

# TOURISM INFRASTRUCTURE FUND APRIL 2021- ROUND 5



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# About the Tourism Infrastructure Fund

The Tourism Infrastructure Fund is administered by MBIE and provides up to \$25 million annually to develop tourism-related infrastructure that supports regions facing pressure from tourism growth.

The fund aims to protect and enhance New Zealand's reputation both domestically and internationally. Supporting robust infrastructure contributes to quality experiences for visitors and maintains the social licence for the sector to operate.

The Tourism Infrastructure Fund is open to all local councils and not-for-profit community organisations that can demonstrate support from their local council.

## Eligibility Criteria

The following criteria set out which types of projects are eligible for grants from the Tourism Infrastructure Fund.

- Only publicly available infrastructure used significantly by tourists is eligible.
- Projects need to be for new facilities, or enhancements. Like-for-like replacement will not be funded.
- Development of new attractions, accommodation, and commercial activity is not eligible.
- Projects must demonstrate that they do not compete with commercial activities in the region.
- Projects will not be eligible if seeking funding under \$25,000 (though a series of linked projects can be joined in one application).
- Projects already receiving funding from NZTA are not eligible.
- Councils must meet at least one of the following tests (now or within 5 years), priority will be given to councils that meet two or more of these tests:
  - Visitor: rating unit ratio >5
  - Revenue from tourism in the region <\$1 billion per annum
  - Local Government Finance Agency lending limits have been reached.

Applicants are expected to co-fund their project to the maximum extent they are able, and to a minimum of 50%.

## Assessment Criteria

In summary, the key assessments criteria are:

- |  |  |
|--|--|
| • <i>Addresses Infrastructure capacity constraints</i> | • <i>Supports the attraction of visitors to a region</i> |
| • <i>Represents value for money</i>                    | • <i>Otherwise may not happen, or happen more slowly</i> |
| • <i>Other funding options have been investigated</i>  | • <i>Applicant has maximised funding contribution</i>    |
| • <i>The balance of visitor and resident demand</i>    |  |

In addition to these criteria each round will open with a priorities statement. The statement for the upcoming round five follows;

## Tourism Infrastructure Fund – Round Five Priorities Statement

The Tourism Infrastructure Fund (TIF) provides financial support for local visitor-related public infrastructure where tourism (domestic and international) is placing pressure on, or potential growth is constrained by, existing infrastructure, and where the local community is unable to respond in a timely way without assistance.

New Zealand's regions and the tourism industry have been impacted by COVID-19. The regions of Kaikōura, Mackenzie, Queenstown-Lakes, Fiordland, and South Westland have been particularly hard hit. Round five of the TIF will ensure central government support and investment in local government infrastructure can continue over this uncertain time and help improve the visitor experience for Kiwis and international visitors when they return.

### Government's priorities for Round Five

TIF applications are assessed against the TIF eligibility and assessment criteria agreed by Cabinet. Round Five will prioritise projects that demonstrate the need for additional visitor-related public infrastructure. This includes capital works required for infrastructure to manage responsible camping.

Applications are invited from **all** councils.

Applications from councils in Kaikōura, Mackenzie, Queenstown-Lakes, Fiordland, and South Westland will be prioritised.

Projects should also:

- provide innovative approaches to infrastructure needs
- provide sustainable investment which ensures that visitors contribute to the ongoing costs of infrastructure
- use best endeavours to construct any infrastructure out of carbon-neutral building materials
- make use of technology where possible
- retain community support for tourism and ensure high quality experiences
- address capacity issues and future-proofs the proposed infrastructure
- align with the Government's Tourism Strategy and your region's destination management planning

Feasibility studies or needs assessments will continue to be considered.

### Further details

Further information on the TIF, including the eligibility and assessment criteria, can be found on MBIE's website at:

<https://www.mbie.govt.nz/immigration-and-tourism/tourism/tourism-funding/tourism-infrastructure-fund/>

## FNDC - March 2018 TIF Project Status

Approved Project	Value	Status as at February 2020
Waitangi Mountain Bike Park Toilet	\$138k	COMPLETED
Waitangi Boat Ramp Toilet	\$250k	<ul style="list-style-type: none"> <li>• Building &amp; Resource Consent Issued</li> <li>• Enter Tender process when service connections are finalised</li> <li>• Address budget shortfall</li> </ul>
Haruru Falls Car park Toilet	\$256k	<ul style="list-style-type: none"> <li>• Tender process completed</li> <li>• Delivery &amp; Installation May 2021</li> <li>• Operational June 2021</li> </ul>
Opononi i-Site Toilet	\$266k	<ul style="list-style-type: none"> <li>• Under construction</li> <li>• Operational May 2021</li> </ul>
Mitimiti Toilets and Showers	\$288k	COMPLETED

## FNDC - August 2019 TIF Project Status

Approved Project	Value	Status as at 09 April 2021
<b>Project 1A: Waipapa Public Toilet Capacity Upgrade</b> Install a new field on the available FNDC land approximately 300m to the south of the toilet facility.	\$172k	<ul style="list-style-type: none"> <li>Construction contract in place</li> <li>Construction to commence 27 April with completion mid-May.</li> </ul>
<b>Project 1B: Waitangi Jetty Toilet Facilities Capacity Upgrade (BOI Yacht Club)</b> Increase toilet capacity at Waitangi jetty to meet the rising demands of cruise ship visitors	\$252k	<ul style="list-style-type: none"> <li>New Facility completed</li> <li>Contractor appointed for conversion of older block and is currently completing SiteWise qualifications as part of local contractor upskilling.</li> <li>Anticipate mid-May completion.</li> </ul>
<b>Pungaere Road Seal Extension</b> 3.59 Km to the start point to the Puketi Forest Kauri Walkway.	\$1.6M	<ul style="list-style-type: none"> <li>Partly sealed and due completion April subject to weather.</li> </ul>
<b>Cable Bay Car Parks</b> Improvements to three Cable Bay car parks	\$476k	<ul style="list-style-type: none"> <li>Project funding in FY22</li> <li>Design to commence July</li> </ul>
<b>Taipa Beach - Pohutukawa Protection</b> Arborist to advise on protection options against cars parking close	\$16k	Complete
<b>Paihia Beach Toilet Upgrade to include Outdoor Shower</b> Outdoor shower and address drainage issues	\$29k	Complete
<b>Kerikeri Stone Store Lighting</b> Lighting plan that enhances the night-time visitor experience	\$28k	<ul style="list-style-type: none"> <li>Concept Design approved by Heritage NZ</li> <li>Construction drawings/design underway</li> <li>Construction in July 2021 to avoid holiday period.</li> </ul>
<b>Regional Boat Ramp Study Grant</b> Study into current issues around public boat ramp access and car-parking issues	\$75k	<ul style="list-style-type: none"> <li>Complete subject to Infrastructure Committee acceptance</li> </ul>
<b>Freedom Camping Operational Plan Study Grant</b> Research to support the development of a regional plan for addressing Freedom camping issues	\$75k	<ul style="list-style-type: none"> <li>Final draft under review</li> <li>Pricing of some infrastructure options required for completion</li> </ul>

## April 2021 Proposed Applications

1. Smart Cities: Wi-Fi Network Lighting (Russell and Paihia)
2. Smart Cities: Smart Bins
3. Lake Manuwai Toilet
4. Te Paki Stream Toilets
5. Cape Reinga Road (Te Paki i-Site) Dump Station
6. Sealing of Bayly Road (Waitangi Mountain Bike Park)

### Financial Summary

Table 1: March 2020 TIF Financial Data

Not including 2 Years Maintenance claim which is on top of the pricing below and does not require FNDC contribution

	Project	FY	FNDC	MBIE	Total
1	SMART CITIES: Smart Lighting (Wi-Fi)	2021/22	\$ 93,153	\$ 93,153	\$ 186,306
2	SMART CITIES: Smart Bins	2021/22	\$ 53,763	\$ 53,762	\$ 107,525
3	Lake Manuwai Toilet	2021/22	\$ 86,840	\$ 86,840	\$ 173,680
4	Te Paki Stream Toilets	2021/22	\$ 128,150	\$ 128,150	\$ 256,300
5	Cape Reinga Road (Te Paki i-Site) Dump Station	2021/22	\$ 57,750	\$ 57,750	\$ 115,500
6	Sealing of Bayly Road (Waitangi Mountain Bike Park)	2021/22	\$ 222,750	\$ 222,750	\$ 445,500
			<b>\$ 642,406</b>	<b>\$ 642,406</b>	<b>\$ 1,284,811</b>

## Background

New smart technologies and sensors are now a proven and cost-effective opportunity to gather real-time data across a number of areas enabling a better understanding of how support services are functioning and if required enable staff to respond appropriately. These networks also provide the infrastructure for public Wi-Fi to be available in popular tourist areas.

Paihia and Russell waterfronts see a significant number of pedestrian tourists, face service pressures over peak periods and have tourist number density to make a small Wi-Fi network effective. As the technology is embedded and the key benefits are proven then networks can be extended and deployed in other regions of the Far North.

The network infrastructure is contained within smart street lighting options.



**GYRO-PLUS-20**

20 pcs. High Power LEDs  
17W-40W Optional Power Setting  
8 different optical lenses

AS/NZS 1158 :P1, P2, P3, P4  
EN13201: ME5-ME4

Park, Paths, Driveways  
Residential, Urban, Feeder



## Infrastructure Issues

A Wi-Fi network enabled by the fitting of Smart Streetlights will set up the infrastructure needed to support the following options as a minimum;

- Wi-Fi hotspots
- Deployment of smart rubbish bins
- Localised Information services
- CCTV camera operation
- Smart Parking
- Air Quality Sensors
- Options for revenue through commercial applications – (advertising, camera feed, Wi-Fi access)

## Project: SMART CITIES: Smart Lighting (Wi-Fi)

### Paihia Waterfront Assets



### Russell Waterfront Assets



Install a meshed Wi-Fi network using NB Connect embedded within the streetlights. delivering a carrier grade Wi-Fi network as an effective backbone for tourism, industry and the public. Utilise current FNDC infrastructure at Paihia and Russell waterfronts for installation.

NB SmartCities NZ Ltd has proven light designs that are approved by NZTA.

NB SmartCities NZ Ltd is a New Zealand based joint venture between NB SmartCities Pty Ltd (Australia and Denmark) and the McKay Group who are the FNDC contracted streetlight services provider.

McKay have worked through smart lights design for the Hundertwasser car park in Kawakawa and have installed NZTA specification smart lights on the new Taipa Bridge.

It is recommended that McKay's be engaged as a partner for this project due to the small scope and the fact that they have systems operational in Northland. Should FNDC decide to widen the networks to other areas, a wider sourcing process can occur in order to provide additional competition, security of supply and reduce dependency on one vendor.

Focus Paihia Chairman has been consulted and is supportive.

Application will include two years operating costs

Ongoing operating costs (Unlimited Data and Connection)

Paihia \$ 5,780 Russell \$ 4,349

### Cost Estimate

PAIHIA		
Construction	80%	\$ 79,392
Project Management	8%	\$ 7,939
Project Engineer (MSQA)	3%	\$ 3,176
Contingency (Risk Based)	9%	\$ 9,051
		<b>\$ 99,558</b>

RUSSELL		
Construction	80%	\$ 69,177
Project Management	8%	\$ 6,918
Project Engineer (MSQA)	3%	\$ 2,767
Contingency (Risk Based)	9%	\$ 7,886
		<b>\$ 86,748</b>

### Benefits

- Enables deployment of Smart services
  - Smart Bins
  - Smart parking
  - Tourism and services data gathering
  - CCTV
- Opportunity for Public Wi-Fi hotspots- improving visitor experience
- Potential commercial opportunities
- Gather Data to support future projects

	TOTAL COSTING			
	FNDC	50%	\$ 93,153	
	MBIE	50%	\$ 93,153	
			\$ 186,306	
FNDC Contribution: \$ 93,153				
Stakeholders				
FNDC, Bay of Islands & Whangaroa Community Board, Focus Paihia				
Risks				
<b>Project doesn't start without TIF funding.</b> The proposed program of work is unlikely to go ahead without an additional funding source.				

## SMART CITIES: Smart Lighting (Wifi)



✓✓✓ Unity of purpose

✓✓✓ Environmental stewardship

✓✓✓ Partnership

✓✓✓ Community

✓✓✓ Safety and Wellbeing

### PROJECT OBJECTIVES

1	Install Smart Cities capable Wifi Network
2	Provide Public Wifi Hotspot
3	Enhance visitor experience

### ★ TOP PROJECT BENEFITS

1	Enables deployment of Smart services
2	Opportunity for Public Wifi hotspots
3	Improved visitor experience
4	Potential commercial opportunities

### ⚠️ PROJECT RISKS

1	Chorus Infrastructure issues
2	Project will not proceed without TIF Funding
3	Unforeseen construction difficulties

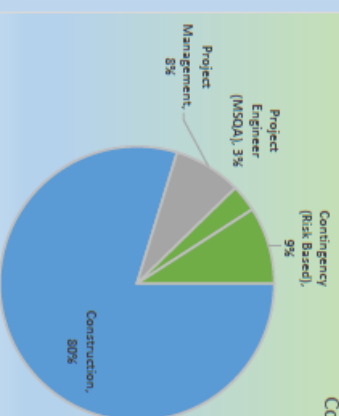
### FUNDING SOURCES

FNDC CAPEX	\$ 93,152
OTHER GOVT AGENCIES	\$ -
NZTA	\$ -
COMMUNITY CONTRIBUTION	\$ -
OTHER SOURCES	\$ -
MBIE - TIF	\$ 93,152
<b>TOTAL FUNDING</b>	<b>\$ 186,306</b>

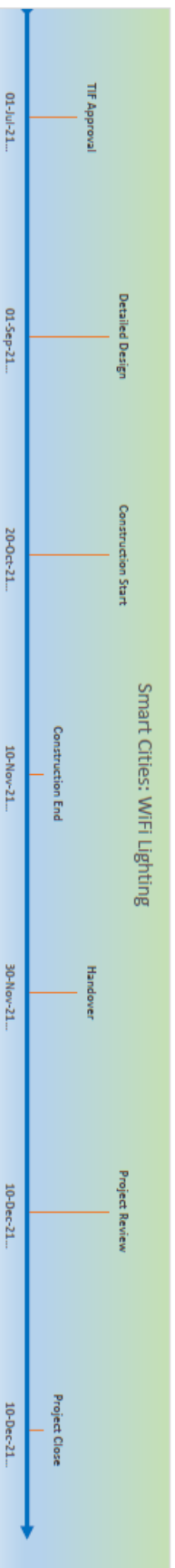
### COST ESTIMATE

CONSTRUCTION	84%	\$ 148,569
PROJECT MANAGEMENT	3%	\$ 14,857
PROJECT ENGINEER	2%	\$ 5,943
CONTINGENCY (RISK BASED)	9%	\$ 16,937
		<b>\$ 186,306</b>

### Cost Breakdown



### Smart Cities: Wifi Lighting



✓ Publicly available infrastructure used significantly by tourists



✓ New facilities or enhancement

✓ Not a new attraction or commercial activity



✓ Does not compete with commercial activities

✓ Over \$25,000

✓ No funding from NZTA

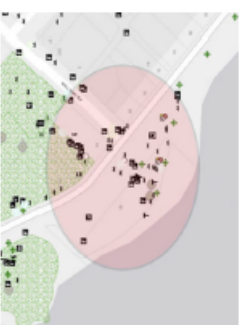


Figure 1: Pahiā



Figure 2: Ruatua

## Background

The introduction of a Smart City Wi-Fi capability in Paihia and Russell will enable the deployment of smart technology bins at some of the highest use tourist areas in the district. Solar powered bins provide an option for more remote areas such as Karikari Peninsula, where a significant issue of rubbish overflow has been consistently identified by the Kaitiaki Rangers operating over the peak summer period.

Paihia and Russell have suffered from overflowing rubbish bins at their respective waterfront hubs. This is often caused by a significant peak tourist flow when the Cruise ships are in port, however both Labour Weekend and the Christmas period of 2020 saw even more volume despite the lack of cruise ships. Overflowing bins are not a good look nor environmentally responsible. The use of temporary additional bins does not contribute to the aesthetics of these popular areas.

The opportunity to deploy solar powered bins in the peak period hotspots would be a step forward in managing rubbish in these areas. Despite a strong online, pamphlet and word of mouth based campaign to encourage better rubbish behaviours there was still an overflow issue this summer season. Visitor behaviour is not the sole issue and it is becoming more apparent that bin capacity is a large contributing factor over peak tourist season.

Smart bins utilise smart sensors that detect rubbish levels and alert maintenance contractors when they are nearing capacity and need to be emptied. A built-in solar cell-powered compactor means the bins can take up to eight times more rubbish than a standard waste bin, helping to deal with the influx of day-trippers.

The compacting and online alert systems also ensure optimum use of waste collectors' time while the technology prevents rubbish overflow.



## Infrastructure Issues

Popular tourist destinations across the Far North region often struggle to deal with surges in visitors over short periods of time. This can result in overflowing rubbish bins. This situation causes additional operational strain on services and additional contractor requirements add additional cost.

The introduction of smart city Wi-Fi (subject to TIF approval) at Paihia and Russell provide the opportunity to deploy smart bin technology on an initial small scale. Solar powered options will enable deployment of compactor bins at other hotspots. Feedback from Palmerston North Council (Clean Cube Bins) and Taupo (Big Belly Bins) has been positive.

### Project: SMART CITIES: Smart Bins

#### Big Belly Bin: Matakana



Deploy smart bins to four selected high use locations in Paihia, Russell and Karikari Peninsula (solar).

(Option also exists to deploy a remote 3G or 4G bin unit to an alternate location if not utilising Wi-Fi network))

FNDC Operations management staff to be involved in site selection, model selection and in benefits tracking. Consultation with contracted service providers.

Given the installation of the Smart Bins will be after the installation of the Smart Streetlights that support the network a final decision on the model of bins does not need to be made at this point in time. Clean Cube are currently in the process of a supplier change and other players are potentially entering the market in the upcoming months as demand for service increases. Due to the current supplier changes Clean Cube could not provide pricing at this time.



Big Belly Bins (Manco Engineering) are one of the options used by several Councils in New Zealand and form the cost basis for this project funding estimate. Installation costs will be relatively standard across the brands, with proprietary software charges the main variable outside of hardware cost.

Big Belly Bins also have the option to host the Wi-Fi network infrastructure from the bin. There are also remote 3G and 4G communication options.

TIF Application will also include bid for two years operational funding

**Note: Big Belly bins pricing estimates are for a double bin set-up.**

#### Cost Estimate

#### Benefits

Construction & Installation	79%	\$ 85,000
Project Management	8%	\$ 8,500
Specialist Consultancy (IT)	4%	\$ 4,250
Contingency (Risk Based)	9%	\$ 9,775
		<b>\$ 107,525</b>

FNDC Contribution: **\$ 53,763**

- Reduces waste overflow
- Reduces collection trips and operational cost
- Compaction increases bin capacity
- Supports the use of renewable energy

Stakeholders
FNDC, Bay of Islands and Whangaroa Community Board, Focus Paihia
Risks
<p><b>Wi-Fi Bins will not proceed if Smart Cities (Wi-Fi) infrastructure not yet installed</b> (3G or 4G remote network and Solar can proceed)</p> <p><b>Project doesn't start without TIF funding.</b> The proposed program of work is unlikely to go ahead without an additional funding source.</p>

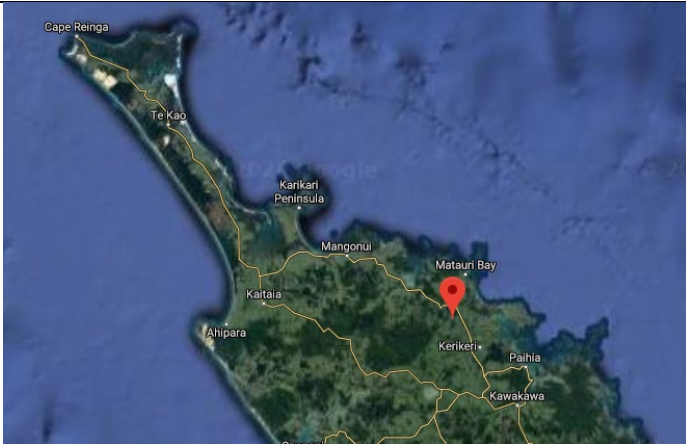


## Background

Situated north of Waipapa, near Kerikeri, Lake Manuwai is a man-made irrigation lake. The former Ministry of Works created it in 1982, and it's one of the reservoirs that sustains Kerikeri's horticulture industry. Kerikeri Irrigation Co now owns Lake Manuwai and an easement for Far North District Council allows public access.

The Lake is a popular swimming, kayaking and Waka Ama spot and also hosts children's learn to sail programs. The natural rock formations are also an attraction.

Geologist Dr Bruce Hayward described the formations as, "One of two best developed and most extensive examples of fluted basalt proto-karst in New Zealand and possibly in the world."



## Infrastructure Issues

Given the increased visitor numbers a facility with better capacity and more user friendly needs to be installed. Maintaining adequate toilet facilities is an important environmental consideration and the ongoing public access to the lake is more secure if the environmental risks are mitigated.

The lake is currently served by a single portaloo. This is not sufficient, and a more functional facility is required.

Kerikeri Irrigation Company required to confirm public access rights for extended duration which is not anticipated to be an issue.

**Project:** Lake Manuwai Toilet



Construction of dry vault/holding tank toilet facility,

Pricing is for a double precast concrete unit with disabled access, holding tank and standard flush toilets. Other options are potentially cheaper subject to final site testing and design.

These units are built offsite and transported. No soakage field requirements and can be relocated in the future if required.

Installed by local contractors.

Other options include:

Single concrete units

Double fibreglass dry vault

2 Years operational funding to be requested. Ongoing operational period will be negotiated with local user groups.

**Cost Estimate**

Construction	83%	\$ 143,800
Project Management	5%	\$ 8,000
Specialist Consultancy	3%	\$ 5,000
Consents	1%	\$ 2,000
Contingency (Risk Based)	9%	\$ 14,880
	%	\$ 173,680

FNDC Contribution: \$ 86,840

**Benefits**

- Better environmental outcome
- Provides security of access
- Opens up possibility of freedom camping
- Reduces pressure on other swimming locations
- Moving more children's sailing to the lake reduces boat ramp pressures at Doves Bay

**Stakeholders**

FNDC, Kerikeri Irrigation Company, Kerikeri Cruising Club

**Risks**

**Project doesn't start without TIF funding.** The proposed program of work is unlikely to go ahead without an additional funding source.

Kerikeri Irrigation Company does not confirm access rights

# Lake Manuwai Toilet Facility



- ✓✓✓ Unity of purpose
- ✓✓✓ Environmental stewardship
- ✓✓✓ Partnership
- ✓✓✓ Community
- ✓✓✓ Safety and Wellbeing

## PROJECT OBJECTIVES

- 1 Provide functional and environmentally responsible toilet facilities
- 2 Prevent environmental damage
- 3 Enhance Visitor experience
- 4 Maintain positive relationship with key stakeholders

## TOP PROJECT BENEFITS

- 1 Better environmental outcome
- 2 Helps reduce visitor pressure on other swimming/watersport locations
- 3 Provides security of access
- 4 Opens up possibility of freedom camping

## PROJECT RISKS

- 1 Project will not proceed without TIF Funding
- 2 Preparation works reveal additional complexities
- 3 Long-term land access revoked (unlikely)

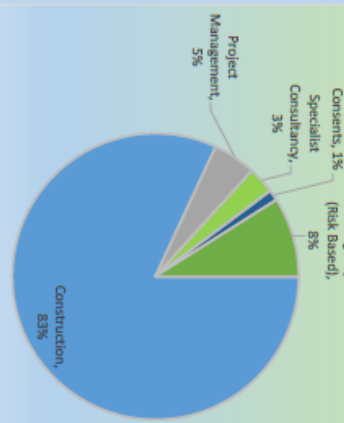
## FUNDING SOURCES

FNDC CAPEX	\$ 86,840
OTHER GOVT AGENCIES	\$ -
NZTA	\$ -
COMMUNITY CONTRIBUTION	\$ -
OTHER SOURCES	\$ -
MBIE - TIF	\$ 86,840
<b>TOTAL FUNDING</b>	<b>\$ 173,680</b>

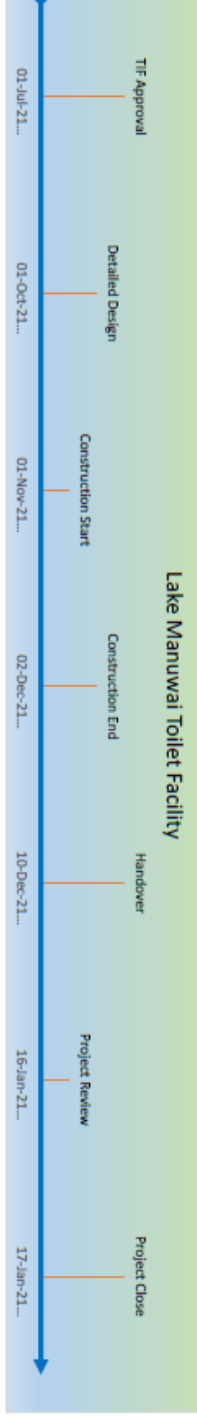
## COST ESTIMATE

CONSTRUCTION	83%	\$ 143,800
PROJECT MANAGEMENT	5%	\$ 8,000
SPECIALIST CONSULTANCY	3%	\$ 5,000
CONSENTS	1%	\$ 2,000
CONTINGENCY (Risk Based)	8%	\$ 14,880
<b>TOTAL</b>		<b>\$ 173,680</b>

## Cost Breakdown



## Lake Manuwai Toilet Facility



- ✓ Publicly available infrastructure used
- ✓ New facilities or enhancement
- ✓ Not a new attraction or commercial activity
- ✓ Does not compete with commercial activities
- ✓ Over \$25,000
- ✓ No funding from NZTA

## Background

Te Paki stream is the access point to the Giant Sand Dunes tourist attraction, a natural feature of constantly shifting sand dunes, popular for sandboarding. The Te Paki Sand Dunes are the largest in the Southern Hemisphere and are a popular destination for scheduled tours and independent travellers. Ngati Kuri have noted significant increases in visitor numbers in the last three to five years, with numbers approaching a 600% increase.

There are no toilet facilities at the Sand dunes or anywhere nearby and environmental concerns have rightly been raised as visitor numbers continue to increase.

The area around Cape Reinga was the number 1 area for additional camping sites in our survey of NZMCA members. The addition of toilets at Te Paki opens up the option for Ngati Kuri to operate an overnighting area to meet some of the demand.

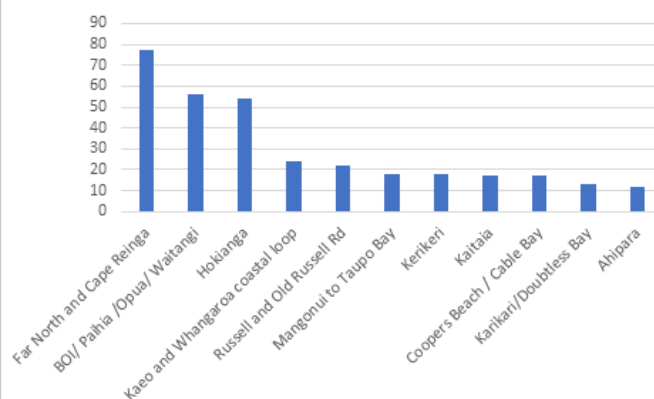
Ngati Kuri regularly open overflow parking on farmland near the dune access. With the addition of toilets this area could be developed further to include overnighting during peak seasons and provide the foundation for additional tourist attractions operated by Ngati Kuri such as walks and cycle tracks.

Sealing the road also has high priority from a safety and environmental perspective but the upgraded road would also see significant increases in visitors. The recommendation from Ngati Kuri is not to seal the road until there is infrastructure to support visitors to the site.

This would be a partnership between FNDC and Ngati Kuri. FNDC to provide and own the Asset, Ngati Kuri to provide land access through a formal structure such as a license to occupy or MOU.



NZMCA survey top additional site requests



## Infrastructure Issues

The dunes at Te Paki are a major tourist attraction in the area. Visitor numbers are increasing and there are no toilet facilities. Ngati Kuri have been hiring a portaloos over peak season to try and mitigate environmental issues, with limited success.

There are additional commercial opportunities for tourist activities at the site but without waste management infrastructure these cannot go ahead.

### Project:



Installation of a block of 4 Toilets.

Dry vault or flushing options to be considered subject to water supply and servicing costs.

As a minimum:

Precast Concrete Construction (Mono Concrete Roof)  
Fully Tiled internal walls + floors with epoxy grout  
Heavy Duty Robust Door System  
Each Dry Vault Pan has individual 3000L Concrete Vault Tanks

Installation and ongoing servicing to be sourced locally.

2 years servicing costs also form part of the application.



Cost Estimate			Benefits
Construction	86%	\$ 223,000	<ul style="list-style-type: none"><li>• Reduce negative environmental outcomes</li><li>• Improve visitor experience</li><li>• Provide additional commercial opportunity</li><li>• Provide visitor overnight overflow capacity</li></ul>
Project Management	5%	\$ 12,000	
Contingency (Risk Based)	9%	\$ 21,300	
		\$ 256,300	
FNDC Contribution: \$ 133,150			
Stakeholders			
FNDC, Te Hiku Community Board, Ngati Kuri			
Risks			
<b>Project doesn't start without TIF funding.</b> The proposed program of work is unlikely to go ahead without an additional funding source.			

## Te Paki Stream Toilet Block



✓✓✓ Unity of purpose

✓✓✓ Environmental stewardship

✓✓✓ Partnership

✓✓✓ Community

✓✓✓ Safety and Wellbeing

### PROJECT OBJECTIVES

- 1 Reduce visitor impact on the environment
- 2 Provide infrastructure for additional commercial opportunities
- 3 Enhance visitor experience
- 4 Continue to develop working relationship with Ngati Kuri

### ★ TOP PROJECT BENEFITS

- 1 Reduced negative environmental outcomes
- 2 Improved quality of the Te Paki Sand Dunes experience
- 3 Provide visitor overnight overflow capacity
- 4 Working partnership between FNDC and Ngati Kuri

### ▲ PROJECT RISKS

- 1 Project will not proceed without TIF Funding
- 2 Unforeseen construction difficulties
- 3 Remote location – cost risk

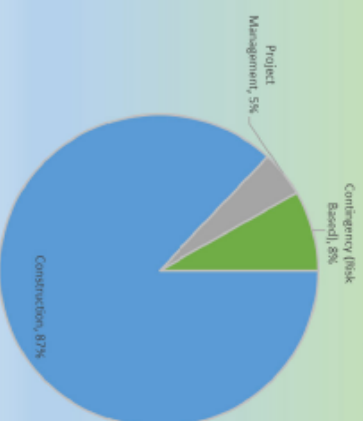
### FUNDING SOURCES

FNDC CAPEX	\$ 128,150
OTHER GOVT AGENCIES	\$ -
NZTA	\$ -
COMMUNITY CONTRIBUTION	\$ -
OTHER SOURCES	\$ -
MBIE - TIF	\$ 128,150
<b>TOTAL FUNDING</b>	<b>\$ 256,300</b>

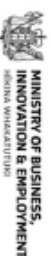
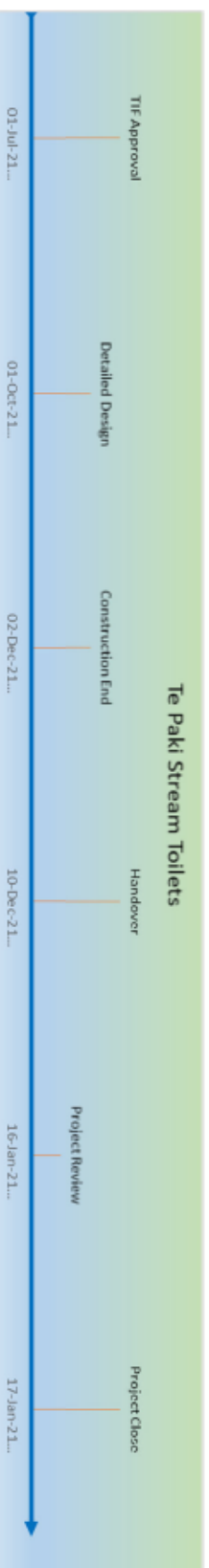
### COST ESTIMATE

CONSTRUCTION	87%	\$ 223,000
PROJECT MANAGEMENT	5%	\$ 12,000
SPECIALIST CONSULTANCY	0%	\$ -
PROJECT ENGINEER	0%	\$ -
CONTINGENCY (Risk Based)	8%	\$ 21,300
		<b>\$ 256,300</b>

### Cost Breakdown



### Te Paki Stream Toilets



✓ Publicly available infrastructure used significantly by tourists

✓ New facilities or enhancement

✓ Not a new attraction or commercial activity

✓ Does not compete with commercial activities

✓ Over \$25,000

✓ No funding from NZTA



Ministry of Business, Innovation and Employment  
PO Box 1473  
Wellington 6140

Sent by email

To whom it may concern,

Support Letter for Far North District Council

Ngāti Kuri is working alongside the Far North District Council to support their Visitor Infrastructure Investment program in our rohe.

Significant visitor flows to the iconic Te Rerenga Wairua and associated locations over the last two decades has not been matched by fundamental investment such as public toilets. This creates a series of unintended consequences.

- Substandard experience for visitors
- Impact on our natural environment
- Impediment to slowing the visitor down

Such investments need to be futureproofed. Ngāti Kuri, as tangatawhenua can provide the basis for this. These facilities and ancillary services need to be of a quality that they are experiences in their own right.

Should you need any further information please do not hesitate to contact me

Naku noa, na

Harry Burkhardt  
Chair Ngāti Kuri Trust Board | Te Manawa o Ngāti Kuri

## Background

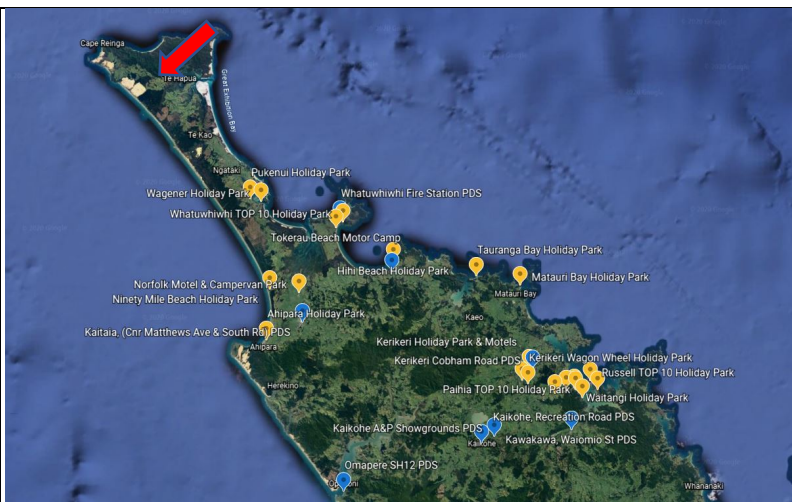
The Freedom Camping Study funded in Round 4 is nearing completion and has identified some areas of the Far North have a shortage of dump stations and toilets. GeoZone data shows large numbers of campers are searching for these facilities, then having to travel long distances to reach them and dispose of waste appropriately. There is opportunity to address this through installing more dump stations (for campers toilets to be emptied into) and toilets on these key routes.

The area around Cape Reinga was the number 1 area for additional camping sites in our survey of NZMCA members. The addition of toilets at Te Paki opens up the option for Ngati Kuri to operate an overnighing area to meet some of the demand.

The survey of NZMCA members who had visited our area also indicated a strong need for more dump stations. Some cited the lack of such facilities as the reason for moving on. The top areas they said they were needed were between Awanui and Cape Reinga (25% of respondees), Paihia (7%), Russell (5%) Hokianga and the Kaeo/Whangaroa area.

There is a shortage of dump stations on the Cape with campers having to travel long distances to safely dispose of toilet waste. Often campers need to empty their toilet cassettes every few days and they are unlikely to travel long distances to do this. Absence of a good network of dump stations is likely to drive the wrong behaviour such as campers toileting in the wild (to avoid having to empty their on board toilet) or emptying the toilet in an environmentally unsafe location.

This would be a partnership between FNDC and Ngati Kuri. FNDC to provide and own the Asset, Ngati Kuri to provide land access through a formal structure such as a license to occupy or MOU.



## Infrastructure Issues

The dunes at Te Paki and Cape Reinga are major tourist attractions in the Far North. There are a number of DOC camping grounds close to the Cape with significant capacity. Visitor numbers are increasing and there are no dump station facilities north of Houhora.

Absence of a good network of dump stations is likely to drive the wrong behaviour such as campers toileting in the wild (to avoid having to empty their on board toilet) or emptying the toilet in an environmentally unsafe location.

There are additional commercial opportunities for tourist activities near the site at Te Paki Stream, notably overflow for overnight stays, but without waste management infrastructure these cannot go ahead.

**Project:**



Collaborative project with Ngati Kuri, Department of Conservation, and FNDC to install a vault dump station on land at the corner of Cape Reinga Road and Te Paki Stream Road.

Land access provided by Ngati Kuri with DOC support. FNDC to own the asset .

Intent is to develop the site further in the future with a toilet block and potentially an electric charging station and café.

This will be the only dump station north of Houhora.

- Installation of Concrete holding tank Dump Station with up to 10,000 litre capacity.
- Water connections
- Allowance for 50m of form access and manoeuvring area

2 years serving costs also form part of the application.



Cost Estimate			Benefits
Construction	82%	\$ 95,000	<ul style="list-style-type: none"><li>• Reduce negative environmental outcomes</li><li>• Improve visitor experience</li><li>• Provide additional commercial opportunity</li><li>• Provide visitor overnight overflow capacity</li></ul>
Project Management	7%	\$ 8,000	
Specialist Consultancy	2%	\$ 2,000	
Contingency (Risk Based)	9%	\$ 10,500	
		\$ 115,500	
FNDC Contribution: \$ 57,750			
Stakeholders			
FNDC, Te Hiku Community Board, Ngati Kuri, DOC			
Risks			
<p><b>Project doesn't start without TIF funding.</b> The proposed program of work is unlikely to go ahead without an additional funding source.</p> <p><b>Remote location carries some pricing risks</b></p>			

Te Paki Stream  
Road Dump  
Station



- ✓✓✓ Unity of purpose
- ✓✓✓ Environmental stewardship
- ✓✓✓ Partnership
- ✓✓✓ Community
- ✓✓✓ Safety and Wellbeing

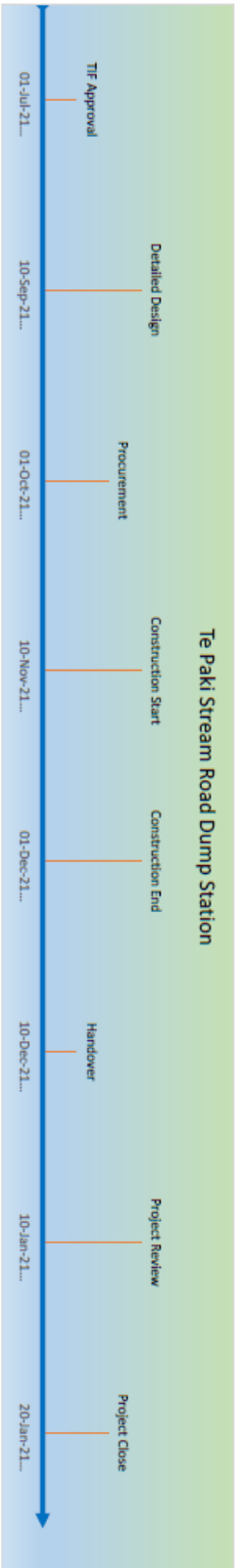
- PROJECT OBJECTIVES**
- 1 Reduce visitor impact on the environment
  - 2 Provide infrastructure for additional commercial opportunities
  - 3 Enhance visitor experience
  - 4 Continue to develop working relationship with Ngati Kuri

- ★ TOP PROJECT BENEFITS**
- 1 Reduced negative environmental outcomes
  - 2 Improved quality of the camping in the upper Far North
  - 3 Increase stay duration to increase commercial opportunities
  - 4 Working partnership between FNDC and Ngati Kuri

- ▲ PROJECT RISKS**
- 1 Project will not proceed without TIF Funding
  - 2 Unforeseen construction difficulties
  - 3 Remote location – cost risk

FUNDING SOURCES		COST ESTIMATE	
FNDC CAPEX	\$ 57,750	CONSTRUCTION	87% \$ 95,000
OTHER GOV'T AGENCIES	\$ -	PROJECT MANAGEMENT	5% \$ 8,000
NZTA	\$ -	SPECIALIST CONSULTANCY	0% \$ 2,000
COMMUNITY CONTRIBUTION	\$ -	PROJECT ENGINEER	0% \$
OTHER SOURCES	\$ -	CONTINGENCY (RISK BASED)	9% \$ 10,500
MBIE - TIF	\$ 57,750		
TOTAL FUNDING	\$ 115,500		\$ 115,500

Cost Breakdown





Department of  
Conservation  
*Te Papa Atawhai*

Doccm 6630140

13 April 2021

Tēnā koe

### **Letter of Support**

The purpose of this letter is to indicate our support to Ngāti Kuri Trust Board and their strategic partnerships in securing resources to put in place a new wastewater dump station in Te Paki.

The Department has noted:

1. There has been a dramatic increase of visitors to the Far North over the past year.
2. All current existing visitor infrastructure is under pressure from this increase.

Kind regards/Nāku noa, nā

A handwritten signature in black ink, appearing to read 'Abraham Witana'.

Abraham Witana  
Acting Operations Manager  
027 258 5011 | [awitana@doc.govt.nz](mailto:awitana@doc.govt.nz)

**Department of Conservation *Te Papa Atawhai***

Kaitia Area Office  
PO Box 569, Kaitia 0441  
[www.doc.govt.nz](http://www.doc.govt.nz)



Ministry of Business, Innovation and Employment  
PO Box 1473  
Wellington 6140

Sent by email

To whom it may concern,

Support Letter for Far North District Council

Ngāti Kuri is working alongside the Far North District Council to support their Visitor Infrastructure Investment program in our rohe.

Significant visitor flows to the iconic Te Rerenga Wairua and associated locations over the last two decades has not been matched by fundamental investment such as public toilets. This creates a series of unintended consequences.

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- Impediment to slowing the visitor down

Such investments need to be futureproofed. Ngāti Kuri, as tangatawhenua can provide the basis for this. These facilities and ancillary services need to be of a quality that they are experiences in their own right.

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Naku noa, na

Harry Burkhardt  
Chair Ngāti Kuri Trust Board | Te Manawa o Ngāti Kuri

## Background

Bayly road is accessed off Haruru Falls road in Waitangi and leads to the highly rated Waitangi Mountain Bike park. An 8 minute drive (or 15 minute easy bike ride) from the township of Paihia. There is also popular a horse trek operating in the same area.

The Waitangi Mountain Bike Park has been built by the efforts of the local community with over 40km of trails complete and a further 30km of trails to be developed in the next few years. The Park is a popular new facility for the region.

### Waitangi Mountain Bike Park Numbers

**2018:** 16,419 **2019:** 20,925 **2020:** 22,120 **2021:** YTD ahead of 2020

The road is unsealed and with ever increasing road users the dust is a significant environmental concern. Sealing the road would also reduce the safety hazard for drivers unfamiliar with gravel roads.

Bayly road is number 1 on the FNDC tourist roads priority list.



## Waitangi Mountain Bike Park

[Website](#)

[Directions](#)

[Save](#)

[Call](#)

4.9 ★★★★★ 190 Google reviews

Cycling park in Waitangi



## Infrastructure Issues

With a growing number of tour operators sharing the road with tourists unfamiliar with gravel roads there is an ever-present road safety risk. The dust generated over the peak summer period is also an environmental concern.

Ongoing maintenance issues with the current gravel road would also be addressed with a sealing project.

Bayly road is top of the FNDC tourist roads priority list.

## Project:



Seal approximately 1 Km at an estimated base construction only cost of \$ 375,000 (formula derived)

The project will require enabling works to address width where required. There will also potentially be a requirement for fencing set-backs at points along the road.

The project will be delivered in co-ordination with the Northland Transport Alliance (NTA) and has the support Focus Paihia.

Cost estimates utilise an indicative planning formula for sealing. The cost breakdown is in accordance with Pungaere Road TIF project and will be verified by NTA.



### Cost Estimate

Construction	84%	\$ 375,000
Project Management	3%	\$ 15,000
Specialist Consultancy	2%	\$ 7,500
Project Engineer (MSQA)	2%	\$ 7,500
Contingency (Risk Based)	9%	\$ 40,500
		<b>\$ 445,500</b>

FNDC Contribution: **\$ 222,750**

### Benefits

- Reduced accident risk on busy tourist road
- Eliminates the environmental issue of road dust
- Improved quality of the Waitangi Mountain Bike Park experience
- Reduced annual maintenance

### Stakeholders

FNDC, Bay of Islands and Whangaroa Community Board, Focus Paihia

### Risks

**Project doesn't start without TIF funding.** The proposed program of work is unlikely to go ahead without an additional funding source.

**Availability of contractors.** Scheduling into the summer build program

Bayly Road Seal



✓✓✓ Unity of purpose

✓✓✓ Environmental stewardship

✓✓✓ Partnership

✓✓✓ Community

✓✓✓ Safety and Wellbeing

PROJECT OBJECTIVES

- 1 Improve road safety on a busy tourist road
- 2 Reduce the environmental impact of road dust
- 3 Enhance visitor experience
- 4 Continue to develop working relationship with Focus Pahiia

★ TOP PROJECT BENEFITS

- 1 Reduced accident risk on busy tourist road
- 2 Eliminates the environmental issue of road dust
- 3 Improved quality of the Waitangi Mountain Bike Park experience
- 4 Reduced annual maintenance

▲ PROJECT RISKS

- 1 Scheduling into already committed summer build program
- 2 Project will not proceed without TIF Funding
- 3 Unforeseen construction difficulties

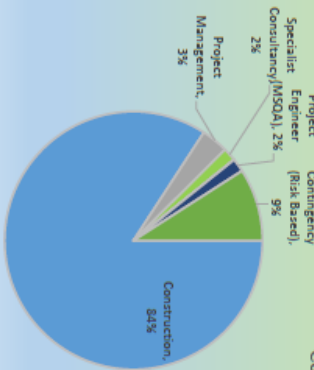
FUNDING SOURCES

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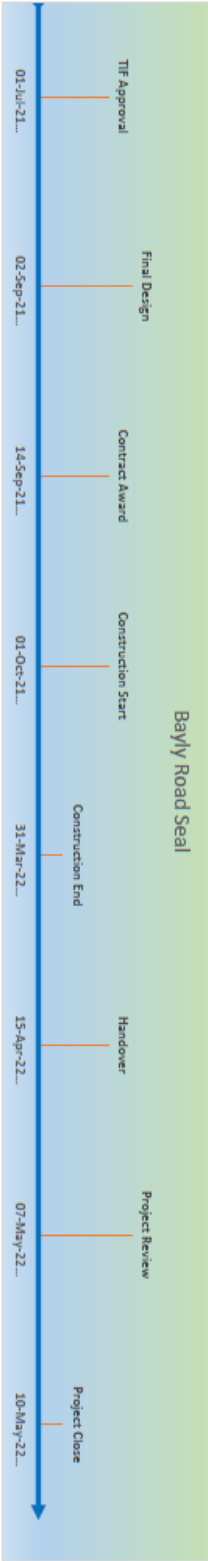
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Cost Breakdown



Bayly Road Seal



✓ Publicly available infrastructure used significantly by tourists



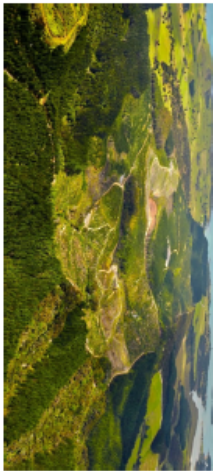
✓ New facilities or enhancement

✓ Not a new attraction or commercial activity

✓ Does not compete with commercial activities

✓ Over \$25,000

✓ No funding from NZTA



Northland Transportation Alliance: Far North Tourist/Dust Roads Matrix

Rank	Road ID	Road	Distance (m)	Comment
1	1524	Bayly Road	981	Waitangi Mountain Bike Park
2	2424	Te Paki Stream Road	3738	Giant Te Paki Sand Dunes, Cape Reinga & Far North Cycleway (Cape Reinga to Rawene)
3	1741	Haruru Falls Road	2279	Te Araroa Trail (Cape Reinga to Bluff) & Waitangi Mountain Bike Park
4	2193	Waiare Road	600	Puketi Forest Recreation Area
5	1968	Matai Bay Road	1320	Matai Bay Campsite, Karikari
6	2589	Wreck Bay Road	586	Popular Ahipara Beach Front Camp Site
7	1751	Heath Road	1689	Gumdiggers Park, Waiharara
8	1879	Koutu Loop Road	3452	Koutu Boulders (car park), Pakanae
9	1915	McDonnell Road	686	Wairere Boulders, Horeke
10	2205	Purerua Road	5862	Marsden Cross Monument
11	2227	Rangihoua Road	4886	Marsden Cross Monument
12	3361	Oihi Road	1400	Marsden Cross Monument
13	1754	Henderson Bay Road	5689	Beach Camp site
14	1891	Lake Road	155	Kaimaumu Public Toilets
15	2022	Motuti Road	3222	Motuti Marae & Roman Catholic Bishop Montpellier's bodily remains
16	2510	Waioterama Gorge Road	3271	Waioterama Falls, Omapere

19 April 2021

Re: Tourism Infrastructure Fund

To whom it may concern,

Focus Paihia supports both applications for the following reasons and we would like to extend our thanks to FNDC for applying on behalf of the residents of our town to enable these improvements to go ahead.

#### **Waterfront WIFI**

Paihia is a top tourist destination, and to help continue to improve it, we believe safety, presentation, and connection of our town is of utmost importance.

To move with technology, taking in account Fibre being installed in the town recently, WIFI hotspots on the waterfront enabling smart technology would offer multiple benefits to the community and its visitors alike.

We strongly support having improvement of smart lighting at night in our township, which will assist with security, and people feeling safer to be out after dark.

An upgrade to a smart rubbish bin system, including recycling bin options, promotes and encourages a clean and green image and shows that our town is serious about looking after our environment..

#### **Sealing of Baylys Rd**

Focus Paihia supports the sealing of Baylys Rd for the following reasons,

- Traffic has increased considerably over the past five years with the development and increasing popularity of the Waitangi Mountain Bike Park as well as numerous weddings and special events that are held at Bayly's Farm, the adjoining property to the Bike Park. The Horse trekking business has grown, they also use Bayly Rd to access the forest.
- There are residences located along Bayly Rd that get showered in dust with each traffic movement. During busy periods this dust shower lasts all day creating potential health hazards.
- Waitangi Mountain Bike Park continues to grow in popularity, with biking being a key area of growth post COVID. Despite the turmoil of the past year, WMBP numbers continue to increase. The mountain bike park has become incredibly important in supporting the local businesses in the Bay of Islands during this period of no international tourists.
- We have created a world class mountain bike park that could be greatly improved by the sealing of the road that accesses it.

WMBP Ride Numbers to 31 Dec of the relevant year.

2016: 3,502

2017: 15,204

2018: 16,419

2019: 20,925

2020: 22,120

2021: YTD ahead of 2020

The residents of Paihia appreciate your consideration.

Focus Paihia Community Charitable Trust.

A handwritten signature in blue ink, appearing to read "Grant Harnish".

Grant Harnish,  
Chairperson

19 April 2021

To Whom it May Concern,

**Re: Letter of Support- Far North District Council Application to Tourism Infrastructure Fund**

We are writing this letter in support of the Far North District Council (FNDC) and the projects that they are applying to the Tourism Infrastructure Fund for. The FNDC is a key stakeholder of Northland Inc and its associated activities and is a delivery partner to the Tai Tokerau Northland Economic Action Plan (TTNEAP).

Northland Inc is both the Regional Economic Development Agency and Regional Tourism Organisation for Northland, and as an organisation is committed to growing the Northland regional economy. Our vision is for "Northland to be one of the most prosperous regions in New Zealand delivering employment and business opportunities for locals in a fair and equitable society and a healthy and productive environment," and the investment in and development of infrastructure plays a key part in realising this.

The TTNEAP, for which Northland Inc provides portfolio management, provides a platform for Northland to advocate for improvements in infrastructure and tourism related investment, among other things, by bringing into focus a group of projects that together will contribute to transforming Northland's economy. It strives towards achieving seven priority outcomes of which the following three are relevant to Far North District Council's Tourism Infrastructure Fund application:

- A safe, resilient and efficient multi modal transport system
- Northland is a top regional visitor destination
- A state of the art technology ecosystem

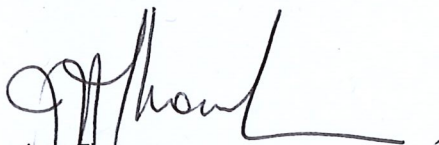
Northland Inc and the TTNEAP both strategically recognise the growing need for robust infrastructure to support Northland's tourism sector, in terms of existing demand and the latent demand that will be realised as Tourism related projects in the TTNEAP pipeline are brought to fruition. Because of this, we strongly support FNDC's applications to the Tourism Infrastructure Fund, as we believe the projects put forward strategically address areas where there is an existing capacity constraint and the investment into the projects will significantly enhance the overall quality of the visitor experience while they are in the region.

We look forward to a continued partnership with Far North District Council to support tourism growth into the future and are excited to see these projects advanced.

Yours Sincerely,



Murray Reade  
CEO, Northland Inc



Jude Thompson  
Portfolio Manager, Tai Tokerau Northland Economic Action Plan