and people first;
- Driver of change 2: Promoting resilient economic growth for sustainable prosperity;
- Driver of change 3: Active response to Climate Change;

- Driver of change 4: Connecting people, businesses, and places;
- Driver of change 5: Protect the natural environment for future generations.

Far North 2100 includes a wide range implementation plan covering a range of themes to meet these obligations.

3.5.4 Infrastructure Strategy – 2024

The Far North Infrastructure Strategy 2024 (**Infrastructure Strategy**) sets out the priorities and needs to deliver more resilient and better management infrastructure assets and services. Council owns \$3.1B of infrastructure assets comprising of transport assets (roading network, bridges, footpaths, cycleways, ferries), community assets (community buildings, halls, offices, libraries and public toilets), maritime assets, open spaces, solid waste, three waters assets (water supply, stormwater and wastewater reticulated networks and treatment facilities).

The strategic priorities of the Infrastructure Strategy are as follows:

- Address affordability
- Better asset management
- Enable sustainable and economic development
- Adapt to climate change
- Protect our water supply
- Deepen our sense of place and connection

Developed with the effects of the severe impacts of weather events throughout the Te Tai Tokerau Northland Region, its proposed to facilitate infrastructure recovery. Designed for a 5-year planning horizon this approach is intended to provide the upfront strategic planning and supporting underlying data gathering for effective resilient strategies to be actioned in the 2027 Infrastructure Strategy.

Table 10 of the Infrastructure Strategy sets out interim and future growth goals and how this aligns with nga whāinga Te Pae o Uta, and while these don't specifically

relate to whenua Māori or Treaty Settlement land provide clear direction on how future Council intends to strengthen relationships, develop planning tools and provide for tangata whenua decision making in managing its infrastructure.

3.5.5 Integrated Transport Strategy – 2021

The Far North Integrated Transport Strategy (ITS) sets out how Far North will address and manage the key transport problems faced by the district. This includes safety and network resilience, level of service and climate change risks, growth planning, community connectivity and a shift to multi modal transport response in urban areas.

The Far North Integrated Transport Plan (ITP) accompanies the ITS to layout out action-based solutions by outlining specific transport project upgrades, expansions and safety improvements.

These two documents are aimed to inform on a number of statutory and non-statutory documents over the next 10 years and provide a regionally prioritised investment map for the district. At present, Whenua Māori is not specifically mentioned and or addressed in the ITS, however the common themes of network repairs and improvements, natural hazard risks and network resilience apply to the spatial concentrations of Whenua Māori.

3.5.6 Te Rerenga – Tai Tokerau Northland Economic Wellbeing Pathway

Te Rerenga – Tai Tokerau Northland Economic Wellbeing Pathway (**Te Rerenga**) is a long term 100-year plus vision with three horizon timelines of 2024, 2040 and 2140. Te Rerenga focuses on three key themes, being the environment, people and the economy and sets out a high-level plan with goals and actions to work towards the ‘future state’ for each theme.

The aspirations for each theme are summarised below:

- Our environment: Develop the environmental foundations and conditions necessary to support a resilient, sustainable environment and a thriving regional economy.
- Our people: Empower our people to reach their full potential, be in good health and actively engage in the workforce and community, in the place of their choice.
- Our economy: Support the development of a progressive and successful economy where people of Taitokerau Northland have a raised standard of living comparable to the rest of New Zealand.
- Te Rerenga highlights the importance of Māori economic development and the need to acknowledge the Māori economy is distinctly different. The Māori economy takes a tikanga-based approach with an emphasis on intergenerational wellbeing, environmental sustainability, and rangatiratanga (self-determination). It also notes, that to ‘unlock’ Māori economic potential there must be genuine partnerships, equitable access to education and employment, and infrastructure investment.

Te Rerenga was endorsed by Council in September 2024 with the expectation that the Far North District Council will request that the Joint Regional Economic Development Committee investigates a tranche of work to ensure the plan can be enabled through Council Statutory Documents.

The Far North District Council is a shareholder in Northland Inc alongside Northland Regional Council, Kaipara District Council and Whangārei District Council. Northland Inc’s activities are determined via an annual Statement of Intent that is approved by the Joint Regional Economic Development Committee. The Far North District Council has two Councillors appointed to the Joint Regional Economic Development Committee.

To give effect to Te Rerenga and implement the resolution to endorse the Council in September 2024 Council has commenced the development of an Economic Development Strategy with a 10 year strategic planning horizon for approval by Council and the Joint Regional Economic Development Committee. The goal is to have this approved by the incoming Council in the first quarter of 2025.

3.5.7 Te Tai Tokerau Papakāinga Toolkit

The Te Tai Tokerau Papakāinga toolkit is designed to help Māori land owners understand and navigate the process for undertaking a papakāinga development on their ancestral lands. It is a practical guide designed for whānau, hapū and iwi to utilise to consider, plan and undertake development on whenua Māori. The key steps are summarised in the **Figure 4** below.

While this toolkit is a good starting point, the Toolkit was developed for the Far North, Kaipara and Whangārei District Council's and could be improved by tailoring the steps to align with FNDC's processes, including by adding discussion around financing tools and rates policies.

3.5.8 Far North Housing Strategy

Council is in the process of developing a housing strategy for the district. The Far North Housing strategy will take a 10 – 20-year view of housing and focusses on increasing affordable housing options for communities, to ensure homes are healthy, warm, and sustainable with a focus on improving housing options for Māori.

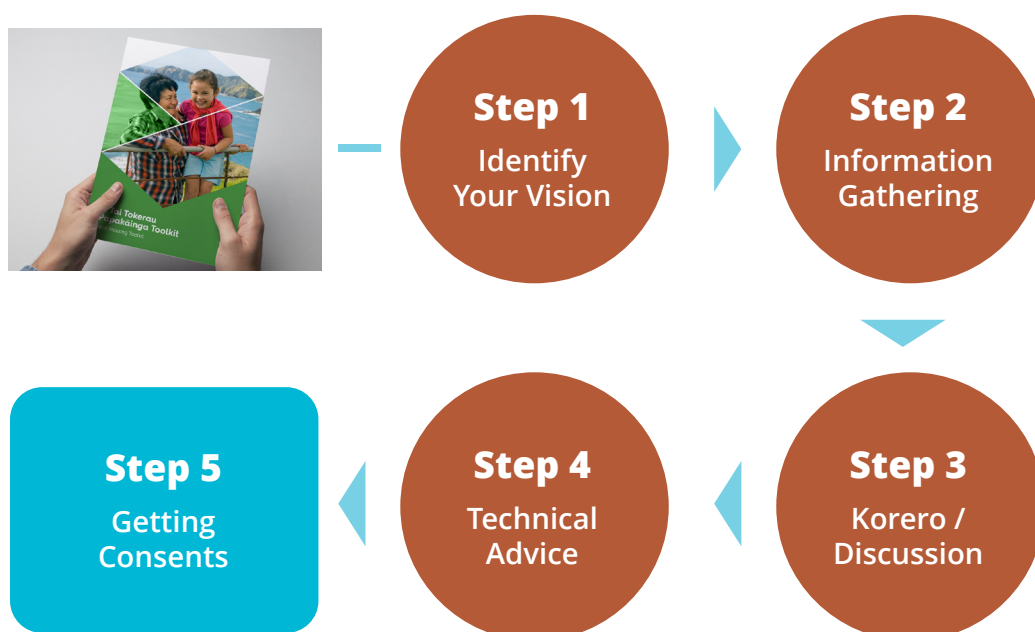
A Housing and Business Development Capacity (HBA) was prepared in 2024 that projects the current and future demand for residential and business activities to understand whether there is sufficient capacity over the short, medium and long terms.

The HBA projects an increase of 7,255 additional households over the next 30 years, with the rate of growth projected over the short, medium and long term as follows:

- Short (2023 – 2026): + 1,195
- Medium (2026 – 2033): +2,445
- Long (2033 – 2053): +3,615

The HBA highlights that there is an affordability challenge for the supply of housing with the Far North, particularly in Kaikohe and Kaitia where there is lower sale potential and high construction costs to developing new housing stock.

Figure 4:
Key Steps to follow -
Papakāinga Toolkit.





The HBA does not consider whenua Māori land tenure or how it could contribute to housing supply for future whānau. This is likely due to the HBA being an 'urban' focused assessment, and only 1% of whenua Māori is located within urban zones. Additionally, it must be noted that traditional development economics would be different on whenua Māori given assets typically are not 'sold', rather these assets are transferred or succeeded.



The process to dispose of Council owned land is subject to a number of statutory processes, however, there are opportunities to review the land disposal process that could strengthen considerations on whether land that could or should be returned to whānau, hapū or iwi as the original landowners.

3.5.9 Open Spaces Strategy



Council is working on the first Open Spaces Strategy which will set the direction for how we protect, provide and manage our district's public open space networks (parks, reserves, cycleways, beaches, rivers, and playgrounds) to make sure the community can access and enjoy them for futures to come. The Far North Open Spaces Strategy looks ahead to the next 30 years, and will examine the existing open space network, what the community values about it, and any issues that impact the current use and future supply. It will also identify goals, and consider factors such as population growth, development, and include recommendations on how Council will achieve its goals such as identifying projects and actions.

There have been many legacy statutory processes that have resulted in the acquisition, gazetting or vesting of land as public reserves that are now owned and administered by Council. This includes land that was taken under the Public Works Act, or land that was vested to Council for a particular purpose. During the workshops, both staff and elected members raised examples of scenario's where whānau or hapū have made enquiries for the return of land that may have been acquired or vested to Council in the past for a particular purpose, where that use or purpose has not eventuated.

4. Ngā Āraitanga

Common Barriers

In recent years, councils and central Government have taken a concerted effort to understand the complexities and challenges for developing whenua Māori, which is inextricably linked to the multi-ownership tenure of land, layered legislative context that applies, limited access to reticulated infrastructure (three waters and utility), and limited financing tools available to developing whenua Māori. These common barriers have been summarised in this section.

4.1 Complex Decision-Making

Managing, using and developing whenua Māori is inherently more complex when compared to general land tenure. This is due to the layered statutory context and multiply-owned ownership model that can make decision-making slow and onerous. TTWM Act promotes the use of governance structures to provide efficient decision-making over whenua Māori. The most common types of governance structures are summarised below:

- **Māori Land Trust** – Where blocks of land are held in a trust with appointed trustees whose responsibility is to make decisions about the land for the benefit of all of the owners.
- **Ahu Whenua Trust** – This is the most common Māori land trust and is designed to promote the use and administration of the land in the interest of the owners. These trusts are often used for commercial purposes.
- **Whānau Trust** – Combines the shares in whenua Māori from a group of related owners, or an individual, into one holding legally owned by the whānau trust.
- **Pūtea Trust** – Allows the landowners of small and uneconomic interest in land to pool their interests together.
- **Whenua Tōpū Trust** – Are iwi or hapū based trusts that are designed to facilitate the use and administration of the land in the interest of the iwi or hapū. This type of trust is also used for receiving Crown land as part of any settlement.

Despite there being several management or governance structures available for Māori landowners to administer their land, only 58% of whenua Māori is held by governance entities⁵. The most common governance entity is Ahu Whenua Trusts.

Approximately 42% of Māori land is not under any governance entity. In some instances, this is because the land has only one or just a few owners, or because the land is unsuitable for any form of development and owners have decided to leave it in its natural state. However, a number of blocks of Māori land held in multiple ownership that are suitable for development are also without any governance entity. This may be because the owners have consciously chosen to not put one in place, or have attempted to do so and have been unsuccessful, or have not turned their minds to the options. The failure to put in place a governance entity is often because the owners are disengaged, or they are implacably opposed, or there is no one suitably qualified and willing to put themselves forward as trustees.

4.1.1 Rating

For decades, keeping on top of rates has been an ongoing challenge for whenua Māori landowners and Council. There are many reasons for this, but the key challenge often comes back the difficulties associated with making efficient decisions over multiply owned land.

In April 2021, the Government passed changes to reduce rating barriers for Māori landowners in the Local Government (Rating of Whenua Māori) Amendment Act 2021. The purpose of these changes was to reduce rating barriers for Māori landowners, align with TTWM Act, provide greater consistency and clarity on how Māori land is rated, and to stimulate regional development. Notable changes introduced the ability for rates arrears to be removed by local authorities, along with the ability to make targeted rates policies to address unused Māori land, multiply owned land, and broadening councils' ability not to rate land use for urupā or marae.

⁵ Discussion on Māori Governance by Judge Craig Coxhead published 2013.

Following this, Council implemented rating policies to support Māori landowners, that gave effect to these legislative changes. These policies apply to Māori Freehold and Treaty Settlement Land and are contained in the Rating Relief Policies 2021 – 23. Council's existing policies are summarised as follows:

- **R21/13 – Incentivising Māori Economic Development:**

- Applies to Māori freehold land and Council to remit rates, using a sliding scale, over a nine-year period. The policy can apply to land or a portion of land which is suitable for economic development, but it not currently used for that purpose.

- **R21/14 – Treaty Settlement Lands:**

- Applies to Treaty Settlement Land (general or Māori freehold land), to incentivise economic development on commercial redress lands. The policy allows Council to remit rates on an eight-year sliding scale.

- **ML21/01 – Māori Freehold Land Not Used:**

- Applies to Māori Freehold land and provides the ability to grant remission on portions of land that is not occupied or used, as a result of granting Licence to Occupy (LTO) or any other informal arrangements over part of a rating unit.

- **ML21/02 – Māori Freehold Land used for the purposes of Papakainga or other housing purposes subject to occupation licenses or other informal arrangements:**

- Applies to Māori freehold land and allows Council to remit rates where there are multiple Uniform Annual General Charges (UAGC).

- **R23/15 – Enabling Housing Development on Māori Freehold Land:**

- Applies to Māori freehold land and provides standardised rates remission on whenua Māori under development on a sliding scale for a term of eight years.

It is important to note that, at the time of drafting Te Kiri Waiwai o Papatūānuku, FNDC has commenced public consultation

on updated its Rates Relief Policies 2025, including proposed changes to policies R21/13, R21/14, R23/15, MLS21/01 and ML21/02 mentioned above. Key changes proposed include clearer definitions, simpler wording, recognition of the foundation principles of TTWM Act, and better guidelines to support decision-making.

Despite the comprehensive package of existing and proposed rating relief policies, Council staff have raised concerns that the level of uptake of these policies by landowners has been low, and consider a more targeted review would be beneficial to understand the effectiveness of the policies. Including to understand the level of uptake of the policies by landowners, and actively monitor the economic impact on these policies on landowners of Treaty Settlement and Māori land.

4.1.2 Access to Capital

Access to capital has always been a challenge to when using, occupying or developing on whenua Māori, either for housing or business. Historically, access to lending (debt or financing) on whenua Māori was largely unavailable due to protections over the land to prevent alienation under TTWM Act. This meant financial institutions, such as banks, generally did not offer lending to Māori landowners. In recent years, this has changed and more banks are now offering mortgages to Māori landowners, either as sole, shared owners or via a trust or Māori incorporation subject to oversight and approval from the Māori Land Court.

Despite this, access to capital still remains a significant barrier due to the communally-held nature of whenua Māori tenure⁶ and the requirement for mortgages to be approved by the Māori Land Court processes. These constraints

6 Page 6 of the Improving Māori Access to Capital Report 2021 prepared by the Reserve Bank.

often impact loan terms and determine how development can be undertaken (i.e., foundation design) to provide the necessary security in order to be eligible for lending.

In recent years, Government has made specific funding available to support the development of papakāinga housing, infrastructure, and business on whenua Māori or Treaty Settlement Land. However, these investments are cyclical and do not provide a sustainable pathway for undertaking development on whenua Māori.

While Council does not have the ability to assist with access to capital, there are potential opportunities to support whānau, hapū and iwi through a range of other mechanisms by:

- Establishing specific fee structures for regulatory services (i.e., building and resource consents) where development is proposed on whenua Māori or Treaty Settlement land.
- Establishing a dedicated contestable fund to support the development of papakāinga, similar to the 'Papakāinga Fund' offered by Whāngarei District Council, that supports regulatory costs associated with resource and building consent applications, investigations for contaminated land, vehicle crossing permits, or costs associated with specialist reports that are required when making applications.
- Identifying opportunities to undertake joint ventures, in particular, through council-controlled organisations where there are shared benefits.

4.1.3 Infrastructure and Servicing

Supporting year round safe, accessible and well-connected linkages of services to urupa, marae, papakāinga and culturally significant sites is difficult due to the isolated nature of whenua Māori.

Māori Land is primarily located in rural, often isolated, areas with limited access to

infrastructure. Onsite servicing is typically the only option available for three waters infrastructure, and with limited access to telecommunications and electricity. In relation to access (legal and physical), there are instances where Māori Land is 'land locked', which is when a land title is surrounded by other land parcels and does not have a legal access route through an adjoining parcel, further complicating the process of accessing and using Māori land owners' ancestral lands.

Due to the isolated nature of whenua Māori, there are often high costs for undertaking development such as upgrades to power lines, transformers, and roading that can make development unaffordable.

Council has a limited role in delivering network utilities such as electricity and telecommunications, as this is determined by the network utility providers. However, there may be opportunities to support whānau, hapū and iwi through targeting infrastructure investment for roading and three waters infrastructure in locations where there is a concentration of whenua Māori or Treaty Settlement land. Infrastructure delivery would need to be balanced with affordability and considered within Council's LTP, Infrastructure Strategy and District Wide Strategy.

4.1.4 Resource Consenting

Resource consent approvals are often required to undertake development on whenua Māori, and are becoming more relevant considerations for iwi authorities as they begin to develop their Treaty Settlement land.

Currently, the operatively Far North District Plan does provide for papakāinga development (housing and ancillary non-residential activities) in the rural and coastal environment, and the proposed Far North District Plan seeks to strengthen these provisions to make it easier to develop of whenua Māori and Treaty Settlement land.

Central government is also planning to introduce a new National Environmental Standard for Papakāinga (NES-Papakāinga) regulation. This new regulation will set consistent rules across the country for papakāinga development (housing and non-residential ancillary activities). It is expected to include:

- Permitted activity rules: Small-scale papakāinga developments (housing and ancillary non-residential activities) that meet bulk and location standards will not need a resource consent.
- Restricted discretionary activity rules: Medium-scale papakāinga developments that will require resource consent, but councils will be limited in what they can assess.
- Discretionary activity rules: Larger-scale papakāinga developments will need resource consent, and councils can consider all potential adverse effects.

Both the proposed Far North District Plan and new NES-Papakāinga have similar rule frameworks, and will likely make it easier to establish a papakāinga development on whenua Māori or Treaty Settlement land, provided the land is not affected by sensitive environment overlays. However, Māori land in the Far North is often disproportionately impacted by various planning controls and overlays. These include outstanding natural landscapes and features, extensive natural hazard zones (such as coastal erosion and flooding), coastal environments, or significant native bush.

Council's Engineering Standards are another key document that informs development, and is considered at the time of resource consent approval. The Engineering Standards set out minimum design or assessment standards for roading, footpaths, and on-site three-waters infrastructure design. This is a highly technical document, and does not account for Te Ao Māori perspectives, including mātauranga and tikanga Māori that are often key design considerations that inform papakāinga layouts. Compliance with Council's Engineering Standards often requires costly, and specialised engineering advice to support resource consent applications, and results in costs construction costs at time of undertaking development.

Overall, even with the new provisions, district-wide rules will still apply. This means resource consent applications will need to address issues like transport, earthworks, and environmental overlays. While the new rules should reduce the number of resource consents needed for papakāinga development, they will not eliminate the need entirely. Technical reports will still be required, especially for land in remote or environmentally sensitive areas, which can be costly.

There is a general consensus, that the resource consenting process lacks appropriate recognition of te ao Māori, and there is an opportunity to optimise how Council delivers regulatory services to whānau, hapū and iwi in a way that acknowledges the many constraints that apply to whenua Māori.

5. Te Kiri Waiwai o Papatūānuku Vision, Values, Focus Areas and Outcomes



5.1 Vision

HE WHENUA RANGATIRA
A DISTRICT OF SUSTAINABLE PROSPERITY & WELL-BEING

He Whenua Rangatira | A District of sustainable prosperity and well-being.

5.2 Values



Manawatōpū

Unity of purpose and working together



Kaitiakitanga

Environmental stewardship and sustainability



Mana tāngata

Respect and fairness



Te Tiriti o Waitangi

Partnership



Tū tangata

Strong cultural identities



Whanaungatanga

Family, community, connecting and sharing

5.3 Focus Areas



Papakāinga



Economic Development



Infrastructure and Servicing



Decision Making



Treaty Settlement Land

5.4 Outcomes

Te Kiri Waiwai o Papatūānuku has eight strategic outcomes focussed on supporting whānau, hapū and iwi to utilise whenua Māori and Treaty Settlement Land within the district. These are based on the five focus areas of papakāinga, economic development, infrastructure and servicing, decision-making and Treaty Settlement Land as follows:

Papakāinga

- Whānau are thriving and can occupy and use their whenua.
- Whānau live in safe, healthy and good quality homes that provide their wellbeing.

Economic Development

- Development on whenua Māori is supported and enabled by Council.
- Economic development is compatible with the protection and enhancement of the ecological, spiritual and cultural values of whenua Māori.

Infrastructure and Servicing

- Infrastructure and servicing is affordable, fit-for-purpose and meets the needs of whānau, hapū and iwi.
- Delivering infrastructure that meets the wellbeing outcomes of current and future generations.

Decision-Making

- Whānau, hapū and iwi are supported to achieve their aspirations in council decisions and operations.

Treaty Settlement Land

- Post-settlement governance entities are supported and enabled to use, occupy and develop Treaty Settlement Land.

6. Te Anga Whakamua Action Plan



6.1 Te Arotake me te Whakatinanatanga Implementation and Review

This section sets out the key actions to guide Council implement Te Kiri Waiwai o Papatūānuku, including timeframes for implementation and resourcing. Te Kiri Waiwai o Papatūānuku is not a static document, and Council and the community will have an opportunity to review the actions, timeframes and their implementation every three years and prior to Long Term Plan processes.

6.2 Timeframes

Actions include timeframes for when actions are expected to be progressed, from the date Te Kiri Waiwai o Papatūānuku is formally adopted by Council. These timeframes are:

- Underway – means that the action is actively being implemented, with further work required.
- Within 12 months – means that work on the action must commence within 12 months of adoption of Te Kiri Waiwai o Papatūānuku.
- Years 1 – 3 – means that the action must be completed within three years of adoption of Te Kiri Waiwai o Papatūānuku.

Completion of any unbudgeted actions occurring within the allocated timeframes is subject to funding being allocated as provided in 6.3.

6.3 Long Term Plan and Annual Plan Funding

Actions are listed in terms of whether budget is already allocated or not, or not required. This will help guide Council elected members and staff make decisions to seek or allocate new funding at any Long Term Plan or Annual Plan process. Decisions regarding the prioritisation, funding, and implementation of unbudgeted actions will be made as part of those processes, subject to Council deliberation and community consultation where applicable.

6.4 Monitoring and Review

Te Kiri Waiwai o Papatūānuku is designed to be iterative and will evolve over time to respond to new challenges and opportunities. Te Kiri Waiwai o Papatūānuku shall be reviewed as follows:

- Every three years, 1 year prior to any LTP process, for its efficiency and whether specific actions have been adequately implemented.
- At any time, following a special request of Te Kuaka (or equivalent) or full Council.
- At least one annual update shall be provided to Te Kuaka (or equivalent) to shown continual progress towards the implementation of Te Kiri Waiwai o Papatūānuku.

Actions	Outcomes	Who	Timeframe	Budget
1 Support and increase the uptake of Council's ratings relief and remission policies on whenua Māori and Treaty Settlement Land by: a. Undertaking a review of Council's rating relief and remittance policies for whenua Māori and Treaty Settlement Land, that considers the following factors: ii. The effectiveness of the existing policies, including understanding the level of uptake of these policies by whānau, hapū and iwi; iii. Whether the scope and application of the policies should be broadened to include more categories of land; iv. Whether the eligibility criteria of each policy is appropriate and supports an overarching outcome to support the development, use and occupation of whenua Māori and Treaty Settlement land; v. The differences between cultural and commercial redress and whether there should be remission policies that apply to this land; and vi. Reviews other councils' rates policies.	  	FNDC	Years 1-3	Within existing resources
2 Support the use and occupation of whenua Māori and Treaty Settlement land by whānau, hapū and iwi by investigating and identifying opportunities to deliver targeted services that address the following functions: a. Implementation of rating relief and remission policies on whenua Māori and Treaty Settlement land; b. Navigating the resource and building consenting process on whenua Māori, including a dedicated duty planner / building officer service of staff experienced with whenua Māori; and c. Considers whether these services should be delivered through a 'one-stop shop' service.	   	FNDC	Years 1-3	Unbudgeted
3 Review, update and embed a premium resource consenting process to support the use and occupation of whenua Māori that allows greater flexibility for whānau, hapū and iwi by: a. Developing an efficient and consistent consenting process that supports whānau, hapū, and iwi to develop whenua Māori and Treaty Settlement land from concept development through to decisions; b. Committing resourcing, including specialised staff, to support and implement the process; c. Establishing a specific set of fees and schedules for processing applications; d. Taking into account different governance entities that manage whenua Māori.	  	FNDC	Years 1-3	Within existing resources

Actions	Outcomes	Who	Timeframe	Budget
4 <i>Undertake a review of Council's Engineering Standards that identifies opportunities to allow greater flexibility for how these standards are applied (e.g., practice note) to whenua Māori and Treaty Settlement land and takes into account the following:</i> a. Engagement with whānau, hapū and iwi and consideration of mātauranga and tikanga Māori design principles; b. Development costs of infrastructure; c. Practical design solutions that meet the needs of landowners.	    	FNDC	Years 1-3	Within existing resources
5 <i>Investigate opportunities to improve infrastructure and servicing accessibility to whenua Māori and Treaty Settlement Land by:</i> a. Undertaking GIS analysis that shows Council's infrastructure assets in relation to whenua Māori and Treaty Settlement Land; b. Identifying opportunities to extend networks to service whenua Māori and Treaty Settlement Land where it is clustered, cohesive and would encourage development through economies of scale; c. Identifying external funding sources to improve infrastructure capacity where there is a direct benefit for connecting whenua Māori and/or Treaty Settlement Land to services; d. Considering any infrastructure constraints within the next Infrastructure Strategy. e. As part of the GIS analysis assess the constraints and opportunities for the development of MFL/Settlement land. f. Feed this into the District Wide Spatial Planning Project.	  	FNDC	Within 12 months	Unbudgeted/ within existing resources
6 <i>Ensure that whenua Māori is considered, evaluated and provided for in future transport infrastructure within the Infrastructure Strategy by:</i> a. Conducting an audit and GIS desktop study of whenua Māori to identify areas where transport access is a barrier to development; b. Assessing how the Infrastructure Strategy aligns with Te Pae o Uta; c. Identifying opportunities to improve public and private connections, particularly where land may be landlocked or subject to significant natural hazard constraints; and d. Allocating adequate resources to address (a) - (c).	  	FNDC	Years 1-3	Within existing resources

Actions	Outcomes	Who	Timeframe	Budget
7 <i>Undertake a review and update of Council's existing processes for the disposal, acquisition and joint management of reserves with whānau, hapū and iwi, that:</i> a. Includes a stocktake of council owned land that identifies any land that it may want to dispose, and as part of any disposal process include a consideration whether the land should be returned to whānau, hapū and iwi. b. Considers whether there is a need for a separate policy about returning land to whānau, hapū and iwi.	 	FNDC	Years 1-3	Unbudgeted
8 <i>Develop and maintain a digital tāngata whenua contacts database that spatially identifies indicative hapū and iwi rohe boundaries that can be utilised to guide engagement processes (e.g. resource consents), that:</i> a. takes into account overlapping hapū and iwi boundaries; b. recognises the sensitivity and accuracy of information; and c. uses the best available information (e.g., within IHEMPS) and mātauranga.		FNDC	Years 1-3	Within existing resources
9 <i>Investigate opportunities to establish a dedicated fund that supports the use and occupation of whenua Māori and Treaty Settlement land by whānau, hapū and iwi for papakāinga and economic development that supports the following:</i> a. The preparation of specialist reports and details for the purpose of building or resource consenting; b. Payment of fees associated with council processing of building and resource consents.	  	FNDC	Years 1-3	Unbudgeted
10 <i>Develop an engagement policy and framework that formalises engagement procedures with whānau, hapū and iwi on Annual Plan, Long Term Plans, District Planning and Spatial Planning documents.</i>		FNDC	Years 1-3	Within existing resources
11 <i>Support whānau, hapū and iwi to use and occupy whenua Māori and Treaty Settlement Land, by:</i> a. Reviewing and updating Te Taitokerau Papakāinga Toolkit to provide tailored best practice advice to navigate the building and resource consent process for papakāinga development; b. Developing and rolling out a training programme based on the Toolkit within the community; c. Allocating existing or new resources towards the delivery of (a) and (b).		FNDC	Years 1-3	Unbudgeted

Actions	Outcomes	Who	Timeframe	Budget
12 <i>Investigate opportunities for joint ventures with whānau, hapū and iwi to undertake economic development on whenua Māori and Treaty Settlement land within the district by:</i> a. undertaking a stocktake of existing projects and work programmes being progressed within the identified focus areas; b. establishing and implementing a joint (Council and Te Kuaka) work programme that identifies new opportunities for joint projects; c. seeking resourcing through the 2027 – 2037 Long Term Planning cycle.	   	FNDC	Years 1-3	Unbudgeted
13 <i>Investigate and identify opportunities for the transfer or delegation of decision-making powers or operations (e.g., pursuant to section 33 of the RMA) in relation to the whenua Māori and Treaty Settlement Land, by:</i> a. Identifying actions needed by FNDC to implement the transfer of delegation and how these will be implemented; and b. Providing assistance (e.g., staff assistance or funding support to engage an independent facilitator) to the iwi or hapū that are seeking the transfer or delegation.		FNDC	Years 1-3	Unbudgeted
14 <i>Develop a communications strategy to increase awareness and visibility of Council's existing and future processes that support the delivery of Te Kiri Waiwai o Papatūānuku that:</i> a. Reviews and updates Council's website by consolidating information and resources relating to development of whenua Māori and Treaty settlement land; b. Promotes education opportunities delivered as part of the strategy.	  	FNDC	Ongoing	Within existing resources

