

## Karetu Māori Committee

Waikare Road Kawakawa  
Kawakawa 0210  
Bay of Islands, New Zealand

Email: [kmcchair2016@gmail.com](mailto:kmcchair2016@gmail.com)



1<sup>st</sup> August 2025

### Far North Holding Ltd

Attention: Chris Galbraith

"Mai i te matāpuna o te awa o Te Karetu, puta noa ki te wahapu o Taumarere Tena koutou, Tena koutou, Tena koutou katoa"

Tena koe Chris

RE: Far North Holdings Limited – PDP Submission - Opuā

Ngāti Manu are mana whenua for a wider rohe that encompasses Opuā and surrounds.

We appreciate Far North Holdings Limited taking the time to share the community engagement that has been received so far on what Opuā needs and could look like as we look forward to the future. FNHL discussed their submission to the Far North District Councils Proposed District Plan and talked specifically about their submission and how it relates to, and provides for, Opuā's future.

Our interest is to ensure that any such change has appropriate cultural representation and provides for hapu interests and connections with the area and is one that also facilitates our aspirations.

FNHL's submission for a mixed-use zoning that provides more flexibility for the future development potential of Opuā is a positive one. This is a move away from the current industrial zoning. Our interest is to ensure that the awa is valued environmentally, and high standards are established for managing any impact activities have on water quality. We support moving some of the heavier maritime servicing activities to sites away from the water's edge, such as to their SH11 or Carters commercial sites.

Ngāti Manu would support the introduction of zoning that provides for: more residential / tourism / education opportunities such as the pre-school nursery suggested by the school, as all of these activities are cleaner and have less of an environmental footprint. They also create a more community environment around the waterfront.

Ngāti Manu aspires to bring back taonga currently located in the Smithsonian Museum in the USA. There are very special items which we plan to have returned to New Zealand. An aspirational initiative would be to have a Cultural Center including a Museum in Opuā to display the artifacts and be able to tell ancestral stories. The proposed zoning by FNHL supports this opportunity, related tourism opportunities, employment and businesses.

Ngāti Manu looks forward to working with FNHL as we seek to develop this vision beyond the district plan horizon, and as we negotiate settlement with the Crown look to the future opportunities to partner.

*Mā Ngāti Manu, mō Ngāti Manu, e ai ki a Ngāti Manu.*

Lastly, Ngati Manu have agreed to provide an up to date Cultural Impact Assessment for the Opua area to inform any future development.

Mauri ora

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Suz Te Tai (Chair Karetu Maori Committee)



# OPUA SCHOOL

*Manaakitanga me te Awhina  
Caring and Sharing*

## **Ōpua School Principal**

2 Franklin Street, Opua

**Attention: Chris Galbraith** Far North Holdings Limited (FNHL)

## **Re: Ōpua Plan Change Proposal**

Dear Chris,

Following our meeting at Ōpua School on 21 May 2025, I am writing in response to your request for feedback on how the proposed development of the Ōpua Marina could benefit the school and the wider community. I appreciate the opportunity to share ideas from our board discussion that would enhance educational outcomes and community wellbeing as part of this broader vision for growth.

The school continues to benefit from the presence of the marina, with an average of eight children from international yachts enrolling each year. This contributes positively to the school's diversity, enriching our learning environment and connecting us globally.

One potential benefit to Ōpua School would be the inclusion of an early childhood education (ECE) provision within the marina development. A local preschool serving both the Ōpua and Russell communities would offer a natural pathway into our school, supporting roll growth and smoother transitions for tamariki. Such a facility would also meet the needs of families connected to the marina and marine-based businesses. Co-locating complementary amenities—such as a café, gym, or shared community space—could further enhance the social and economic vibrancy of the area and community connections.

We also support the inclusion of residential accommodation in your proposal, particularly the development of two- and three-bedroom homes suitable for families. This type of housing would help attract and retain school-aged children



# OPUA SCHOOL

*Manaakitanga me te Awhina  
Caring and Sharing*

in the community, supporting our role growth and associated Ministry of Education funding.

In addition, we see value in ensuring that the development includes adequate car parking to support the proposed housing, marine businesses, and early childhood education facilities. As the area grows, accessible and safe car parking will be essential for families dropping off and collecting children, as well as for those accessing community amenities. It will also be important to consider the impact of increased traffic on our local roads, particularly at peak times, to ensure that access remains safe and efficient for all users. Thoughtful planning in this regard will contribute to the overall functionality and safety of the development.

We welcome the opportunity to continue working collaboratively with FNHL on the future development of the Ōpua Marina.

Thank you for the ongoing engagement and the opportunity to provide feedback.

Yours sincerely,

Sandy Blackburn

Principal Ōpua School

**Far North Holdings Limited**  
C/- Andy Nock  
Group Chief Executive Officer

11 July 2025

**Re: Letter of Support for Far North Holdings Limited – Proposed District Plan Change for Bay of Islands Marina Village**

The Bay of Islands-Whangaroa Community Board is pleased to express its strong support for Far North Holdings Limited's (FNHL) submission to the Proposed Far North District Plan, which seeks to rezone key areas in Ōpua from commercial to mixed use.

This includes the Bay of Islands Marina, Marine Park, Commercial Estate, and Colenso Triangle.

FNHL's vision for a vibrant, sustainable, and community-focused mixed-use precinct is both timely and transformative. The proposed rezoning will enable the integration of:

- **Residential housing** to meet growing demand and support population growth in the Opua-Paihia-Kawakawa corridor.
- **Childcare and family services** to enhance liveability and support working families.
- **Employment opportunities** in the marine and associated industries, reinforcing Opua's role as a national and international marine service hub.

The Community Board recognises the strategic importance of this development. The Bay of Islands Marina is already a key point of entry for international vessels and a cornerstone of the local marine economy. However, the current zoning limits its potential. The proposed mixed-use zoning will allow for a more diverse and resilient local economy, while also enhancing the public realm and waterfront experience for residents and visitors alike.

We commend FNHL's commitment to:

- **Place-based design** that respects the natural environment and cultural heritage of the Bay of Islands.
- **Staged infrastructure development** that aligns with sustainable water and wastewater management.
- **Community and Hapū engagement** throughout the planning process.
- **Support for small and medium enterprises (SMEs)** through the provision of appropriately sized commercial and industrial premises.

We would like to emphasise that good quality community and Hapū engagement is essential for the success of any development. The Community Board is happy to assist as required to ensure a positive outcome.

The inclusion of the Marine Park and Commercial Estate in the proposal is particularly important. These areas will provide much-needed space for marine services and light industry, helping to address the current shortage of premises over 200 sqm and enabling the relocation and expansion of local businesses.

The Bay of Islands-Whangaroa Community Board fully supports FNHL's proposed District Plan change. We believe it represents a bold and necessary step toward a more inclusive, economically vibrant, and environmentally sustainable future for Ōpua and the wider Far North District.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bj Ward'.

**Belinda Ward Chairperson, on behalf of**  
Bay of Islands-Whangaroa Community Board  
Far North District Council

## **Opua Businesses in Business Bay of Islands Incorporated**

4 August 2025

Far North District Council

Private Bag 752

Kaikohe

Dear Sir/Madam,

**Re: FNHL Submission to the FNDC Proposed District Plan**

The Opua Business Association represents several of the businesses based in and around Opua. The Association and tenants of businesses met with FNHL to discuss the potential for Opua's future and how this may be expressed through the Councils Proposed District Plan.

FNHL explained what the current PDP reflects and that their submissions are for more flexibility in zoning to enable a wider range of activities.

Feedback from the attendees was offered and there were several key points as follows:

- Providing for accommodation opportunities through residential developments will bring greater scale to Opua. More people will support existing and new businesses. It will support visitor stays in the Bay of Islands and supporting tourism activities.
- The mixed-use zoning would provide more flexibility and was generally supported.
- The maritime precinct needs to be maintained and enhanced. Widening this area to include the SH11 sites and the Opua Commercial estate is supported.
- The revival of the railways and cycleway tourism developments is supported as it will bring more scale back to Opua which again will underpin businesses viability.
- Improving maritime infrastructure is important to businesses in Opua and enables us to differentiate from competitor offerings in Whangarei.
- Opua, and the Bay of Islands is our point of difference and related infrastructure that supports Opua's development is important.
- Development of Opua cannot prohibit the growth in maritime activities and needs to complement all activities.

Your faithfully,



Mike Levings

28 July 2025



**keteriki ltd**

Far North District Council  
Private Bag 752  
Kaikohe

Kia ora koutou, to whom it may concern,

**Re: FNHL Submission to the FNDC Proposed District Plan – letter of support**

Keteriki Ltd is a registered charitable entity (joint venture Bay of Islands Vintage Railway Trust (BOIVRT) and Nga Tangariki O Ngati Hine) and holds the NZTA rail operating license and KiwiRail/LINZ lease(s) for the rail corridor, Kawakawa to Opuia, approx 14km and designated Railway Purposes.

BOIVRT also hold a Resource Consent for a visitor terminus on the land commonly referred to as Colenso Triangle and we have been steadily restoring the heritage railway assets (circa 1880-84) back towards Opuia. Keteriki are championing a collective vision of a combined rail, cycle, steamboat experience in the Bay of Islands and we have widespread community and government support for the revitalisation of cultural- heritage product in the Bay of Islands.

The **Mixed-Use Zoning** proposed in the FNHL submission to the PDP will better support the community vision that includes a railway station, public carparking, bike and tourism connections, retail, art, educational and visitor facilities; a biodiversity corridor connecting Opuia to Kawakawa along the rail corridor that will provide a platform for social, cultural, economic, environmental opportunities and build on the infrastructure investment, that being Bay of Islands Vintage Railway, Pou Herenga Tai Twin Coast Cycle Trail, the Minerva Steamboat and the number of other ideas expressed by hapu and community to develop collective impact and potential on the corridor.

More specifically, we see the need for the **Mixed-Use Zoning** in Opuia as an enabler to the provision of more accommodation that will support visitor stays in the Bay of Islands and supporting our tourism activities. We need short term accommodation so people can commence or end their activities in Opuia thus bringing greater spend to the area. This not only supports the vision of the BOIVRT but also the sustainability of the business and service providers in Opuia.

Residential accommodation brings scale to the area enabling visitors to come and go from the many other tourist activities of the Bay of Islands.

Ngā mihi

A handwritten signature in blue ink, appearing to read 'Laurett Douglas', written over a blue circular stamp.

Laurett Douglas  
General Manager – Keteriki Ltd  
021 024 57571



# Hapū Planning Guidelines for Ōpua.

## Phase 1

Hapū-led development • Culture • Education •  
Sustainability

# Multi-functional Hapū Spaces

- ▶ For Hauora, Training, Kaumātua/Kuia,
- ▶ Hapori /Community, Wānanga, Matauranga,
- ▶ Housing/Accommodation
- ▶ Tourism, Culture, Storage
- ▶ Gallery, Café
- ▶ Rangatahi /Youth and Educational Space
- ▶ Gym.
- ▶ Sharing space with all Nationality

# Hauora / Wellbeing

- ▶ Rongoā, Mirimiri, Healing practices
- ▶ Wānanga, Waiata, Reo Kōrero
- ▶ Seed collecting
- ▶ Raranga, Painting
- ▶ Mara kai, Korikori tinana, Holistic health
- ▶ Kaumatua/Kuia, Mental wellbeing
- ▶ Disability
- ▶ Risk Assessment Vulnerability
- ▶ Capability and Capacity

# Training

- ▶ Boat building, HR, Management, Admin
- ▶ Workshops, Health & Safety, Pest Control, Coast Patrol
- ▶ Gateway programs , Water Survey, Fish Survey, Birds
- ▶ Lizards, Mrytle rust, IP, Budgeter, Data Platform,
- ▶ Risk Management, Navigation and compass, Biosecurity
- ▶ Management, Leadership, 1<sup>st</sup> Responder, Hospitality
- ▶ Researcher, economic, Fiscal Wellbeing
- ▶ Planning and Decision making, Value and Governance
- ▶ Environmental Sovereignty, Sustainable Growth
- ▶ Risk Planning

# Youth

- ▶ Gym / Whare Hākinakina
- ▶ Digital & vocational training spaces
- ▶ Leadership and skills development
- ▶ Collective Networking
- ▶ Oranga Taiao
- ▶ Management Skills
- ▶ Sustainability / Self Sustainability
- ▶ Trademark/ intellectual property
- ▶ Arts and Performance
- ▶ Framework

# Kaumātua / Kuia

- ▶ Safe spaces
- ▶ Intergenerational exchange
- ▶ Mahi Toi, Wairua, Tinana, Hinengaro
- ▶ Kainga Ora (accommodation)
- ▶ Advocacy
- ▶ Kai Sovereignty
- ▶ Transport support
- ▶ Entertainment
- ▶ Therapy
- ▶ Value and Pathway
- ▶ Risk Management

# Kōhanga Reo

- ▶ Preserve Te Reo Māori
- ▶ Support whānau back into workforce/study
- ▶ Nurture Te Ao Māori worldview
- ▶ Education
- ▶ Performance
- ▶ Introducing other Nationality language

# Housing & Accommodation

- ▶ Address housing crisis
- ▶ Security
- ▶ Wellbeing
- ▶ Workers and Tourists
- ▶ Boosting Economy
- ▶ Training
- ▶ Kaumatua/Kuia
- ▶ Contractors
- ▶ Hauora
- ▶ Budgeting



# Whare Tupu / Nurseries

- ▶ Native plants
- ▶ Mara Gardens/Orchards
- ▶ Vertical gardens
- ▶ Māori Rongoā, Educational,
- ▶ Sustainable practices
- ▶ Toilets, Showers, Water Tanks,
- ▶ Chemical storage
- ▶ Equipment
- ▶ Storage Container, Tunnel House

# Wānanga / Education

- ▶ Mātauranga + Western knowledge
- ▶ Marine biodiversity
- ▶ Survey
- ▶ Science
- ▶ Art Performance
- ▶ Kaitiaki Moana
- ▶ Hospitality
- ▶ Health & Safety training/ 1st Response
- ▶ Education
- ▶ Workshops

# Community Enterprise

- ▶ Employment
- ▶ Café/Retail
- ▶ Scholarships
- ▶ Grants,
- ▶ Investors & Funders
- ▶ Training
- ▶ Significant Social Impact
- ▶ Sustainability Focused
- ▶ Entrepreneurs
- ▶ Management

# Land & Environment

- ▶ Convert Pine forestry to Kauri Sanctuary
- ▶ Native Ngahere
- ▶ Restore Ecosystems
- ▶ Collaborate with Department Conservation, FNHL, NRC, FNDC
- ▶ Reduce Pollution
- ▶ Improving Water Quality
- ▶ Manage Natural Resource
- ▶ Habitat Loss
- ▶ Climate Change

# Civil Response Capacity

- ▶ Search & rescue (land/sea)
- ▶ Emergency shelter
- ▶ Training,
- ▶ Storage,
- ▶ First Aid/Medical Care
- ▶ Specialized Team
- ▶ Equipment/Supplies
- ▶ Infrastructure Support
- ▶ Community Support

# Maritime Initiatives

- ▶ Hapū mooring rights
- ▶ Hapū Kaitiaki Patrol for Ōpua
- ▶ Collaborating/Building Strong Relationship
- ▶ Climate Change
- ▶ Innovation/Improvement
- ▶ Ensure a Safe, Clean and Secure Maritime for the future

# Additional Projects

- ▶ Flagpole,
- ▶ Helicopter pad
- ▶ Conference space
- ▶ Whare Whakamoemiti
- ▶ Maunga Puketiti walkway design
- ▶ Change Opuia to its original name Opuapua

# Key Property Aims

- ▶ Paihia Gymnastics Club
- ▶ Support Hapū initiatives and sustainability
- ▶ Affordable Housing/ Accommodation
- ▶ Eco friendly
- ▶ Supporting tools and Resources
- ▶ Adaption Planning





**Business Bay of Islands Incorporated**

[info@businessboi.co.nz](mailto:info@businessboi.co.nz)

15 August 2025

**Re: Support for FNHL Submission – Opuia Marina Rezoning from Industrial to Mixed Use**

Kia ora,

On behalf of Business Bay of Islands Incorporated, we wish to express our support for Far North Holdings Limited's submission to rezone the Opuia Marina site from "Industrial" to "Mixed Use."

We support this proposal for several reasons:

1. **Reflecting Current Reality** – The marina precinct already operates as a mixed-use area. This rezoning simply aligns the official designation with what is already occurring, ensuring the planning framework supports future development in a sensible way.
2. **Commitment to Maritime Character** – FNHL have given clear assurances that Opuia will remain first and foremost a marina and maritime precinct. Any changes will be consistent with that core purpose.
3. **Long-Term Vision and Vibrancy** – Introducing some residential development will not create a massive change, but it will help realise a long-term vision of a vibrant, active waterfront. We know from community feedback that people want to see a marina that offers more vibrancy, services, and activity.
4. **Diverse Economic Opportunities** – We would like to see additional small industrial units available to rent, and potentially "live/work" spaces where a workshop or small industrial unit is on the ground floor with accommodation above. This could encourage small-scale entrepreneurship and help retain marine and service businesses.

5. **Event and Activity Potential** – The more events and activities we can bring into the marina precinct—sailing regattas, sporting events, community gatherings—the more people will visit and engage with Opuā. This has a positive flow-on effect for local businesses.
6. **Retention of Key Facilities** – We acknowledge that some businesses are concerned the zoning change might lead to a loss of hardstand space. FNHL have assured us this is highly unlikely, as the hardstand is a key business driver for the marina. Any changes would still require appropriate consents.

We believe this rezoning will give FNHL and the wider Opuā community the flexibility to grow in a way that keeps our maritime heritage strong while creating a more dynamic and economically sustainable precinct.

We request that we are kept informed of developments by FNHL as they move forward.

Ngā mihi nui,

Lesley Lucas

Chair

Business Bay of Islands Incorporated