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Corporate Statement

11th September 2025

Far North District Council

To Whom it may concern,

Re: Proposed Far North District Plan submission, Kawakawa Hospital

With reference to the above we would like to express our support for the amendments being submitted by Ngāti Hine's Planning Consultant, Barker & Associates and wish to outline the following points relating to the land at Kawakawa hospital and its importance to Ngāti Hine Health Trust (NHHT) and Ngāti Hine:

History: The land beneath the Bay of Islands Hospital in Kawakawa holds deep cultural and historical significance for Ngāti Hine, a hapū of Ngāpuhi descended from the ancestor Hineamaru. Her settlement in Waiōmio, just south of Kawakawa, established the heart of Ngāti Hine's rohe. The surrounding whenua and waterways, especially the Taumarere River, are considered sacred and central to Ngāti Hine identity.

The hospital itself was officially opened in 1913, following the establishment of the Bay of Islands Hospital and Charitable Aid Board in 1911. Today, Ngāti Hine Health Trust (NHHT) operates kaupapa Māori health services at the hospital site, including a whānau wellness centre. While NHHT leases part of the facility, the land remains under Crown ownership. This ongoing journey reflects Ngāti Hine's commitment to restoring their role as kaitiaki of their whenua and ensuring that health and wellbeing services reflect their values and aspirations.

Relationship: Ngā Kaingamaha o Ngāti Hine Charitable Trust and Ngāti Hine Health Trust are both grounded in the whakapapa and values of Ngāti Hine. They share a vision for whānau wellbeing, self-determination, and culturally rooted development, with the main differences as follows:

- **Ngāti Hine Health Trust** has been serving Te Tai Tokerau for over 30 years, offering kaupapa Māori health and social services—from GP care and mental health support to housing, education, and reintegration services. Their approach is hapū-led and whānau-focused.
- **Ngā Kaingamaha o Ngāti Hine** is leading a major housing and wellness development called **Te Mataora**, right next to the Bay of Islands Hospital. The project includes iwi

housing, aged care units, a retirement village, and a kaupapa Māori wellness centre—all designed to support intergenerational wellbeing.

Both trusts are guided by **Te Tū o Ngāti Hine**, a shared kaupapa that puts whakapapa, mana motuhake, and whānau aspirations at the centre. Together, they're building a future where Ngāti Hine whānau can thrive—culturally, socially, and economically.

Aspirations for the site (Housing aspirations and outcome for Ngati Hine). Nga Kaingamaha o Ngati Hine, NHHT and Northcorp (NHHT's development arm) has been planning for a variety of housing, community and health facilities for the site which would link into the existing hospital site, these would include social housing, affordable rentals, aged care and complimentary health facilities and community / respite centre linking into the main hospital site. The site has been master-planned to accommodate approx. 180 homes, which is currently being reviewed after the reduction in size but is likely to fit between 100-120 homes and community facilities.

Infrastructure acceleration fund (IAF) funding – With the initial masterplan for the site IAF funding has been awarded to the council by the crown to upgrade the towns infrastructure. In addition to this and in preparation for the works, the Ministry of Housing and Urban Development granted Ngati Hine predevelopment funding to survey and carry out geotechnical investigations for the site. Which showed the site to be suitable for development. The revised masterplan will be available in mid-October, just outside the timing for this submission.

Nāku iti noa, nā,



Tamati Shepherd – Wipiiti
CEO
Ngati Hine Health Trust