



Far North District Council



Te Kaunihera o Te Hiku o te Ika **AGENDA**



Friday, 13 December 2024

Time: 10:00am
Location: Council Chamber
Memorial Avenue
Kaikohe

Membership:

Chairperson Chicky Rudkin
Deputy Chairperson Tanya Fila
Councillor John Vujcich
Member Mike Edmonds
Member Trinity Edwards
Member Harmonie Gundry
Member Jessie McVeagh

The Local Government Act 2002 states the role of a Community Board is to:-

- A. Represent, and act as an advocate for, the interests of its community.
- B. Consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the community board.
- C. Maintain an overview of services provided by the territorial authority within the community.
- D. Prepare an annual submission to the territorial authority for expenditure within the community.
- E. Communicate with community organisations and special interest groups within the community.
- F. Undertake any other responsibilities that are delegated to it by the territorial authority

Council Delegations to Community Boards - January 2013

The "civic amenities" referred to in these delegations include the following Council activities:

- Amenity lighting
- Cemeteries
- Drainage (does not include reticulated storm water systems)
- Footpaths/cycle ways and walkways.
- Public toilets
- Reserves
- Halls
- Swimming pools
- Town litter
- Town beautification and maintenance
- Street furniture including public information signage.
- Street/public Art.
- Trees on Council land
- Off road public car parks.
- Lindvart Park – a Kaikohe-Hokianga Community Board civic amenity.

Exclusions: *From time to time Council may consider some activities and assets as having district wide significance and these will remain the responsibility of Council. These currently include: The roading network, Hundertwasser toilets, District Library Network, Baysport, the Kerikeri, Kaikohe & Kaitaia Airports, Hokianga Vehicle Ferry, i-Site network, Far North Community Centre, Kerikeri Domain, Kawakawa Heated Swimming Pool, Kaikohe Cemetery, Kerikeri Sports Complex, The Centre at Kerikeri, the Bay of Islands/Hokianga Cycle Trail.*

Set local priorities for minor capital works in accordance with existing strategies,

1. Recommend local service levels and asset development priorities for civic amenities as part of the Annual Plan and Long Term Plan processes.
2. Reallocate capital budgets within the Annual Plan of up to 5% for any specific civic amenity, provided that the overall activity budgetary targets are met.
3. Make grants from the allocated Community Funds in accordance with policy 3209, and the SPARC/Sport Northland Rural Travel fund in accordance with the criteria set by the respective body, and, for the Bay of Islands-Whangaroa Community Board, the power to allocate the Hundertwasser Donations Account.
4. Provide comment to council staff on resource consent applications having significance within the Community, including the provision of land for reserves or other public purposes.
5. To hold, or participate in hearings, as the Council considers appropriate, in relation to submissions pertinent to their community made to plans and strategies including the Long Term Plan and Annual Plan, and if appropriate recommend decisions to the Council.

6. To hold hearings of submissions received as a result of Special Consultative Procedures carried out in respect of any matter other than an Annual or Long Term Plan, and make recommendations to the Council.
7. Where recommended by staff to appoint management committees for local reserves, cemeteries, halls, and community centers.
8. To allocate names for previously unnamed local roads, reserves and other community facilities, and recommend to Council name changes of previously named roads, reserves, and community facilities subject to consultation with the community.
9. To consider the provisions of new and reviewed reserve management plans for recommendation to the Council in accordance with the Reserves Act 1977, and hear or participate in the hearing of submissions thereto, as considered appropriate by the Council.
10. To provide recommendations to the Council in respect of applications for the use and/or lease of reserves not contemplated by an existing reserve management plan.
11. Prohibit the use of skateboards in specified locations within their communities, in accordance with Council's Skating Bylaw 1998.
12. Recommend new bylaws or amendments to existing bylaws.
13. Prepare and review management plans for local cemeteries within budget parameters and in a manner consistent with Council Policy.
14. Exercise the following powers in respect of the Council bylaws within their community:
 - a) Control of Use of Public Spaces – Dispensations on signs
 - b) Mobile Shops and Hawkers – Recommend places where mobile shops and/or hawkers should not be permitted.
 - c) Parking and Traffic Control – Recommend parking restrictions, and areas where complying camping vehicles may park, and consider and grant dispensations in accordance with clause 2007.2
 - d) Public Places Liquor Control – Recommend times and places where the possession or drinking of alcohol should be prohibited.
 - e) Speed Limits – Recommend places and speed limits which should be imposed.
15. To appoint Community Board members to speak on behalf of their community in respect of submissions or petitions.
16. Specific to the Bay of Islands-Whangaroa Community Board – consider any recommendations of the Paihia Heritage Working Group and make appropriate recommendations to Council on the development of a draft Plan Change and a Section 32 analysis on heritage provisions for Paihia.
17. To set schedule of meeting dates, times and venues, subject to the meetings not conflicting with meetings of the Council and satisfying the provisions of the Local Government Official Information and Meetings Act 1987.
18. To review all proposed public art projects on a project-by project basis to ensure they comply with policy #5105 Art in Public Places, including approval of the aesthetic appearance, maintenance programme, insurance and appropriate location, and to agree to their installation.
19. In respect of applications from food establishments for permission to establish tables and chairs on a public place, i.e. Alfresco dining in accordance with Policy 3116, to consider and decide on any application which does not meet all criteria of the policy, and any application which staff recommend to be declined.
20. Subject to a report from the appropriate managers and the appropriate budgetary provision, to make decisions in respect of civic amenities including the levels of service, and the provision or removal of an amenity not provided for elsewhere in these delegations.

Terms of Reference

In fulfilling its role and giving effect to its delegations, Community Boards are expected to:

1. Comment on adverse performance to the Chief Executive in respect of service delivery.
2. Assist their communities in the development of structure plans, emergency management community response plans, and community development plans.
3. Assist their communities to set priorities for Pride of Place programmes.
4. Have special regard for the views of Māori.
5. Have special regard for the views of special interest groups, e.g. disabled, youth, aged, etc.
6. Actively participate in community consultation and advocacy and keep Council informed on local issues.
7. Seek and report to Council community feedback on current issues by:
 - a) Holding a Community forum prior to Board meetings
 - b) Varying the venues of Board meetings to enable access by members of the community
8. Monitor and make recommendations to Council to improve effectiveness of policy.
9. Appoint a member to receive Annual Plan\Long Term Council Community Plan submissions pertinent to the Board area, attend hearings within the Board area, and attend Council deliberations prior to the Plan adoption.

Protocols

In supporting Community Boards to fulfil their role, the Council will:

1. Provide appropriate management support for the Boards.
2. Organise and host regular workshops with the Community Boards to assess the 'State of the Wards & District' to establish spending priorities.
3. Prior to decision-making, seek and include 'Community Board views' in Council reports in relation to:
 - a) the disposal and purchase of land
 - b) proposals to acquire or dispose of reserves
 - c) representation reviews
 - d) development of new maritime facilities
 - e) community development plans and structure plans
 - f) removal and protection of trees
 - g) local economic development initiatives
 - h) changes to the Resource Management Plan
4. Organise and host quarterly meetings between Boards, the CEO and senior management staff.
5. Prepare an induction/familiarisation process targeting new members in particular early in the term.
6. Support Board members to arrange meetings with local agencies and service clubs to place more emphasis on partnerships and raising profile of the Boards as community leaders.
7. Permit Board chairperson (or nominated member) speaking rights at Council meetings.
8. Help Boards to implement local community projects.
9. Arrange for Infrastructure and Asset Management Staff to meet with the Community Boards in September each year to agree the capital works for the forthcoming year for input into the Annual or Long Term Plan.
10. Provide information.

Far North District Council
Kaikohe-Hokianga Community Board Meeting
will be held in the Council Chamber, Memorial Avenue, Kaikohe on:
Friday 13 December 2024 at 10:00am

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1 KARAKIA TĪMATANGA / OPENING PRAYER

Pou hihiri.

Pou rarama.

Pou te whakairo.

Pou te tangata.

Pou o te aroha.

Te pou e here nei i ā tatou Mauri ora ki ā tātou

Haumi e. Hui e. Tāiki e!

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST

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

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

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

[Elected Member - Register of Interests](#)

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

To be determined on the day.

4 NGĀ TONO KŌRERO / DEPUTATION

Jenny McDougal regarding agenda item 7.2 Future of Rāwene Domain.

5 NGĀ KAIKŌRERO / SPEAKERS

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

6.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A4536127

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

PURPOSE OF THE REPORT

The minutes are attached to allow the Kaikohe-Hokianga Community Board to confirm that the minutes are a true and correct record of the previous meeting.

RECOMMENDATION

That the Kaikohe-Hokianga Community Board confirms the minutes of the meeting held 22 November and 4 December 2024 as a true and correct record.

1) BACKGROUND

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

2) DISCUSSION AND OPTIONS

The unconfirmed minutes of the meeting are attached.

The Kaikohe-Hokianga Community Board Standing Orders Section 3.17.3 states that “no discussion may arise on the substance of the minutes at any succeeding meeting, except as to their correctness”.

Reason for the recommendation

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

3) FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

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

ATTACHMENTS

1. 2024-11-22 Kaikohe-Hokianga Community Board Minutes - A4979369 [!\[\]\(0f0f508d296bff693b2b34288b8d91ee_img.jpg\)](#) [!\[\]\(da9573afbd0f11bd65fa98c07c313243_img.jpg\)](#)
2. 2024-12-04 Kaikohe-Hokianga Community Board Minutes - A5006787 [!\[\]\(108ddea3e4403f7ec336d9616208971a_img.jpg\)](#) [!\[\]\(53d01cb4cbc71cb2a9d136898ad253ca_img.jpg\)](#)

UNCONFIRMED

Kaikohe-Hokianga Community Board Meeting Minutes

22 November 2024

**MINUTES OF
KAIKOHE-HOKIANGA COMMUNITY BOARD MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVENUE, KAIKOHE
ON FRIDAY, 22 NOVEMBER 2024 AT 10:04AM**

PRESENT: Chairperson Chicky Rudkin, Deputy Chairperson Tanya Filia, Member Trinity Edwards, Member Harmonie Gundry (online), Member Jessie McVeagh, Cr John Vujcich

STAFF PRESENT: Marysa Maheno (Democracy Advisor), Kim Hammond (Community Board Coordinator), Scott May (Manager – Stakeholder and Relationships), Beverly Mitchell (Community Board Coordinator), Trinity Lane (Finance and Customer Service Administrator).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:04AM, Chair Chicky Rudkin opened the meeting with a karakia.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST

Chair Chicky Rudkin noted the apology from Member Mike Edmonds and online attendance from Member Harmonie Gundry.

3 NGĀ KŌRERO A TE HEAMANA / CHAIRPERSON ANNOUNCEMENTS

- Acknowledged the passing of Kathleen Wharton.
- Acknowledged the passing of loved ones that have passed since the previous Kaikohe-Hokianga Community Board meeting.
- Acknowledged Te Hauora o Ngāpuhi for organising the Kaikohe christmas parade.
- Acknowledged Kaikohe Business association who are flying their flags to celebrate Christmas.
- Acknowledge Kahika and Kōwhai and Councillors who attended the Road to Recovery event in Kerikeri last week.
- Chair Chicky Rudkin noted that there are two major items not on the agenda. The items are Man vs Wild Fishing NZ and Kohukohu Library Funding Applications. These items were received on time but were not included in the agenda due to staff error and the reports cannot be delayed as the next meeting to discuss funding applications will not be held until February 2025.

4 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

Nil

5 NGĀ KAIKŌRERO / SPEAKERS

- Jenny McDougal representing Manaki Tinana Trust in regard to agenda item 7.4 page 41 refers.
- Denise Turner representing Opononi Area School in regard to agenda item 7.4 page 61 refers
- Walter (Wally) Te Hui and Brian representing Man vs Wild NZ in regard to minute item 7.4.
- Willie Maihi representing Maihi Memorial Park Charitable Trust in regard to agenda item 7.4 page 74 refers.

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6 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES**6.1 CONFIRMATION OF PREVIOUS MINUTES**

Agenda item 6.1 document number A4536120, pages 8 - 13 refers.

RESOLUTION 2024/120

Moved: Cr John Vujcich

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board confirm the minutes of the meeting 25 October 2024 as a true and correct record.**CARRIED****7 NGĀ PŪRONGO / REPORTS****7.1 SETTING OF 2025 MEETING SCHEDULE**

Agenda item 7.1 document number A4951337, pages 14 - 20 refers.

RESOLUTION 2024/121

Moved: Member Jessie McVeagh

Seconded: Member Tanya Fila

That the Kaikohe-Hokianga Community Board:**a) adopt the following meeting dates for the 2025 calendar year:**

- 21 February 2025
- 21 March 2025
- 16 April 2025
- 16 May 2025
- 13 June 2025
- 11 July 2025
- 8 August 2025
- 5 September 2025

b) and delegates to Chair Chicky Rudkin authority to change the meeting dates.**CARRIED****7.2 NEW ROAD NAME: LOT 1, WAIARE ROAD, ŌKAIHAU**

Agenda item 7.2 document number A4975721, pages 21 - 24 refers.

RESOLUTION 2024/122

Moved: Member Tanya Fila

Seconded: Member Jessie McVeagh

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Kaikohe-Hokianga Community Board Meeting Minutes

22 November 2024

That the Kaikohe-Hokianga Community Board

- a) uplift the New Road Name: Lot 1, Waiare Road, Ōkaihau report and,
- b) name a new Public Road, “Te Waahi Toka Rahi Way” that is currently addressed at Lot 1, Waiare Road, Ōkaihau.

CARRIED**7.3 ALFRESCO DINING RENEWALS**

Agenda item 7.3 document number A4932447, pages 25 - 35 refers.

RESOLUTION 2024/123

Moved: Chairperson Chicky Rudkin

Seconded: Member Tanya Folia

That the Kaikohe - Hokianga community board:

- a) Pursuant to the Council resolution passed on 30 June 2022, provide comment on the renewal of alfresco dining approval applications from:

Kaikohe Bakehouse

A new era Café

CARRIED**7.4a FUNDING APPLICATIONS**

Agenda item 7.4 document number A4966522, pages 36 - 79 refers.

RESOLUTION 2024/124

Moved: Chairperson Chicky Rudkin

Seconded: Cr John Vujcich

- a) That the Kaikohe-Hokianga Community Board approve the sum of \$10,563 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Manaki Tinana Trust Hokianga for the costs towards gravelling an extension of the carpark area at the Hokianga Community Gym.

CARRIED**7.4b FUNDING APPLICATIONS****RESOLUTION 2024/125**

Moved: Cr John Vujcich

Seconded: Chairperson Chicky Rudkin

- b) That the Kaikohe-Hokianga Community Board leave to lie the funding application from Momentum Charitable Trust for the costs towards running a Work Ready and Money and Me workshop in 2025.

CARRIED

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Kaikohe-Hokianga Community Board Meeting Minutes

22 November 2024

7.4c FUNDING APPLICATIONS**MOTION**

Moved: Chairperson Chicky Rudkin

Seconded: Member Jessie McVeagh

- c) That the Kaikohe-Hokianga Community Board approve the sum of \$xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Opononi Area School for the costs towards the 50th Jubilee of Opononi Area School and hosting Te Tai Tokerau Secondary Schools Kapa Haka Festival 2025.

CARRIED**AMENDMENT**

Moved: Member Jessie McVeagh

Seconded: Deputy Chairperson Tanya Filia

- c) That the Kaikohe-Hokianga Community Board approve the sum of \$10,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Opononi Area School for the costs towards the 50th Jubilee of Opononi Area School and hosting Te Tai Tokerau Secondary Schools Kapa Haka Festival 2025.

CARRIED

The amendment became the substantive motion

RESOLUTION 2024/126

Moved: Member Jessie McVeagh

Seconded: Deputy Chairperson Tanya Filia

- c) That the Kaikohe-Hokianga Community Board approve the sum of \$10,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Opononi Area School for the costs towards the 50th Jubilee of Opononi Area School and hosting Te Tai Tokerau Secondary Schools Kapa Haka Festival 2025.

CARRIED**8.0 MAJOR ITEM NOT ON THE AGENDA****8.1 MAJOR ITEM NOT ON THE AGENDA****RESOLUTION 2024/127**

Moved: Chairperson Chicky Rudkin

Seconded: Cr John Vujcich

That the Kaikohe-Hokianga Community Board:

- a) resolves to consider the item not on the agenda: Man vs Wild Fishing NZ and Kohukohu Library Funding Applications.
- b) notes these items were received on time but were not included in the agenda due to staff error.
- c) the report cannot be delayed as the next meeting to discuss funding applications will

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Kaikohe-Hokianga Community Board Meeting Minutes

22 November 2024

not be held until February 2025.**CARRIED****7 NGĀ PŪRONGO / REPORTS CONTINUED****7.4d FUNDING APPLICATIONS****MOTION**

Moved: Chairperson Chicky Rudkin

Seconded: Cr John Vucjich

That the Kaikohe-Hokianga Community Board approve the sum of \$xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Man vs Wild Fishing New Zealand for the costs towards the Man Vs Wils Fishing New Zealand 2025 Camp.

AMENDMENT

Moved: Cr John Vucjich

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board approve the sum of \$6,529.89 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Man vs Wild Fishing New Zealand for the costs towards the Man Vs Wils Fishing New Zealand 2025 Camp.

CARRIED

The amendment became the substantive motion.

RESOLUTION 2024/128

Moved: Cr John Vucjich

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board approve the sum of \$6,529.89 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Man vs Wild Fishing New Zealand for the costs towards the Man Vs Wils Fishing New Zealand 2025 Camp.

CARRIED**7.4e FUNDING APPLICATIONS****MOTION**

Moved: Chairperson Chicky Rudkin

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board approve the sum of \$xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Kohukohu Community Library for the costs towards printing.

CARRIED**AMENDMENT**

Moved: Member Jessie McVeagh

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Kaikohe-Hokianga Community Board Meeting Minutes

22 November 2024

Seconded: Deputy Chairperson Tanya Filia

That the Kaikohe-Hokianga Community Board approve the sum of \$400.00 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Kohukohu Community Library for the costs towards printing.

CARRIED

The amendment became the substantive motion.

RESOLUTION 2024/129

Moved: Member Jessie McVeagh

Seconded: Deputy Chairperson Tanya Filia

That the Kaikohe-Hokianga Community Board approve the sum of \$400.00 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Kohukohu Community Library for the costs towards printing.

CARRIED

7.4f FUNDING APPLICATIONS**MOTION**

Moved: Chairperson Chicky Rudkin

Seconded: Member Jessie McVeagh

- c) That the Kaikohe-Hokianga Community Board approve the sum of \$xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Maihi Memorial Park Charitable Trust for the costs towards the xx.

CARRIED

AMENDMENT

Moved: Chairperson Chicky Rudkin

Seconded: Member Trinity Edwards

That the Kaikohe-Hokianga Community Board allocate an amount of \$12,000 to Maihi Memorial Trust for 2025 CPI event noting that funding is not to be uplifted until all relevant documentations are completed and supplied by February.

CARRIED

RESOLUTION 2024/130

Moved: Chairperson Chicky Rudkin

Seconded: Member Trinity Edwards

That the Kaikohe-Hokianga Community Board allocate an amount of \$12,000 to Maihi Memorial Trust for 2025 CPI event noting that funding is not to be uplifted until all relevant documentations are completed and supplied by February.

CARRIED

7.5 PROJECT FUNDING REPORTS

Agenda item 7.5 document number A4968546, pages 80 - 85 refers.

RESOLUTION 2024/131

Moved: Chairperson Chicky Rudkin

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Kaikohe-Hokianga Community Board Meeting Minutes

22 November 2024

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board note the project reports received from:

- a) Kaikohe Rugby Football and Sports Club**
- b) Taheke Community Centre**

CARRIED**7.6 CHAIRPERSON AND MEMBERS REPORTS**

Agenda item 7.6 document number A4536070, pages 86 - 89 refers

RESOLUTION 2024/132

Moved: Chairperson Chicky Rudkin

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board note the November 2024 member report from Chair Chicky Rudkin.**CARRIED****9 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS****9.1 KAIKOHE-HOKIANGA COMMUNITY BOARD NOVEMBER OPEN RESOLUTION REPORT**

Agenda item 8.1 document number A4536185, pages 90 - 92 refers.

RESOLUTION 2024/133

Moved: Chairperson Chicky Rudkin

Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board receive the report Kaikohe-Hokianga Community Board November Open Resolution Report.**CARRIED****10 TE KAPINGA HUI / MEETING CLOSE****The meeting closed at 11:30AM.****The minutes of this meeting will be confirmed at the Kaikohe-Hokianga Community Board Meeting held on 13 December 2024.**.....
CHAIRPERSON

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Extraordinary Kaikohe-Hokianga Community Board Meeting Minutes

4 December 2024

**MINUTES OF
EXTRAORDINARY KAIKOHE-HOKIANGA COMMUNITY BOARD MEETING
HELD AT THE VIA MICROSOFT TEAMS
ON WEDNESDAY, 4 DECEMBER 2024 AT 4:00PM**

PRESENT: Chairperson Chicky Rudkin, Deputy Chairperson Tanya Filia, Member Trinity Edwards, Member Harmonie Gundry, Cr John Vujcich

STAFF PRESENT: Kathryn Trewin (Funding Advisor), Marlema Baker (Democracy Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

1.1 APOLOGIES

RESOLUTION 2024/132

Moved: Chairperson Chicky Rudkin

Seconded: Deputy Chairperson Tanya Filia

That the Kaikohe-Hokianga Community Board receive apologies from Member Jessie McVeagh and a leave of absence be granted.

CARRIED

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST

Nil

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

There is no public forum speakers for this meeting.

4 NGĀ TONO KŌRERO / DEPUTATIONS

There were no deputations for this meeting.

5 NGĀ KAIKŌRERO / SPEAKERS

There were no speakers in relation to funding application 6.1.

6 NGĀ PŪRONGO / REPORTS

6.1 FUNDING APPLICATION - EXTRAORDINARY MEETING

Agenda item 6.1 document number A5003395, pages 8 - 10 refers

RESOLUTION 2024/133

Moved: Chairperson Chicky Rudkin

Seconded: Member Tanya Filia

That the Kaikohe-Hokianga Community Board approve the sum of \$1,500 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Ōhaeawai Taiaurai Residents Association for the costs towards hosting a community Christmas picnic event.

CARRIED

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Extraordinary Kaikohe-Hokianga Community Board Meeting Minutes

4 December 2024

7 TE KAPINGA HUI / MEETING CLOSE

The meeting closed at 4:08pm.

The minutes of this meeting will be confirmed at the Extraordinary Kaikohe-Hokianga Community Board Meeting held on 13 December 2024.

.....
CHAIRPERSON

7 NGĀ PŪRONGO / REPORTS

7.1 AMENDMENT OF FUNDING RESOLUTION

File Number: A5013585

Author: Kathryn Trewin, Funding Advisor

Authoriser: Scott May, Manager - Stakeholder Relationships

TAKE PŪRONGO / PURPOSE OF THE REPORT

This report summarises the applications received for the Local Community Grant funding to enable the Kaikohe-Hokianga Community Board to determine which applications will receive funding at the December 2024 meeting.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The Board granted funding to the Ōkaihau Community Association in April 2023 for the design and scoping of works for an upgrade of the Ōkaihau Hall kitchen and bathroom in the amount of \$5,000.
- Far North District Council subsequently agreed to cover these costs.
- The applicant is requesting the Board to allow them to instead use the funding granted for the purchase of refrigerators (bar and kitchen) and a microwave (they have obtained quotes for all items).

TŪTOHUNGA / RECOMMENDATION

- a) That the Kaikohe-Hokianga Community Board approve the sum of \$5,000 (plus GST if applicable) as granted to the Ōkaihau Community Association on 12 April 2023 (resolution 2023/25) for the design and pricing of a kitchen and/or toilet for the Ōkaihau hall be instead utilised for the purchase of refrigerators and a microwave for the hall kitchen.

1) TĀHUHU KŌRERO / BACKGROUND

Each application has been checked by staff for completeness and complies with the conditions of the Community Grant Policy, Community Outcomes as stated in the Long-Term Plan (LTP) and all provisions listed on the application form.

Each application must meet at least one community outcome from the Council's LTP. The six community outcomes are as follows:

1. Proud, vibrant communities;
2. Prosperous Communities supported by a sustainable economy;
3. Communities that are safe, connected and sustainable;
4. Communities that are prepared for the unexpected;
5. A wisely managed and treasured environment that recognises the role of tangata whenua as kaitiaki;
6. We embrace and celebrate our unique culture and heritage and value it as a source of enduring pride.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Applicant and Project	Requested	Recommend	Comments	Type
Ōkaihou Community Association – purchase of kitchen equipment	n/a	n/a	<p>The applicant was granted funding in April 2023 towards the design and scope of works for upgrading the kitchen and bathroom at the hall. They were working with the FNDC project team, who ended up covering these costs in the overall project costs for the design and scoping for the full hall upgrade.</p> <p>They have been trying to sort what options they have and are now asking that they be permitted to use the funds granted for the purchase of equipment for the kitchen (refrigerators and a microwave) that will not be covered by Council.</p> <p>They have sought multiple quotes and have secured a sale price that expires before the Community Board meeting in February.</p> <p>The total project This meets community outcome 1,2,3.</p>	Infrastructure

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The applicants are required to complete a standard application form and provide supporting information.

For each application the Board has three options.

Option 1 Authorise funding for the full amount requested.

Option 2 Authorise partial funding.

Option 3 Decline funding.

Each application has been assessed and meets the criteria of the Community Grant Policy, Community Outcomes as listed in the LTP and the conditions listed on the application form.

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

Budgetary Provisions has been made and the grant is allocated in accordance with the Community Grant Policy.

ĀPITIHINGA / ATTACHMENTS

Nil

HŌTAKA TAKE ŌKAWA / COMPLIANCE SCHEDULE:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is a matter of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Community Grant Policy.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	This report does not have district-wide relevance.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications for Māori in relation to land and/or water.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	Considered in the application.
State the financial implications and where budgetary provisions have been made to support this decision.	Budgetary provision has been made and the grant is allocated in accordance with the Community Grant Policy.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

7.2 THE FUTURE OF RAWENE DOMAIN

File Number: A4907941

Author: Scott May, Manager - Stakeholder Relationships

Authoriser: Jacine Warmington, Group Manager - Strategic Relationships

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide an update and seek direction from the Kaikohe – Hokianga Community Board and Council via a workshop with staff to discuss the current operational challenges and future potential direction in respect to community and recreational spaces in Rawene.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Rawene Domain sections 4 & 5 are currently occupied by three community groups, Hokianga Sailing Trust, Hokianga Treks 4 Kids, and Hokianga Community Gym (Manaaki Tinana Trust).
- There have been ongoing issues with the lease arrangements and differences between the groups have provided a challenge in establishing use of the leased area.
- Staff have endeavoured to facilitate resolution between the community groups to reach agreement over the use of the space.
- A Geotech report has been obtained on the suitability of the Domain land for future development and planning. The report does not support further development.
- It has been identified there is a lack of recreational land in Rawene leading to challenges in meeting the recreational needs of the community.
- A hapū group has been formed to engage with issues for the Rawene Recreation Reserve/Domain spaces, and wider concerns in the Hokianga moving forward.

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe – Hokianga Community Board recommend that a workshop be scheduled with elected members and staff to discuss and identify the potential options for the future use of the Rawene Domain space.

1) TĀHUHU KŌRERO / BACKGROUND

On the 22nd November 2023, Far North District Council staff presented a report to the Kaikohe – Hokianga Community Board detailing the history and current usage of the Rawene Domain Recreation Reserve (attached) being Recreation Reserve Sections 4 & 5 Block XIV Mangamuka SD – located on Clendon Esplanade.

The occupancy of the Reserve has not changed since this report and is as follows:

- Hokianga Sailing Trust - leaseholders of part Sections 4 & 5 (see image below).
- Hokianga Treks 4 Kids - owner of the horse arena located inside the leased area. They do not have a formal agreement to use Sections 4 & 5.
- Hokianga Community Gym (Manaaki Tinana Trust) - they occupy half of the Hokianga Sailing Trust's shed and wish to expand. They do not have a formal lease agreement to use Sections 4 & 5 but have the consent of the Hokianga Sailing Trust to operate from this location.
- Rawene Waste Management Centre - located on the south side of the Hokianga Community Gym.
-

Community groups interested in using the Reserve include the Hokianga Men's Shed and the Hokianga Bike Club.

Image below shows the Hokianga Sailing Trust leased area outlined in red.



Hokianga Sailing Trust

The only community group that holds a ground lease over the area, they permit the Hokianga Community Gym to operate out of the shed owned by the Trust. The ground lease commenced in May 2013, with a renewal due in May 2025. The final expiry date for the lease is May 2035.

Hokianga Community Gym (Manaaki Tinana Trust)

The group has occupied part of the Hokianga Sailing Trust's shed since April 2019. They have seen a growth in members in the past few years which has resulted in needing to rent other space within the township of Rawene to carry out group fitness classes. The gym now wishes to expand their operation by building a new gym facility within the Hokianga Sailing Trust leased area, which is supported by the lease holder. This proposed new build will include a tennis court, cardio and weights room, indoor play court, outdoor basketball court, a playground, and a picnic area.

The gym utilises three toilet/changing rooms that are part of the old rugby ablution block that is owned by Far North District Council. This is located within the Hokianga Sailing Trusts leased area, and as per the lease, should be opened for use of the public. These are locked as the gym maintains them at their own expense and they are not signposted for use by the public, however, a key can be obtained from inside the gym for all to use.

Hokianga Treks 4 Kids

The horse arena located within the Hokianga Sailing Trust leased area was established prior to this lease in 2008, yet there is no formal agreement to use it, in place. Hokianga Treks 4 Kids also holds a Licence to Occupy to graze the large back portion of the Rawene Domain, being sections 6 & 7. The

arena is highly used by the Tamariki of Rawene - the group is also responsible for the maintenance of the stop banks adjacent to the Reserve and the Chairman runs the Hokianga Bowling Club, located opposite to the Reserve.

Within the ablution block, there is a storage room that is currently used by Hokianga Treks 4 Kids.

Hokianga Men's Shed

In January 2024 the group were granted a 1-year Licence to Occupy for Part Section 5 located in front of the Rawene Primary School, to determine suitability to place 1-3 storage containers on the land. The group carried out an engineering assessment in June 2024 which concluded that the site is satisfactory for the proposed containers to be put on concreted-in timber piles. At the point of writing this report, no further action has progressed.

Hokianga Bike Club

The Hokianga Bike Club wish to apply for a Licence to Occupy near the current pump track or in proximity. The redevelopment of the existing pump track is in the Kaikohe - Hokianga Community Board Strategic Plan and is a priority item in the Community Board's Strategic Plan Top 10 priorities, for the FNDC Long Term Plan.

Initial Engineering Assessment

An engineering assessment (refer Appendix 4) was carried out on the Rawene Domain to assess suitability for development to accommodate various activities by the different groups using the site as well as future aspirations identified by the Kaikohe – Hokianga Community Board.

The Domain has a number of engineering constraints including high ground water table, flood risk, areas of uncontrolled fill and soils with low bearing capacity which are subject to settlement.

It is noted any development of land surfaces for activities (for example relocating the horse arena) should have specific investigations carried out by a Chartered Professional Engineer and should development occur topping up of surfaces may be required.

For any building or existing building expansion, it is recommended that a flood assessment, as well as a site-specific assessment, be carried out by a Chartered Professional Geotechnical Engineer during building consent and that foundations for any approved expansion be designed by a Chartered Professional Structural Engineer.

The high level of engineering input required to support the relocation or expansion of existing activities is likely to be cost prohibitive for any of the groups active within the Domain.

Rawene open space network

Parks and other open spaces are integral to meeting the recreational needs of residents and providing for activities including community gatherings, events, and play. Open space is best understood by categorising it by function, and Rawene township includes large numbers of small reserves that are fully planted or undeveloped and have a 'blue-green' function, (refer Appendix 3).

Assessment shows that Rawene residents should have access to at least one, ideally two neighbourhood parks with areas of greater than 0.2 hectares for gathering and play within a 10-minute walking distance of most housing, however, there is no suitable space for this purpose.

The difficulty in finding a suitable development location for a gym shows that there is insufficient public space for community activities and will seek support from elected members for an investigation into purchasing land for the purpose of community recreation in Rawene.

A Reserve Management Plan will be progressed for the Domain in due course and at the appropriate time given all considerations.

Development of open space in Rawene

Rawene soils are not highly stable and when they are at a slope construction cost can be increased by extra foundation and retaining costs to ensure stability. Lower land at the edges of Rawene can be flood-prone, and even when there is vacant land it can be more expensive to develop and less suitable for buildings. Development on the Clendon Street frontage of Rawene Domain is compromised by poor soil conditions, areas of flooding and sea level rise, and development on the Rawene Road frontage of Rawene Domain is more difficult because of past earthworks that were not designed for stability.

There is no open space in Rawene outside of leased areas that is immediately buildable or suitable for neighbourhood park development or community facilities development, and flatter and more suitable areas of Council land have been developed as the service centre and pensioner housing.

The cost to make less suitable land suitable for development can be equivalent to the cost to purchase a more suitable site.

Māori / Hapū Representation

As Council continues to strengthen its relationship with Māori and to provide adequate engagement with Tangata Whenua, Te Hono Kaiarahi Kaupapa Māori made contact with appropriate representatives of the Te Rawenewene hapū, that being Ngāti Kaharau, Ngāti Hau and Te Māhurehure, to commence kōrero on cultural aspects of the whenua and its history. Some of the points that hapū raised in the first engagement hui, were the concern around the environmental impacts on the whenua, sights of significance, and waterways, and the relationship of all stakeholders/leaseholders.

Hapū should be informed on any decision-making that council undertakes regarding Te Rawenewene and will provide sufficient advice from a hapū perspective. Hapū have expressed that a clear positive outcome for the wider community can be achieved through mahi tahi for a prosperous future.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Since 2022, Far North District Council have engaged with the groups to establish the use of the leased area. However, due to the conflicting ideas of all parties, this has proved challenging.

An internal working group was formed to undertake a collaborative approach across operational teams over the last 18 months utilising a strategic and due diligence lens with the aim of identifying best positive outcomes.

Hokianga Sailing Trust and Hokianga Community Gym proposed a reduction to the leased area to allow for the Hokianga Treks 4 Kids to proceed with a lease over the land currently occupied by the horse area (attached).

The proposal included various conditions, including:

- Extension of the existing horse arena fence to the creek.
- Vacation of the ablution block by all parties, reverting to Council to maintain and open fully to the public.
- Area behind the current shed to be allocated for gym expansion.
- Hours of gym use to be noted as 24/7.
-

This proposal, whilst a step in the right direction, did not take into consideration the section adjacent to the creek, which is designated as hydro and belongs to Northland Regional Council.

To progress a lease for Hokianga Treks 4 Kids, a separate report requesting the initiation of public consultation will be required due to the classification of the Reserve (Recreation). However, consent would be needed from the Hokianga Sailing Trust to vary their leased area.

Far North District Council staff emailed Hokianga Sailing Trust and Hokianga Community Gym in October 2024 stating that no changes to the leased area would be made until presented to the Kaikohe – Hokianga Community Board for support and that construction of new facilities would not be supported based on the information provided by the engineers report, however, should the groups wish to investigate further this could proceed at their own expense.

On 30th October 2024, the proposal was withdrawn by the Hokianga Sailing Trust and Hokianga Community Gym as they believe it is no longer in their interests to continue to offer this compromise.

Council staff through initial management of leases and disaccord between lessees/occupiers, have widened their approach in an endeavour to identify solutions regarding the use of the reserve space for all interested stakeholders.

There has been a reasonable investment in time from staff which has given Council a good understanding of the current situation and challenges involved in supporting the aspirations of these community groups and future plans for the Reserve and recreational needs of the Rawene community.

Staff are now seeking direction from elected members to realise a resolution for leaseholders/occupiers and a way forward for all interested parties which ensures a fair and equitable outcome.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION






To provide elected members the opportunity for well-informed and considered discussion regarding the challenges and potential options, enabling staff to prepare a report for decision-making at a Governance level.

To ensure alignment with both the Community Board and Council on the next steps to determine a clear way forward for all parties.

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

There are no immediate financial implications or budgetary provisions. Future financial implications will be dependent on decisions made about the use of the land/potential purchase of any additional recreational reserve land in the township. Council needs to exercise prudence when it comes to investing capital budget into land that has been deemed unsuitable for building purposes.

ĀPITI HANGA / ATTACHMENTS

1. **Kaikohe-Hokianga CB report 22 November 2023 - A4929541** [↓](#) 
2. **proposed lease boundary - A4929553** [↓](#) 
3. **Rawene Parks - A4931839** [↓](#) 
4. **Rawene Domain - Initial Engineer Assessment - A4938070** [↓](#) 
5. **Withdrawal of Proposal - Manaaki Tinana Trust 30_10_24 - A4957312** [↓](#) 

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Parks and Reserves Policy; Te Pae o Uta; Climate Action Policy; Te Tai Tokerau Regional Accessibility Strategy; Toi Mana. Community Outcomes: Proud, vibrant communities, Communities that are healthy, safe, connected and sustainable, A wisely managed and treasured environment that recognises the role of tangata whenua as kaitiaki, We embrace and celebrate our unique culture and heritage and value it as a source of enduring pride.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	This issue is of relevance to the Kaikohe-Hokianga Community Board and seeks their feedback.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Hapū engagement has been a key focus and is discussed in the report. Te Rawenewene hapū engaged, that being Ngāti Kaharau, Ngāti Hau and Te Māhurehure.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	Stakeholders and the community have been key considerations and their views and interests have been the focus of this issue. Discussed in the report.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no immediate financial implications.

Chief Financial Officer review.	CFO has not reviewed this report
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8.2 HISTORY AND CURRENT USAGE OF RAWENE RECREATION RESERVE DOMAIN**File Number:** A4235866**Author:** Michelle Rockell, Property Support Officer**Authoriser:** Kevin Johnson, Group Manager - Delivery and Operations**TAKE PŪRONGO / PURPOSE OF THE REPORT**

To provide the Kaikohe – Hokianga Community Board with historic and current information on current occupancy of Rawene Domain, Recreation Reserve Section 4 & 5 Block XIV Mangamuka SD.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Rawene Domain sections 4 & 5 are currently occupied by three community groups, Hokianga Sailing Trust, Hokianga Treks 4 Kids and Hokianga Community Gym.
- Hokianga Sailing Trust holds a lease over of section 4 and part section 5, with final expiry April 2033.
- Hokianga Treks 4 Kids and Hokianga Community Gym are community groups located within the Hokianga Sailing Trust leased area, however they do not have any formal agreements in place.
- Hokianga Mens Shed and Hokianga Bike Club have formally requested to occupy part of the Domain.
- Hokianga Sailing Trust has requested that Council remove Hokianga Treks 4 Kids from their leased area as Hokianga Community Gym wish to expand their building into the horse arena space.
- Kaikohe – Hokianga Community Board nominated Rawene Domain for the development of the first Reserve Management Plan for the ward on 27th September 2023.
- A Geotech report of the site will be carried out and a concept plan of the Reserve will be developed by FNDC staff.
- Supporting Rawene Reserve development is one of the Community Board Top 10 priorities in their Strategic Plan.

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe – Hokianga Community Board receives the report 'History and current usage of Rawene Recreation Reserve Domain'.

1) TĀHUHU KŌRERO / BACKGROUND

The Rawene Domain Recreation Reserve area currently being used by community groups is located on the Eastern side of Rawene and comprised of Sections 4 & 5 Block XIV Mangamuka SD. Sections 4 & 5 neighbours a large Recreation Reserve (Section 6), a Te Kohanga Reo and the Hokianga Bowling Club.

Image below shows Hokianga Sailing Trust leased area outlined in red.



Current occupants of the Reserve (Sections 4 & part section 5):

- Hokianga Sailing Trust – lease holders of part Sections 4 & 5.
- Hokianga Treks 4 Kids – owner of the horse arena located inside the leased area. They do not have a formal agreement to use Sections 4 & 5.
- Hokianga Community Gym – they occupy half of the Hokianga Sailing Trusts shed and wish to expand. They do not have a formal lease agreement to use Sections 4 & 5.
- Rawene Waste Management Centre – located on the south side of the Hokianga Community Gym.

Community groups with interest to use the Reserve:

- Hokianga Mens Shed – wish to establish a Mens Shed on the Reserve and have formalised this request with FNDC staff.
- Hokianga Bike Club – wish to establish a pump/bike track along the Reserve.

A timeline for the below events can be found attached to this report.

BACKGROUND**Hokianga Sailing Trust**

A ground lease was granted to Hokianga Sailing Trust over Sections 4 & Part Section 5 Rawene Domain in May 2013 to be used for the following purposes: the local sailing and boating club, storage for the Hokianga Volunteer Coastguards rescue boat and 4-wheel drive towing vehicle, the Rawene school sailing programme and as a workshop space for repairs and maintenance for these groups. A shed was to be placed on site to carry out these activities.

Two variations of the lease occurred:

- September 2015: A variation of the leased area was completed to include an additional portion of land where the shed was to be located.
- May 2016: The words "physical training purposes" were added to clause 13 of the lease.

The lease expires in 30 April 2033.

The shed is owned by Hokianga Sailing Trust and is currently divided into two spaces: one being used by Hokianga Sailing Trust and the other by Hokianga Community Gym. Council staff have been informed that use of half the shed is adequate for the Hokianga Sailing Trust current needs.

Hokianga Sailing Trust wish to relocate to below Clendon House, along Clendon Esplanade, pending approval and consents, to build a replica of the old Sailing Club pier that used to be in this location. Work is underway to progress this and is pending Lottery funding for feasibility study – they have indicated they will still need to retain some storage space at the Rawene Domain.

The Hokianga Sailing Trust are widely supported by the community of Rawene.

Hokianga Treks 4 Kids

Hokianga Treks 4 Kids was established in 2006 and became a charitable trust in 2008. Hokianga Treks 4 Kids has occupied Section 4 Rawene Domain since 2008 via a well-established horse arena that was built by the group and funded in part by the Kaikohe - Hokianga Community Board in 2013. Hokianga Treks 4 Kids has never had any formal agreement for use of this area with FNDC, however there is an understanding that previous FNDC staff granted Hokianga Treks 4 Kids permission to place the horse arena in this location.

The horse arena is located within the Hokianga Sailing Trust leased area – however, the arena was established prior to the granting of a lease to Hokianga Sailing Trust. FNDC staff are unaware why it was included in the Hokianga Sailing Trust leased area and can only be explained by staff oversight of what was already established on the land.

In 2010, Hokianga Treks 4 Kids was granted use of part of the old rugby sheds (toilet block) which are used for storage. There is no formal agreement in place, however it is understood that this was informally granted by FNDC staff.

Hokianga Treks 4 Kids currently holds a Licence to Occupy to graze the large back portion (Section 6 & 7) of the Rawene Domain. The Licence expires in December 2023, and has provision to renew for a further 364 days.

Hokianga Treks 4 Kids provides horse riding lessons to the tamariki of Rawene and the driving force and committee behind Hokianga Treks 4 Kids, are widely supported by the Rawene community. They were responsible for the demolishing of the Rugby Club building that was once located on the Rawene Domain and maintain the stop banks adjacent to the Domain. Furthermore, the Hokianga Bowling Club is what it is today, thanks to the support from the Chairman who runs Hokianga Treks 4 Kids.

Hokianga Community Gym

Upon the granting of the lease to Hokianga Sailing Trust, part of the shed was occupied by Hokianga Kyokusin Karate Club. In April 2019, the Hokianga Community Gym moved into this gym space.

The Kaikohe-Hokianga Community Board supported the Hokianga Community Gym moving into the shed and establishing the gym. The pre-existing Rawene Rugby Club building (now demolished) contained a gym and on this basis it was considered that the change of use to incorporate the gym into the sailing trust shed has existing use rights and there is no need to assess it as a new activity subject to district plan rules.

Hokianga Community Gym has received various funding grants from the Kaikohe-Hokianga Community Board and now wish to expand their operation by building a new gym facility within the Hokianga Sailing Trusts leased area. This new proposed build will extend across the current location of the horse arena and will include a tennis court, cardio and weights room, indoor play courts, outdoor basketball court, a playground and picnic area.

Hokianga Community Gym has formally requested a new lease over part of the Rawene Domain.

Hokianga Community Gym have the support of both Hokianga Sailing Trust and the Kaikohe-Hokianga Community Board.

Hokianga Mens Shed

Hokianga Mens Shed were initially interested in placing 1-3 storage containers within the Hokianga Sailing Trust leased area, whom as the lease holders gave their permission. Further discussions with FNDC staff and current users of the Rawene Domain, regarding the potential use of other areas of the Reserve, have concluded in the Hokianga Mens Shed applying for a Licence to Occupy over any suitable site in the Reserve.

They are also open to other locations within the Rawene locality if available.

Hokianga Bike Club

The pump track was initially established prior to Covid south of the Hokianga Sailing Trust shed, though the design was not suitable and therefore not rideable. Confusion with the lease arrangements between the Hokianga Sailing Trust and Hokianga Treks 4 Kids have brought the redevelopment of the track to a standstill.

Hokianga Bike Club wish to apply for a Licence to Occupy of any area of the Reserve near to the current pump track or in proximity. The pump track is in the Kaikohe – Hokianga Community Board Strategic Plan and is priority item in the Community Board's Strategic Plan Top 10 priorities, for the Long Term Plan.

CURRENT DEVELOPMENTS9th February 2023

A meeting was held with all concerned community groups, FNDC staff and representative of the Kaikohe – Hokianga Community Board.

During this meeting, Hokianga Sailing Trust representatives indicated it was agreeable to entering subleases for Hokianga Community Gym, Hokianga Mens Shed and Hokianga Treks 4 Kids.

The Hokianga Sailing Trust has been presented with various options to utilise the leased area, including a Licence to Occupy or sublease to Hokianga Treks 4 Kids, a sublease to Hokianga Community Gym and a Licence to Occupy to Hokianga Mens Shed.

Kaikohe-Hokianga Community Board Meeting Agenda

22 November 2023

FNDC staff had reiterated to all community groups that a focus was needed on resolving the immediate issues at hand such as, short term arrangements for the current lease so all stakeholders can have certainty of tenure, legitimise the current usage, and that long term developments would be best developed once a current fit for purpose agreement was decided upon.

It is noted that, FNDC staff questioned if there was too much activity and usage in the leased space. Overall capacity is limited.

28th March 2023

A letter was presented to FNDC staff from Hokianga Sailing Trust requesting that:

- Hokianga Treks 4 Kids be removed from the leased area as soon as possible and within six months of the letter, and,
- Hokianga Treks 4 Kids cease use of the toilet block and old rugby shed, which is included within the Hokianga Sailing Trust leased area, as soon as possible and within six months of the letter.
- They believe that as Hokianga Treks 4 Kids hold a Licence to Occupy for grazing for the Rawene Domain area outside of their leased area, that this is suitable for the horse arena to be relocated to.
- Hokianga Sailing Trust stated that they support Hokianga Mens Shed and Hokianga Community Gym to establish and expand within the leased area. This creates increased demand for building space on higher ground (current location of the horse arena), increased demand for use of the available land area for other community exercise and recreation activities and parking requirements.

21st April 2023

Hokianga Sailing Trust, Hokianga Mens Shed and Hokianga Community Gym presented a proposal for the development of Rawene Domain. This is a collaborative project of the three groups to develop a community recreation hub. This was delivered to the Kaikohe-Hokianga Community Board for their consideration in the Strategic Plan by the Community Board Co-ordinator. See attached.

5th September 2023

A meeting was held with Hokianga Sailing Trust, Hokianga Treks 4 Kids, Hokianga Community Gym, FNDC staff and a representative of the Kaikohe – Hokianga Community Board to propose a solution to the current use of the Hokianga Sailing Trust leased area.

Hokianga Sailing Trust were firm in their stance of wanting the horse arena removed from the leased area to allow the gym more space to build and expand their current facilities.

Two options of relocation for the horse arena were presented to Hokianga Treks 4 Kids:

- **The south side of the Rawene Domain, Section 7 Block XIV Mangamuka SD, located by the Rawene Primary School.** Hokianga Treks 4 Kids stated that this location was not suitable due to lack of space, parking, water and toilets for the tamariki. It also requires earthworks to provide a flat, elevated surface plus drainage.
- **The (currently unused) pump track to the right-hand side of the shed.** This option provides a flat surface that is half the size of that required for a horse arena. Hokianga Treks 4 Kids is open to relocating to this space should it be a possibility.

The second option would mean that a new pump track would need to be developed for the Hokianga Bike Club.

27th September 2023

Kaikohe – Hokianga Community Board nominated Rawene Domain for the development of the first Reserve Management Plan for the ward.

Funding was allocated to carry out a Geotech/engineering assessment of the Recreation Reserve Domain to determine where each proposed activity is best suited. This will provide input into a concept plan of the Domain, to be developed by FNDC staff.

7th November 2023

FNDC staff have scheduled a meeting with the current and user groups plus the Mens Shed group, and a KHCB representative to discuss next steps.

Other Information

Hokianga Community Gym engaged with AKAU in November 2022 to develop a Draft Plan for a Community Recreational Hub. This Draft Plan included a new gym facility and flexible external space to use for an array of activities (ref attached). Both the horse arena and Mens Shed were included in the Draft Plan. This has not progressed due to the report being inadequate.

The old rugby ablution/storage building is owned by FNDC and included within the leased area. There are 3 toilets/changing rooms and two storage rooms. The storage rooms are used by Hokianga Treks 4 Kids and have access to one toilet. The other toilets/changing rooms are used by Hokianga Community Gym and are locked to the public, though they can gain access via a key located inside the gym. These toilets, as per the lease with Hokianga Sailing Trust, should be open for public access.

Reserve Management Plan

There is no current Reserve Management Plan in place for Rawene Domain. Any future buildings need to meet Resource Consent and Building Standards and identify potential flooding hazards in the area.

Recreation reserves are created and are to be managed '*for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside*'. All new buildings shall be directly for, or ancillary to, the principal recreational activities on the site.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Differences between the groups have provided a challenge in establishing use of the leased area. Over the course of a year, FNDC staff have presented various options to all parties, but no outcomes have been reached.

With the Domain now being nominated for a Reserve Management Plan as priority, FNDC staff believe it is best to hold off on any new agreements of use of the area until a concept plan has been developed and adopted. A concept plan can be developed as part of the RMP process.

Sections 4 & 5 Block XIV Mangamuka SD and possibly other Rawene recreation reserve areas (pending any appropriate processes) will be assessed via a Geotech engineering report to assess the suitability of land usages and capability of construction.

With the input of the Rawene community via public consultation and engagement with Hapu,, FNDC staff can confidently create a concept plan for the Domain that is best suited to the terrain of the Reserve. It is also noted that the playground equipment from the previous (prior to the upgrade) Memorial Park, Kaikohe, has been allocated for use at this Reserve.

It is important to note that the current location of the Waste Management Recycling Centre is not optimal and relocation, if possible, should be considered.

Hokianga Sailing Trust Lease – points to note:

- Hokianga Sailing Trust is the only party contributing to the annual rental fee.
- Hokianga Community Gym currently operates 24/7. These hours are not consistent with the provisions of the lease.
- Hokianga Sailing Trust has exclusive possession of the Land for no more than 40 days in any one time of the Term, but for no more than 6 consecutive days at a time.
- Toilet facilities must be made available to all persons, members or not, when the Land is open for use.
- The Land and lease are subject to the Reserves Act 1977.
- All building work requires prior council written approval and building consent.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Over the past year, FNDC staff have received various plans and suggestions of use from the current and potential users of the Rawene Domain.

Due to the lack of some documentation and existing verbal agreements, it has proven very difficult to come to an agreement of use between all parties.

Carrying out a Geotech engineering report will determine what activities are best suited to each part of the Reserve area.

Waiting until a concept plan has been developed with the input of the local community will allow FNDC staff to support a vibrant recreation hub that satisfies all users and ensure all user agreements are documented to prevent future confusion. This will provide clarity to Hokianga Treks 4 Kids, Hokianga Community Gym, Hokianga Sailing Trust, Hokianga Mens Shed and Hokianga Bike Club.

Should the Hokianga Sailing Trust leased area be affected by the concept plan, this should be rectified via a variation to the leased area.

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

The Kaikohe – Hokianga Community Board has committed funds towards a Geo tech engineering report to determine the suitability of the land.

Ensuring FNDC Fees and Charges for new leases are invoiced will contribute to the costs of public consultation where needed.

ĀPITI HANGA / ATTACHMENTS

1. **Lease Rawene Domain Hokianga Sailing Club (Fully executed 2015) - A1542698**
2. **Variation of lease - executed Sept 2015 - A1625423**
3. **Proposal for a community recreation hub at Rawene Domain 21.04.2023 - A4251082**
4. **AKAU_Rawene Community Recreational Hub Summary Report_REV A - A4251265**
5. **Licence to Occupy Reserve fully executed (Treks 4 Kids) with map - A1542668**
6. **Agreement to Occupy Rawene Domain January 2023 Hokianga Treks 4 Kids fully executed - A4046317**
7. **Rawene Domain timeline 2008-2023 new - A4433333**

Hōtaka Take Ōkawa / Compliance Schedule:

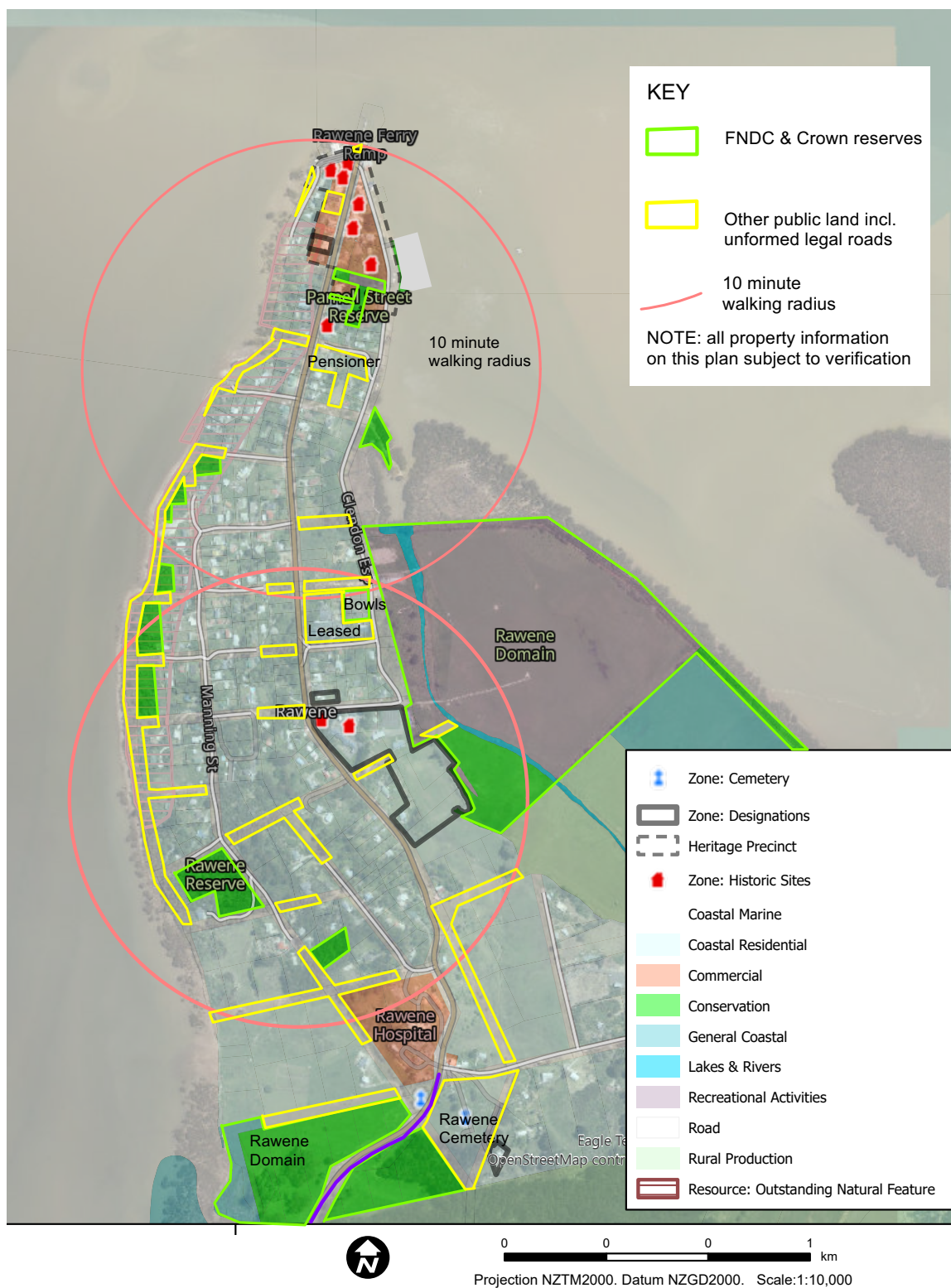
Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Medium
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	FNDC Parks and Reserves Policy 2022 Reserves Act 1977 FNDC Fees and Charges 2023
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Local relevance only. Delegation to the Kaikohe - Hokianga Community Board to provide recommendations to the Council in respect of applications for the use and/or lease of reserves not contemplated by an existing reserve management plan.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Engagement and collaboration with Hapu as key stakeholders in this process will be undertaken and is a priority.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	Public consultation and Hapu consultation will be progressed as per the Reserves Act 1977 and the FNDC Engagement Policy as part of the development of the concept plan and Reserve Management Plan. This will allow us to identify any people or groups who may be affected or have interest in the matter.
State the financial implications and where budgetary provisions have been made to support this decision.	The parts of the Reserve that are not under user agreements will need to be maintained by Council through the inclusion of the Community Services contract.
Chief Financial Officer review.	The Chief Financial Officer will review this report.



PhotoScan by Google Photos





INITIAL ASSESSMENT

Rawene Domain– Initial Engineering Assessment

Prepared for

Far North District Council



22/02/2024

Report Information Summary

Job no.	J15559
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Report Reviewer	Ben Perry
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Version No.	Date	Description
1	22/02/2024	Issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Dan Simmonds	 Senior Geotechnical Engineer, MIEAust CPEng, CMEngNZ	22/02/2024
Reviewer	Ben Perry	 Managing Director, FEngNZ CPEng	22/02/2024

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

It should be appreciated that this assessment was based on a visual assessment only.



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1 Introduction

Vision Consulting Engineers were engaged by the Far North District Council (FNDC) to provide an initial engineering assessment for the Rawene Domain and 19 De Thierry Street in Rawene to understand the feasibility of some proposed changes. The FNDC is considering:

- Expanding the existing gym building northward.
- Building a new horse arena in the area originally planned for a pump track.
- Creating a men's shed using two shipping containers in the current horse arena area.
- Moving the pump track to the current horse arena area.
- Establishing a new recycling depot south of its current location.
- Building a playground in the road reserve.
- Potentially constructing a new building at 19 De Thierry Street.

1.1 Scope and Exclusions

The following scope of work has been carried out:

- Meet with the FNDC to confirm the details of the proposed development (completed)
- Familiarisation with information provided by the client.
- Rawene Domain
 - Desk Study: Review published and unpublished information about the site.
 - Obtaining and reviewing historic aerial images
 - Development of a GIS model including hillshade, elevation banding, contours (using NRC LiDAR) and overlain aerial image
 - Review relevant information contained on FNDC Maps, NRC Maps
 - Liaise with the NRC to get the latest inland and coastal flood extents and levels
 - Review information on the New Zealand Geotechnical Database
 - Readily available local geology records/maps etc..
- 19 De Thierry Street, Rawene (Part Section 106 Suburbs of Rawene)
 - Desk Study: Review published and unpublished information about the site.
 - Obtaining and reviewing historic aerial images
 - Development of a GIS model including hillshade, elevation banding, contours (using NRC LiDAR) and overlain aerial image
 - Review relevant information contained on FNDC Maps, NRC Maps
 - Liaise with the NRC to get the latest inland and coastal flood extents and levels
 - Review information on the New Zealand Geotechnical Database
 - Readily available local geology records/maps etc..
- Preparation of an initial geotechnical assessment report providing:
 - A summary of the findings of the desktop study including anticipated ground conditions, geomorphology, mapped flood extents, existing site features etc..
 - An assessment of potential identified engineering constraints



- Provide conceptual engineering recommendations for proposed development.

2 Rawene Domain

2.1 Property Description

The Rawene Domain sits on Clendon Esplanade in Rawene, covering almost 21,500 square meters. It is bordered by:

- Clendon Esplanade to the west
- A stream and recreational area to the east
- Another recreational area and the coast to the north
- An unused road reserve to the south

Basic details of the property are provided in Table 1. The approximate location of the property is shown in Figure 1.

The northern portion of the property contains most of the present day activities including:

- A flat area used as a horse arena,
- Two small buildings: one for a men's shed and one for a gym,
- A recycling depot, and
- Gravel access and parking areas.

The remainder of the property is undeveloped and is covered in vegetation. The ground gently slopes towards the un-named water course on the east side. The developed areas of the property are relatively flat, which can be attributed to past earthworks. The highest point is anticipated to be about 2 metres above sea level.

For this report, the 'site' is defined as the areas marked for development as shown in Figure 2.

Table 1. Rawene Domain Property data

Data relating to this site

Item	Details
Territorial Authority	Far North District
Site Address	Rawene Domain, Clendon Esplanade, Rawene
Legal Description	Section 4 Block XIV Mangamuka SD and Section 5 Block XIV Mangamuka SD
Area	653 and 20,835 m2
Zoning ^a	Recreation Reserve [Rawene Domain] New Zealand Gazette 1910 p 3350

^aTable Notes - As zoned at the time of this report





Figure 1. Rawene Domain location

The property is highlighted red, north to top of page, boundary approximate only, image courtesy of LINZ.

2.2 Proposed Development

Following a meeting with the FNDC, it is understood that the following is proposed (refer to image below):

- Extension to the north of the existing building used as a gym (shown as yellow). Note that this is to be carried out by others.
- Horse Arena area, similar size to the existing area, to be located in area where pump track was previously proposed (shown as red)
- 2 shipping containers to function as men's shed located in area of existing horse arena (shown as green)
- Pump track, located in area of existing horse arena (shown as green)
- New yard area for recycling depot, to be located to south of existing location
- Playground to be located in road reserve





Figure 2. Rawene Domain Proposed Development

Not to scale, north at top, boundary approximate only, image courtesy of LINZ.

2.3 Geology

The Rawene Domain site is mapped as being underlain by two geological units, these are:

Karioitahi Group: This layer covers most of the property. It is typically made up of loose and soft materials including sand, peat, mud and shells.. This layer formed over the past few thousand years from rivers, lakes, and the sea

Whangai Formation (Mangakahia Complex, Northland Allochthon): This older, generally harder layer borders the Karioitahi Group. It typically comprises a soil mantle (silts and clays) overlying dark grey, blue-grey mudstone with some limestone and chert.

A simplified map, sourced from Geology of the Kaitia Area (Isaac et al 1996), is presented in Figure 3 to show where these layers likely lie underground. It should be appreciated that this information is based on a general geological map. For a more precise picture, additional investigations at the specific development site would be needed to inform a detailed map.

Specific Soil Types: Landcare Research has mapped the area in more detail, identifying two main soil types:

- **Te Tio clay loam (TF):** This soil covers the rolling and hilly parts of the property. It drains poorly to very poorly, meaning water doesn't easily soak through.
- **Takahiwai clay (TC):** This soil covers the flatter areas like the former lake beds and the estuary. Similar to Te Tio, it also drains poorly to very poorly.





Figure 3. Rawene Domain Site Geology

Karioitahi Group shaded pale yellow, Whangai Formation shaded as green, approximate property boundary outlined in red. Geology of the Kaitia Area, 1:250,000(modified), LINZ background image, north at top.



2.4 Flood Hazard

It is important to note that flood maps have limitations. The actual flood extents might be slightly wider than shown. These maps are based on current information available at the time of preparing this report.

2.4.1 FNDC Flood Modeling

According to the FNDC Hazard maps, the site itself **is not** expected to flood in smaller events that happen about once every 10 years. An extract from FNDC Maps is presented in Figure 4.



Figure 4. Rawene Domain, FNDC Flood Extent

Site in relation to FNDC flood extents. Source: FNDC Maps (modified). North at top, not to scale, approximately property boundary outlined in red, LINZ background image.



2.4.2 NRC Inland Flooding

The property *is mapped as being affected* by flood events with a 1-in-50 year and a 1-in-100 year chance of occurrence. These areas are shown in Figure 5.

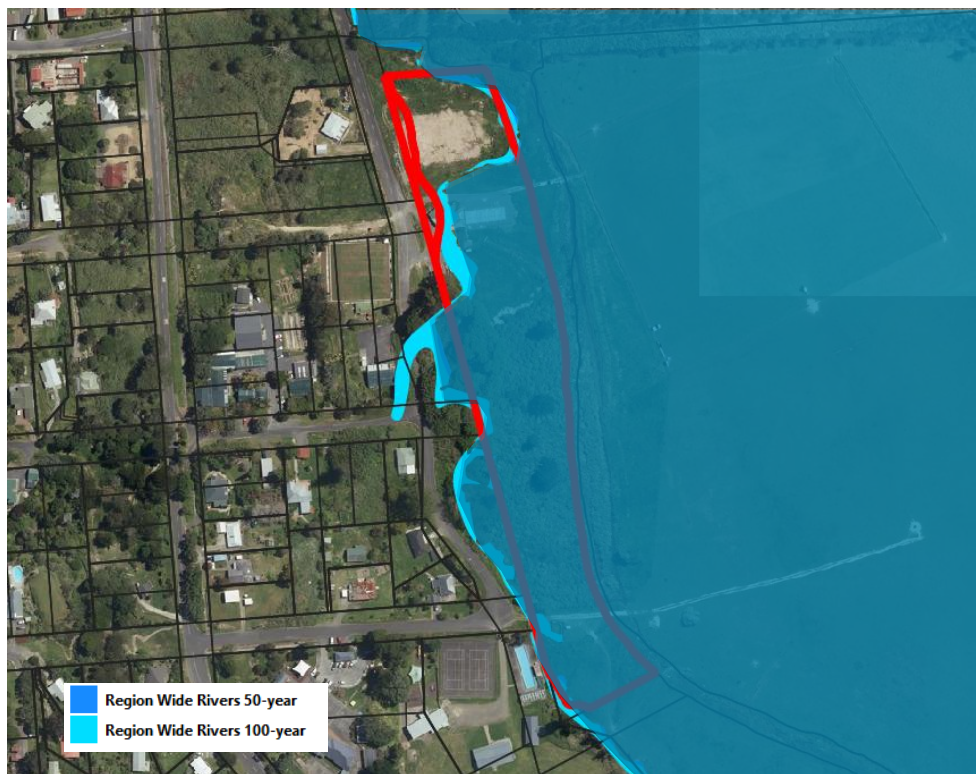


Figure 5. Rawene Domain, NRC Inland Flood Extent

Site in relation to NRC 50 and 100 yr region wide model flood extents. Source: NRC Maps. North at top, not to scale



2.4.3 NRC Coastal Flooding

The entire property is mapped as being at risk of coastal flooding, even in present day conditions. This is highlighted in Figure 6.

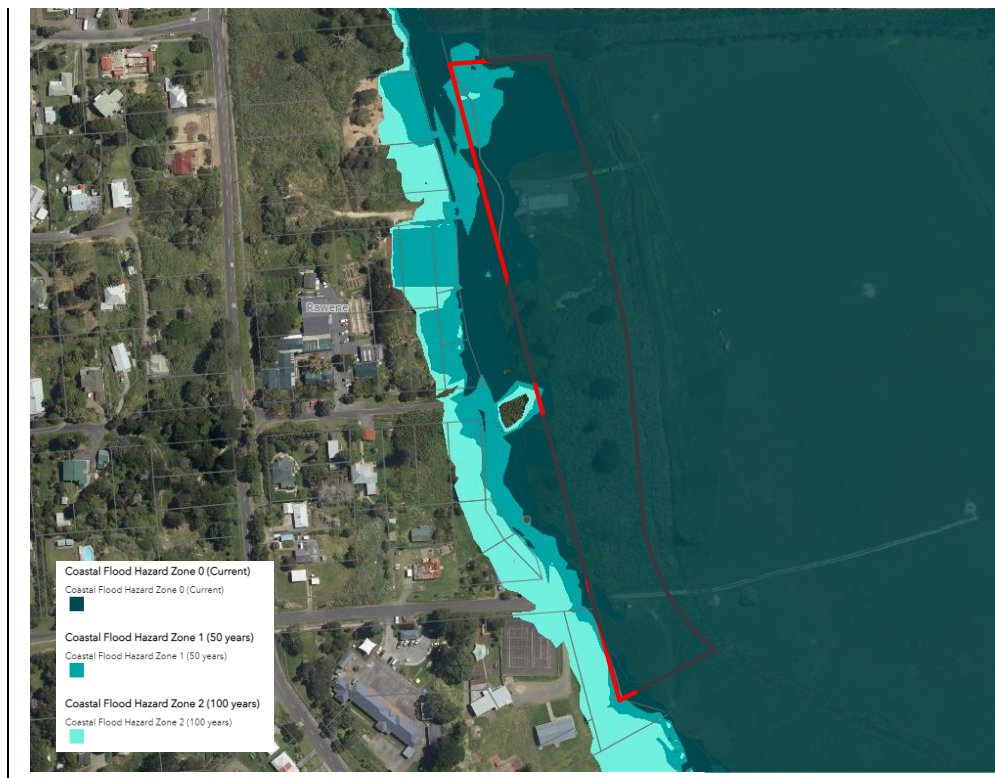


Figure 6. Rawene Domain, NRC Coastal Flood Hazard Zones
NRC Coastal Flood Hazard Zones, Source NRC Maps, north at top, not to scale.



2.6 Historic Aerial Images

Historic aerial photos show how the land has changed over time. They are helpful for understanding how the property has been developed.

A historic aerial image from 1962 was sourced from Retrolens. The property appears to be largely undeveloped with a small structure located adjacent to Clendon Esplanade in the northern portion of the property. An extract from the 1962 aerial image is presented in Figure 7.



Figure 7. Rawene Domain Historic Aerial Image, 1962

Image courtesy of Retrolens

Historic aerial images were also viewed using Google Earth. From an image taken in 2013, the northern portion of the property appears to have some bare ground present and is largely covered in grass. Two buildings are present. An extract of the aerial image from 2013 is presented in Figure 8.

From an image taken in 2016, it can be seen that between 2013 and 2016, the horse arena has been formed, the eastern most building has been removed and replaced with new building and earthworks/clearing appear to have been completed to the south-east of the buildings. An extract of the aerial image from 2016 is presented in Figure 8.





Figure 8. Rawene Domain Historic Aerial Image, 2013
Image courtesy of Google Earth



Figure 9. Rawene Domain Historic Aerial Image, 2016
Image courtesy of Google Earth

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2.7 Geomorphology

The property is located on a flat to gently sloping alluvial flood plain. A number of open drains and overland flow paths are present across the property. Earthworks appear to have been completed in the northern portion of the property to form the horse area and building areas.

The geomorphology of the site is presented in Figure 10 using a digital elevation model derived from the 2018 Northland Regional Council (NRC) Light Detection and Ranging (LiDAR) dataset and 1m contours.

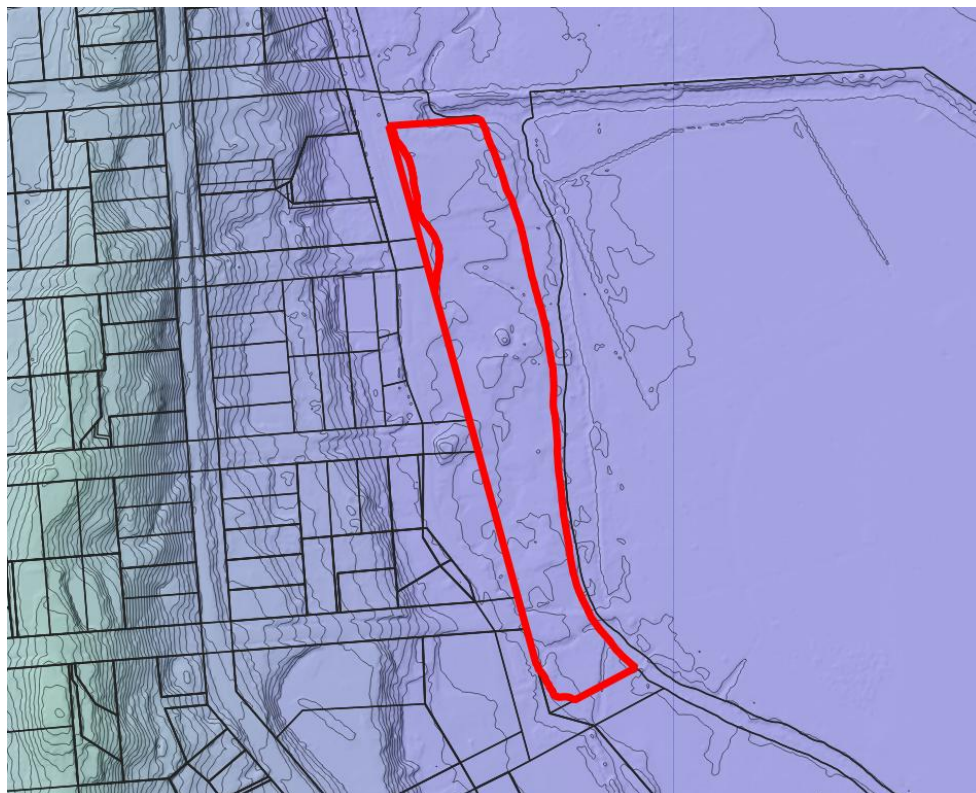


Figure 10. Rawene Domain Geomorphology

Property boundary indicative only(bold red), contours are shown at 1m intervals with blue shading lower elevations and green shading higher elevations, north is up the page. DEM courtesy of NRC.

Northland Regional Council has captured LiDAR over the property in 2007 and more recently in 2018. When comparing the contour data, earthworks appear to have been completed over the horse area, with a stockpile adjacent to Clendon Esplanade removed and relative flat ground extended to the southeast. In addition, fill has been placed to form a relatively flat building area around the newest building. Earthworks may have also occurred to the south-east of the building as inferred from the 2016 aerial image (refer Figure 9). LiDAR data from 2007 is presented in Figure 11 and LiDAR data from 2018 LiDAR is presented in Figure 12.





Figure 11. Rawene Domain, 2007 LiDAR data and aerial image

Property boundary indicative only(black), contours are shown at 1m intervals, Image courtesy of NRC, 2007.



Figure 12. Rawene Domain, 2018 LiDAR data and aerial image from 2015

Property boundary indicative only(black), contours are shown at 1m intervals, Image courtesy of NRC, 2015.

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2.8 FNDC Reticulation

FNDC maps indicate that no stormwater reticulation is present in the vicinity of the property. The location of water supply reticulation (blue lines) and wastewater reticulation (red, orange and light pink lines) based on FNDC maps are presented in Figure 13. A wastewater pump station is located to the south of the recycling depot.



Figure 13. Rawene Domain FNDC Reticulation

Property boundaries indicative only(light grey), water supply reticulation shown as blue lines, wastewater reticulation shown as red, orange and pink lines, image courtesy of FNDC maps

2.9 New Zealand Geotechnical Database

The New Zealand Geotechnical Database does not contain any existing geotechnical information for the property or within the vicinity of the property.

2.10 Preliminary Engineering Assessment

Based on our desktop study the following preliminary geotechnical assessment is provided.

2.10.1 General

The property is located within an alluvial flood plain that is affected by coastal and inland flooding.

The existing horse arena and areas around the existing buildings are within areas that have been subject to historic earthworks.

The ground conditions are expected to comprise of areas of fill overlying very soft to soft alluvial sediments to depth and a shallow groundwater table is anticipated.

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Due to the low lying nature of the site (RL 0 to 2m OTPD), the alluvial sediments may potentially be acid sulfate soils and susceptible to liquefaction.

2.10.2 Proposed Extension to Existing Gym

An extension of the existing gym building is proposed on the northern side of the building as shown in Figure 2. Details of the existing structure and the proposed structure are unknown at the time of reporting. FNDC have advised that the proposed extension is to be carried out by others. It is assumed that it is a non-habitable structure.

The proposed extension is within the area mapped by the NRC as being affected by inland and coastal flooding. Due to this, it is expected that the finished floor level of the extension will need to be raised to meet the requirements of the FNDC Engineering Standard or the extension will need to be designed so that it meets the durability requirements of the Building Act and Building Code. It is recommended that the requirements are discussed with the FNDC Building Department.

It is anticipated that the proposed extension is underlain by fill, which is in turn underlain by soft to very soft to soft alluvial deposits.

Based on the findings of the desktop study, and experience in similar soils, the ground conditions present are unlikely to meet the requirement of 'good ground' in accordance with NZS3604(2011) due to their expansive nature, low bearing capacity, potential presence of organic material and the presence of uncontrolled fill.

It is anticipated that the uncontrolled fill will need to be removed from the building area and replaced with engineered fill. The extension may be able to be founded on shallow foundations within the engineered fill, if it can be demonstrated that settlements are tolerable for the structure and within Building Code limits. If settlements are not within tolerable levels, ground improvements may enable shallow foundations to be used. Ground improvements that could be considered to reduce the post construction settlement include one or a combination of the following:

- Undercutting and replacement with compacted hardfill
- Preloading the site
- Preloading the site (with surcharge) including wick drains
- Rigid inclusions.

Alternatively, the new structure could be founded on either deep piles that fully penetrate through the fill and down into competent ground.

It is recommended that a flood assessment is carried out by a Chartered Professional Engineer to inform the finished floor level of the proposed extension and provide recommendations regarding flooding.

It is recommended that site specific geotechnical investigations, analysis and reporting is carried out by a Chartered Professional Engineer experienced in geotechnical engineering at the Building Consent stage to provide recommendations regarding earthworks, settlement, and foundation design.

It is recommended that the foundations for the proposed extension are designed by a Chartered Professional Structural Engineer.

In summary the proposed extension to the gym is expected to have a number of engineering constraints namely:

- Being affected by the predicted inland and coastal flood event.
- Uncontrolled fill present
- Soils with low bearing capacity and susceptible to settlement



- High groundwater level
- Potential for expansive soils
- Potential for organic soils
- Potential for soils susceptible to liquefaction
- Potential for aggressive soils (alluvial soils)

2.10.3 Proposed Horse Arena

The new horse arena is proposed to the south-east of the existing buildings as shown in red on Figure 2. For the purpose of this report it has been assumed that the new horse arena is to be a relatively flat finished surface, with no structures.

The proposed location of the horse arena generally slopes gently to the east. An open drain is present in the northern portion of the area. The proposed location is within the area mapped by the NRC as being affected by inland and coastal flooding.

It is expected that earthworks will be required to form the relatively level platform, with filling anticipated to be up to approximately 2.5m above the existing ground surface level.

It is anticipated that the proposed horse arena is underlain by topsoil which is in turn underlain by soft to very soft to soft alluvial deposits. Some fill may also be present over the area.

Based on the findings of the desktop study, and experience in similar soils, it is anticipated that the alluvial soils will have a low bearing capacity and be susceptible to settlement. Due to this, placement of fill will induce settlement of the underlying soils. However as the proposed horse area does not contain any structures, it is anticipated that the topping up of the area could be carried out post construction if and when required to re-level the arena. Provided that this is acceptable, the area is expected to be suitable for a horse arena.

Due to the presence of an open drain, if the earthworks extend into the open drain, then the drain will need to be removed and realigned as part of the earthworks.

In summary the proposed new horse arena is expected to have a number of engineering constraints namely:

- Being affected by the predicted inland and coastal flood event.
- Soils with low bearing capacity and susceptible to settlement
- High groundwater level
- Potential for aggressive soils (alluvial soils)

2.10.4 Proposed Pump Track and 2 shipping containers

A pump track and 2 shipping containers to be used by the men's shed are proposed within the area that is currently used as the horse arena. The area is shown as green in Figure 2. For the purpose of this report it has been assumed that the pump track is to be a gravel surface with no structures and the 2 shipping containers are temporary structures.

The area is flat to gently sloping to the east and is mapped by the NRC as being affected by inland and coastal flooding.

It is anticipated that the area is underlain by fill, which is in turn underlain by soft to very soft to soft alluvial deposits.

Based on the findings of the desktop study, and experience in similar soils, the ground conditions present are unlikely to meet the requirement of 'good ground' in accordance with NZS3604(2011)



due to their expansive nature, low bearing capacity, potential presence of organic material and the presence of uncontrolled fill.

As the proposed pump track does not contain any structures and any earthworks are anticipated to be minimal, it is considered that the area is suitable for a pump track. It should be expected that the pump track is subject to being inundated during an inland and/or coastal flood event and this is taken into account during the design of the pump track. Due to the area being underlain by uncontrolled fill, it is anticipated that topping up/resurfacing could be carried out post construction if settlement occurs. Provided that this is acceptable, the area is expected to be suitable for a pump track.

The proposed containers are to be temporary structures. Due to this, it is anticipated that the containers can be founded on temporary shallow foundations within the existing uncontrolled fill. Due to the fill being uncontrolled fill, the foundations may experience settlement. If excessive settlement occurs, packers could be used to re-level the containers or the containers could be moved and placed on new temporary foundations. Alternatively an exemption could be sort from the FNDC Building Department so that the containers sit on the ground with no foundations. It is recommended that this is discussed with the Building Department to see if this is an option. The location/height of the containers needs to take into account the predicted flood levels. Provided that these are acceptable, the area is expected to be suitable for 2 temporary shipping containers.

In summary the proposed new pump track and 2 shipping containers are located in an area that is expected to have a number of engineering constraints namely:

- Being affected by the predicted inland and coastal flood event.
- Uncontrolled fill present
- Soils with low bearing capacity and susceptible to settlement
- High groundwater level

2.10.5 Proposed Recycling Depot

The existing recycling depot is to be relocated to an area adjacent to Clendon Esplanade as shown in Figure 2. For the purpose of this report, it has been assumed that the recycle depot is to be similar to the existing depot, consist of a gravel area enclosed with a fence that contains skip bins.

The area is flat to gently sloping to the east and is mapped by the NRC as being affected by inland and coastal flooding and the FNDC as being affected by flooding. FNDC maps indicate that a wastewater pump station is present in the vicinity.

It is anticipated that some earthworks will be required to form a relatively level area and the diversion of an overland flow path that is present.

It is anticipated that the area is underlain by soft to very soft to soft alluvial deposits, with some fill material likely to be present above the alluvium.

It should be expected that the recycling depot will be subject to being inundated during an inland and/or coastal flood event and this is taken into consideration. Due to the area being underlain by uncontrolled fill, it is anticipated that topping up/resurfacing could be carried out post construction if settlement occurs. Provided that this is acceptable, the area is expected to be suitable for a recycling depot.

In summary the proposed recycling depot is located in an area that is expected to have a number of engineering constraints namely:

- Being affected by the predicted inland and coastal flood event.
- Uncontrolled fill present
- Soils with low bearing capacity and susceptible to settlement



- High groundwater level
- Existing open drains
- Wastewater pump station and associated underground services.

2.10.6 Proposed Playground

A playground is proposed to be constructed within the road reserve adjacent to Clendon Esplanade. The location and details of the playground were unknown at the time of preparing this report.

It is anticipated that the ground conditions adjacent to Clendon Esplanade will comprise fill overlying very soft to soft alluvial deposits. FNDC maps indicate that a wastewater pipe runs approximately adjacent to Clendon Esplanade.

Based on the findings of the desktop study and experience in similar soils, the ground conditions present do not meet the requirement of 'good ground' in accordance with NZS3604(2011) due to their expansive nature and the presence of uncontrolled fill.

If the playground has a shade sail structure, it is anticipated that the foundations will need to be driven piles, in order to resist the uplift pressures. It is recommended that site specific geotechnical investigations, analysis and reporting is carried out by a Chartered Professional Engineer experienced in geotechnical engineering to provide recommendations regarding foundation design.

All surface water will need to be collected and diverted in a controlled manner well clear of the playground.

The proposed playground area is subject to being inundated during an inland and/or coastal flood event and this is taken into consideration. Due to the area possibly being underlain by uncontrolled fill, it is anticipated that topping up/resurfacing and/or re-leveling of play equipment could be carried out post construction if settlement occurs. Provided that this is acceptable, the area is expected to be suitable for a playground.

In summary the proposed playground is expected to have a number of engineering constraints namely:

- Uncontrolled fill
- Soils with low bearing capacity and susceptible to settlement
- High groundwater level.
- FNDC Wastewater Reticulation



3 19 De Thierry Street, Rawene

3.1 Property Description

The property is located at 19 De Thierry Street, Rawene, being Part Section 106 Suburbs of Rawene and is 2723 m² in area. The property is bounded by Rawene Road to the south, an access road to the east/north-east, a paper road to the north/north-west and an undeveloped section to the west. The approximate location of the property is shown in Figure 14.

Based on aerial images, the property is covered in grass, with some shrubs present. The property generally slopes to the west, with overland flow paths/open drains present in the northern and southern portion of the property. An open drain is present along the southern side of Rawene Road that discharges into a manhole that appears to discharge beneath Rawene Road into the property into an open drain.

Based on LiDAR data, the elevation of the property is 32 to 39m One Tree Point Datum (OTPD).

Basic details of the property are provided in Table 2.

Table 2. 19 De Thierry Street, Property data

Data relating to this site

Item	Details
Territorial Authority	Far North District
Site Address	19 De Thierry Street, Rawene
Legal Description and area	Part Section 106 SBRS Of Rawene
Area	2,723m ²
Zoning ^a	Recreation Reserve [Rawene Domain] New Zealand Gazette 1910 p 3350

^aTable Notes - As zoned at the time of this report





Figure 14. 19 De Thierry Street, Property location

The property is highlighted red, north to top of page, boundary approximate only, image courtesy of Google Maps.

3.2 Proposed Development

It is understood that a new gym building is proposed. Details of the new building were not known at the time of preparing this report.

3.3 Geology

The 19 De Thierry Street site is associated with two main geology types, these are:

Hukerenui Mudstone (Mangakahia Complex, Northland Allochthon): This layer likely underlies most of the property. It typically comprises a soil mantle (silts and clays) overlying weathered rock. The rock is soft, colored mudstone that is fractures/ broken up.

Whangai Formation (Mangakahia Complex, Northland Allochthon): This layer, found near the northern property boundary, is expected to consist of a soil mantle (silts and clays) overlying weathered rock comprising dark grey, blue-grey mudstone with some limestone and chert.

Figure 15 (below) shows a simplified version of the 1:250,000 geological map of the area. The approximate property boundary is outlined in red for reference.

Specific Soil Types: Landcare Research also classifies the soil above the bedrock as "Te Tio clay loam," which is typically found on rolling hills and can be poorly drained.

It is important to appreciate that this information is based on a general geological map. More detailed investigations will be needed for specific development plans to inform a detailed map.



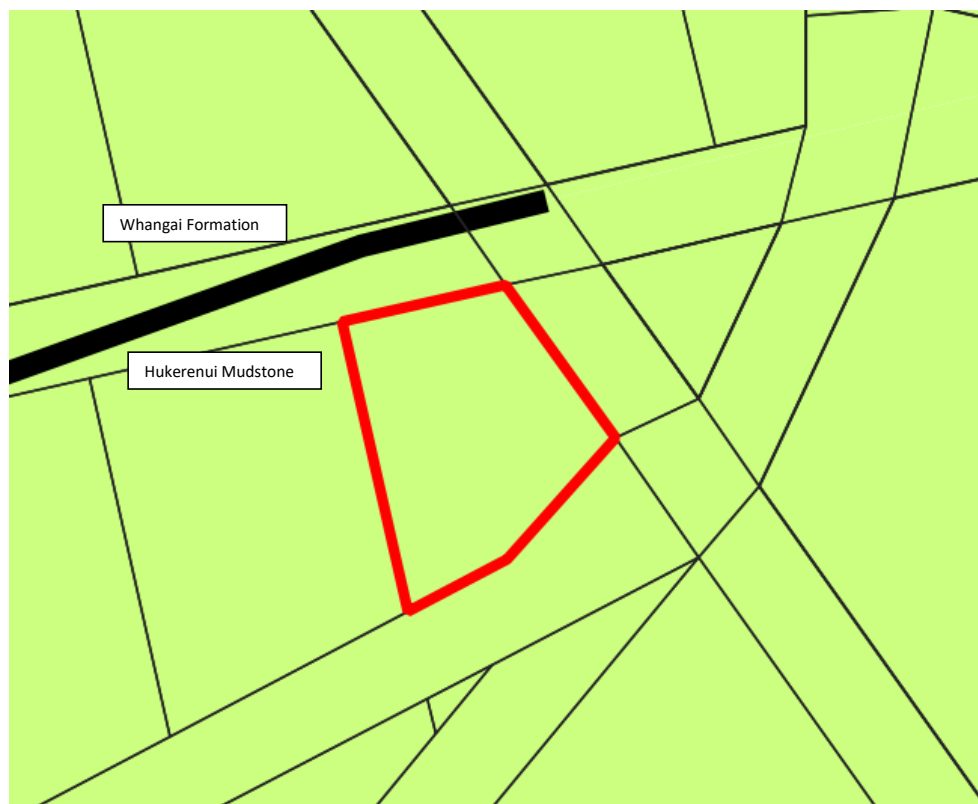


Figure 15. 19 De Thierry Street, Rawene Site Geology
Approximate property boundary outlined in red. Geology of the Kaitia Area, 1:250,000(modified), LINZ background image, north at top



3.4 Flood Hazard

The property is not mapped by the FNDC or the NRC as being affected by inland or coastal flooding.

3.5 Historic Aerial Images

Historic aerial image from 1942 was sourced from Retrolens. The property is undeveloped and is covered in grass, with overland flow path present. An extract from the 1942 aerial image is provided below in Figure 16.



Figure 16. 19 De Thierry Street, Rawene Historic Aerial Image, 1942
Approximate location of site noted, north to top of page, Image courtesy of Retrolens

Historic aerial images were also viewed from Google Earth. The images indicate that the earthworks were carried out at the site between August 2011 and November 2012. In the aerial images, overland flow paths and wet ground can be seen and what appear to be signs of land instability in the form of headscarps to the north-west of the property.

Extracts of the August 2011 and November 2012 images from Google Earth are presented in Figures 17 and 18 respectively.





Figure 17. 19 De Thierry Street, Rawene Historic Aerial Image, August 2011
Approximate location of site noted, north to top of page, Image courtesy of Google Earth



Figure 18. 19 De Thierry Street, Rawene Historic Aerial Image, November 2012
Approximate location of site noted, north to top of page, Image courtesy of Google Earth



3.6 Geomorphology

The site is located within an area that has experienced land movement in the past. This movement extends down from a ridgeline that is present to the south-east and a spur ridge that is present to the north-east of the property.

Fill has been placed at the property to create a gently sloping platform, with overland flow paths present to the north and south of the platform. From recent aerial images, it appears that a culvert passes beneath Rawene Road that discharges into the open drain present in the southern portion of the property.

The geomorphology of the site is presented in Figure 19 using a digital elevation model derived from the 2018 Northland Regional Council (NRC) Light Detection and Ranging (LiDAR) dataset and 1m contours.

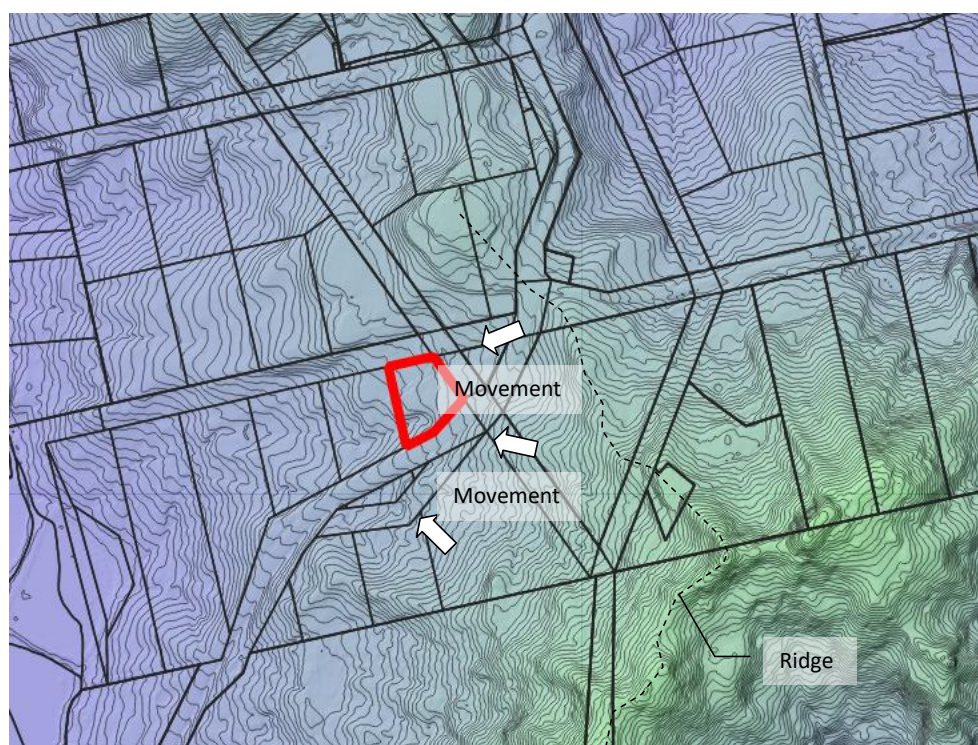


Figure 19. 19 De Thierry Street, Rawene Site Geomorphology

Property boundary outlined in red (approximate only), contours are shown at 1m intervals with blue shading lower elevations and green shading higher elevations, north is up the page. DEM courtesy of NRC

Northland Regional Council has captured LiDAR over the property in 2007 and more recently in 2018. When comparing the contour data, earthworks appear to have been completed over part of the site to create a gently sloping platform. LiDAR data from 2007 is presented in Figure 20 and LiDAR data from 2018 LiDAR is presented in Figure 21.





Figure 20. 19 De Thierry Street, 2007 LiDAR data and aerial image
Property boundary indicative only(black), contours are shown at 1m intervals, Image courtesy of NRC, 2007.



Figure 21 De Thierry Street, 2018 LiDAR data and aerial image from 2015
Property boundary indicative only outlined in red, contours are shown at 1m intervals, Image courtesy of NRC, 2015.

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3.7 FNDC Reticulation

FNDC maps indicate that there is water (blue lines) and wastewater (red lines) reticulation present in the vicinity of the property. The water line shown within the subject property (light blue dashed line) is shown as being Raw Pipe Main Abandoned. The location of wastewater and water supply reticulation based on FNDC maps is presented in Figure 22.



Figure 22. 19 De Thierry Street, Rawene, FNDC Reticulation

Property boundaries indicative only (grey), wastewater reticulation shown as red lines, water supply shown as blue lines, image courtesy FNDC maps

Based on aerial imagery and use of Google Earth, an open drain is present along the southern side of Rawene Road that discharges into a manhole that appears to convey the collected stormwater via a culvert beneath Rawene Road into an open drain that is present on the subject property. The inferred location of the manhole, culvert and open drain is presented in Figure 23.





Figure 23. 19 De Thierry Street, Rawene, Inferred stormwater reticulation
 Property boundary indicative only (red), inferred location of stormwater manhole, culvert and open drain, image courtesy of LINZ

3.8 New Zealand Geotechnical Database

The New Zealand Geotechnical Database does not contain any existing geotechnical information for the property or within the vicinity of the property.

3.9 Preliminary Engineering Assessment

Based on our desktop study and site observations, the following preliminary geotechnical assessment is provided.

The property is located within an area that has experienced historic land movement and is underlain by the Mangakahia Complex of the Northland Allochthon that is known to potentially be susceptible to slippage at shallow slope angles. Due to this, the property is assessed to be highly susceptible to instability.

Fill has been placed at the property to form a gently sloping platform, and overland flow paths are present in the northern and southern portions of the property. A stormwater culvert appears to discharge into the property that extends beneath Rawene Road from a manhole.

The ground conditions are expected to comprise of areas of fill overlying soil mantle of the Mangakahia Complex comprising silts and clays, that overlies a transition material and parent rock at depth. A shallow groundwater table is anticipated due to the presence of reeds, overland flow paths and ponds in the vicinity of the property.

Based on the findings of the desktop study and experience in similar soils, the ground conditions present do not meet the requirement of 'good ground' in accordance with NZS3604(2011) due to their expansive nature, potential low bearing capacity, and the presence of uncontrolled fill.

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The uncontrolled fill will need to be removed from the proposed building area. Following the removal of the uncontrolled fill, it is anticipated that variable soil mantle (silts and clays) are present.

Due to the presence of uncontrolled fill, expansive and highly variable nature of the Mangakahia Complex and its susceptibility to slippage, sloping nature of the site, proximity of the site to areas of instability and presence of overland flow paths, careful consideration will need to be given to development of the property. Building loads and additional loads from filling may affect the stability of the site and it is considered likely that slope stabilization works will be required (ie shear keys, counterfort drains, palisade walls) to ensure the long term stability of the property. Please note that the design requirements for the potential stabilization works are subject to specific engineering investigation, analysis and design.

All surface water will need to be collected and diverted in a controlled manner well clear of structures, fill, slopes and cut faces. This will need careful consideration so that discharges do not exacerbate land instability and may include the relocation/diversion of the overland flow paths that are present in the property.

It is expected that extensive site specific geotechnical investigations, installation and monitoring of inclinometers over a minimum 12 month period, laboratory testing and slope stability analysis and reporting is carried out by a Chartered Professional Engineer experienced in geotechnical engineering to provide recommendations regarding slope stability, earthworks, and foundation design.

It is expected that machine boreholes (including selected sampling), standpipes (to monitor groundwater levels), and hand auger boreholes will to be required. Samples are to be collected from the machine boreholes for laboratory testing.

In summary the property at 19 De Thierry Street, Rawene is considered to have a number of engineering constraints namely:

- Uncontrolled fill
- Expansive soils
- Variable ground conditions
- Sloping ground
- Has previously experienced ground movement
- Highly susceptible to slippage
- Shallow groundwater level
- Overland flow paths and a stormwater culvert that discharges into the site

It is recommended that site specific geotechnical investigations, monitoring, analysis and reporting is carried out by a Chartered Professional Engineer experienced in geotechnical engineering at the Building Consent stage to provide recommendations regarding slope stability, earthworks, slope stabilization works and foundation design.





Manaki Tinana Trust

Hokianga Community Gym

30 October 2024

Kia ora Michelle,

Manaki Tinana Trust (Hokianga Community Gym) and Hokianga Sailing Trust wish to formally withdraw the proposal presented to you by us on 29 May 2024 to resolve the lease dispute with Hokianga Treks 4 Kids.

Our proposal, intended as a compromise so that we could all move forward, was that the current leased area be reduced, allowing Hokianga Treks 4 Kids to hold their own separate lease within the current space. Our proposal also included a condition that Hokianga Treks 4 Kids completely fence off their new leased area, so that the horses could access grazing on the Rawene Domain separately and not be ridden through the carpark in front of the gym/sailing club building. We also proposed that the ablution block eventually be vacated by all parties (Hokianga Treks 4 Kids, Hokianga Community Gym and Hokianga Sailing Trust), and revert to public toilets. Our intention was that Hokianga Community Gym would build another building adjacent to the current one, which would house new toilets and showers, and Hokianga Treks for Kids would build a new tack room, so that the horses could be safely saddled away from the public area.

We have never heard whether this proposal has been formally presented to Hokianga Treks 4 Kids, or if it has, what the response has been.

We no longer believe that it is in our interests to continue to offer this compromise, and are withdrawing it.

Please acknowledge receipt of this letter.

Nga mihi,

Manaki Tinana Trust (Hokianga Community Gym) and Hokianga Sailing Trust
as joint leaseholders - Rawene Recreational Reserve

Hokianga Community Gym
PO Box112
Rawene

7.3 GROUND LEASE REQUESTS OVER KAIKOHE LANDFILL

File Number: A4945860

Author: Michelle Rockell, Team Leader - Property Management

Authoriser: Trent Blakeman, Manager - Building Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To obtain recommendation from the Kaikohe – Hokianga Community Board to deny the granting of any future ground lease over Part 3 and 4 DP 22327 Blk XV Omapere SD recreation reserve, under Sections 54 of the Reserves Act 1977 being the Kaikohe landfill located at Recreation Road, Kaikohe.

WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- The Kaikohe landfill located at Recreation Road, Kaikohe, operated from prior 1950 to its closure in 1998.
- The Post Closure Care Management Plan 1997 outlines how the landfill is to be managed once no longer operating.
- The Lindvart Park Reserve Management Plan states that the site is suitable for informal recreation only.
- Risks associated with piercing the landfill cap include invisible methane fires, asphyxiation and explosion.
- Far North District Council staff have received multiple lease requests over the years and are now requesting final resolution over the leasing of the landfill.

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe – Hokianga Community Board recommend that Council deny all new ground lease requests over Part 3 and 4 DP 22327 Blk XV Omapere SD, located at Recreation Road, Kaikohe and vested in Far North District Council as recreation reserve, known as the Kaikohe Landfill, due to health and safety risks.

1) TĀHUHU KŌRERO / BACKGROUND

The Kaikohe landfill was in operation since prior to 1950, servicing Kaikohe and a large portion of the wider Kaikohe-Hokianga ward, including Kerikeri and Kawakawa.

On 25 November 1996 a resource consent was issued to Far North District Council for the purpose to operate a refuse landfill in the Papahawaiki Stream on Part 3 and 4 DP 22327 Blk XV Omapere SD, commonly known as the Kaikohe Landfill located at Recreation Road, Kaikohe.

This resource consent allowed for the discharge of residual leachate from landfill areas to ground and to discharge stormwater to the Papahawaiki Stream subject to the following conditions:

- Landfill operations were to be carried out in accordance with the Kaikohe Landfill Management Plan and Assessment of Environmental Effects Revision 2 October 1996.
- All refuse shall be disposed, compacted and covered at the end of each operational day. A final cap of no less than 600mm of re-compacted clay with a permeability of less than 10⁻⁷ meters per second shall be constructed over the disposed refuse.
- Leachate from the landfill shall be collected and pumped to Kaikohe sewerage reticulation system for treatment and disposal.
- A Post Closure Care Landfill Management Plan shall be submitted to the Northland Regional Council by 31 December 1997, covering all aspects of closure care operations and

monitoring requirements. All operations and maintenance are to be carried out in accordance with this plan.

This resource consent expired 31 August 1998, and the landfill closed in beginning of 1998.

Over the years, various requests to lease the land have been processed and denied by Far North District Council staff. Whilst these have been denied due to concerns regarding explosive gas migration from within the cap and the piercing of the final cap of the landfill by the placing of buildings upon the land, staff continue to receive these requests.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The Post Closure Care Management Plan 1997 outlines how the landfill is to be managed once no longer operating:

- A cap of no less than 600mm of recompact clay was placed on the landfill – this cap is a near waterproof clay layer that prevents the ingress of water into the landfill. Due to the thickness of the layer, no foundations can be placed or specimen trees planted as this would compromise its stability. This is particularly important on the flat area at the top of the landfill mound.
- The purpose of the cap is to control and minimise water ingress, provide final contour and gas control, allow plant growth and permit end use. The positive effect of the cap is the reduction of leachate production but also slows down the breakdown of materials within the landfill and cause the production of landfill gas to continue for years to come. The integrity of the cap is key to ensuring minimal leachate production post closure.
- Gas is produced in the landfill as a result of biological decomposition, composing mainly of methane and carbon dioxide but can contain other volatile organic compounds. Should the cap be pierced, methane fires may occur that are not visible in daylight and concentration of the gases may occur in manholes and chambers, migrating through pipes and permeable soils, accumulating in poorly ventilated areas and result in either asphyxiation or explosions.

Building over an old landfill is generally not advised due to several significant risks:

Risk to people and the environment

Some of the risks that may affect the occupation of any proposed buildings in close proximity of the landfill site are listed below;

1. **Soil and Groundwater Contamination:** Old landfills often contain hazardous substances like heavy metals and toxic chemicals. These can leach into the soil and groundwater, posing serious health risks to those using an old landfill for activities or disturb the membrane seal placed on the landfill on decommissioning.
2. **Methane Gas Production:** As noted above, decomposing organic material in landfills produces methane gas, which can accumulate and pose an explosion risk if not properly managed. Other effects includes odour nuisance; migration in surrounding sub-strata; and vegetation die-off on the completed landfill/fill surface and on adjacent areas.

The Lindvart Park Reserve Management Plan states that only low impact recreational activities should be carried out on the former landfill site, which may include walking/cycling tracks, sculpture trail and pump tracks for bicycles subject to sufficient demand and on the proviso that the integrity of the landfill cap is maintained. It also states that fencing, lighting, service trenches or other sculptures should be avoided penetrating the clay cap.

As per Section 54 of the Reserves Act 1977, Council may from time to time grant a lease over recreation reserves. Council is not obliged to grant a lease where there is sufficient evidence provided not to.

Far North District Councils Climate Action Policy 2022 states that Council will reduce Green House Gas emissions through sustainable business practices, in alignment with the government's national emission reduction targets or better. Approval of leases over this site is a direct conflict of this Policy.

Option 1 (recommended)

That the Kaikohe – Hokianga Community Board recommend that Council deny all new ground lease requests over Part 4 and 4 DP 22327 Blk XV Omapere SD, located at Recreation Road, Kaikohe and vested in Far North District Council as recreation reserve, known as the Kaikohe Landfill, due to health and safety risks.

Option 2

That the Kaikohe – Hokianga Community Board allow new lease requests over Part 4 and 4 DP 22327 Blk XV Omapere SD, located at Recreation Road, Kaikohe and vested in Far North District Council as recreation reserve, known as the Kaikohe Landfill.

This option is not recommended under any circumstances.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Some of the challenges in building on a landfill site includes;

1. Ground Instability

Landfills are typically built on soft, unstable ground that can settle over time. Landfills are also unstable due to decomposing waste. This can lead to subsidence, causing damage to buildings and infrastructure.

For a typical design the Building Code requires the ground conditions to meet the definition of Good Ground, below is the definition;

The standard defines 'good ground' as: *"any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300kPa (i.e. an allowable bearing pressure of 100kPa using a factor of safety of 3.0.), but excludes:*

- a) *Potentially compressible ground such as top soil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids;*
- b) *Expansive soils being those that have a liquid limit of more than 50 % when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15 % when tested from the liquid limit in accordance with NZS 4402 Test 2.6; and*
- c) *Any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots.*

The minimum geotechnical ultimate bearing is required so that buildings are supported adequately by the ground and do not undergo differential settlement during their lifespan. Differential settlement is when part of a building sinks more than another which can lead to uneven or cracked floors/walls. The landfill is unlikely to meet the definition of Good Ground and will therefore require specific design and/significant ground improvements.

2. Construction Challenges

One of the construction challenges will be to stabilize the land to meet the definition of good ground or to improve the stability to allow for specific design.

The unstable nature of the ground requires specialized engineering techniques to ensure the stability of any structures built on it. This can significantly increase construction costs and complexity.

Specialised Engineering techniques may be required, like specialised equipment for compaction, to prevent subsidence. Other options will be to remove the waste fill and replace it with Engineered fill; also at a high cost.

Ongoing Monitoring requirements

Landfills are subject to post-closure care requirements, which include monitoring and maintenance to ensure long-term stability and environmental safety. Council will therefore require access to the landfill area to meet their monitoring requirements and ensure no adverse human or environmental harm is caused.

The Post Closure Care Management Plan for the landfill clearly details the health and safety risks associated with leasing this site and allowing construction of any structures that may pierce the cap.

The Lindvart Park Reserve Management Plan details that only informal recreation activities should be carried out on the landfill.

As Far North District Council is aware of the risks associated with piercing the cap, including methane fires, explosions and asphyxiation, it could be considered negligence to lease this site.

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

There are no financial implications to Council through denying any new lease requests.

Council currently maintains the landfill through the community services contract and is on a rural mowing schedule, being mowed in September, November, January and April each year.

ĀPITIHINGA / ATTACHMENTS

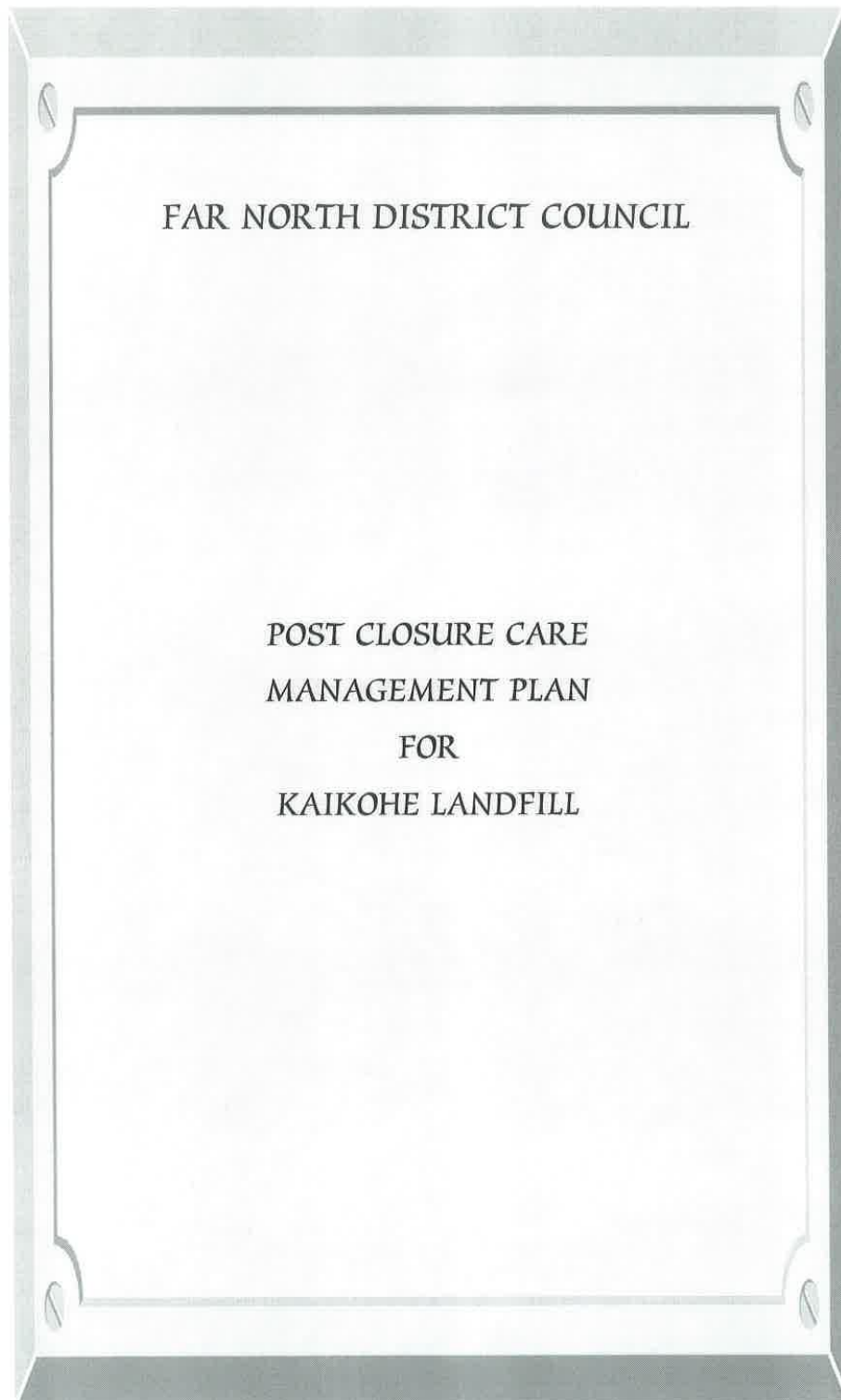
1. **Kaikohe Landfill Post Closure Management Plan 1997 - A4947759** [↓](#) 

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Medium
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Lindvart Park Reserve Management Plan – Use of the landfill is allowed as informal recreation only. FNDC Climate Action Policy 2022 – Council commits to reduce its Green House Gass emissions in line with the government's national emission reduction targets or better.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Delegation to the Kaikohe-Hokianga Community Board to provide recommendations to the Council in respect of applications for the use and/or lease of reserves.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Neither iwi nor hapū have been consulted on the denying of leases over the reserve. Consultation occurred at the time of development and implementation of the Lindvart Park Reserve Management Plan.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	All members of the public in the Kaikohe area and surrounds could be negatively affected should leases be approved over the Kaikohe landfill.
State the financial implications and where budgetary provisions have been made to support this decision.	None
Chief Financial Officer review.	No



INTRODUCTION

1 HISTORY

- 1.1 *Classification*
- 1.2 *Land Use*
- 1.3 *Legal Description*
- 1.4 *Landfill Reinstatement*
- 1.5 *Source of Refuse*

2 ASSESSMENT OF ENVIRONMENTAL EFFECTS

- 2.1 *Silt Run-off*
- 2.2 *Stormwater Control*
- 2.3 *Leachate Collection & Treatment*
- 2.4 *Settlement / Subsidence*
- 2.5 *Landfill Gas*
- 2.6 *Monitoring*

KAIKOHE LANDFILL

1 HISTORY

Most of the 14 hectares of the present Lindvart Park Recreation Reserve was purchased in the early 1930's by the then Kaikohe Town Board. In the early 1950's it was allowed that the terms of Mr Lindvart's 1930 bequest of 2,000 pounds be changed to cover the upkeep of the park. In October 1951 the name of the Kaikohe Recreation ground was changed to Lindvart Memorial Park. An area of approximately seven hectares immediately adjacent to the original reserve, became apart of the reserve in the late 1960's.

1.1 *Classification*

Lindvart Park reserve is designated D20 (Recreation Reserve) with an underlying zoning of Residential 'A'. Under the proposed District Plan 1996 the site is zoned Recreational Reserve.

1.2 *Land Use*

Much of the original park consisted of low lying swamp and unusable terrain. Landfilling provided the means to create flat areas for sports fields. The Rugby League field and part of the existing Hockey fields lies above old landfill.

1.3 *Legal Description*

Pt 3 & 4 DP 22327, Blk XV Omapere S.D. Map Reference: PO5:835-428.

1.4 *Reinstatement*

The entire landfill will be clay capped to the requirements of the resource consent NLD 95-7503.

01.3: "final cover of not less than 600mm of recompact clay with a permeability of less than 10^{-7} meters per second".

Final cover has the following purposes:

- (i) Control minimise water ingress;
- (ii) Provide final contour;
- (iii) Provide gas control;
- (iv) Allow plant growth;
- (v) Permit end use.

The objective of clay capping is to enclose the refuse in a seal by placing very low permeability material on the sides and top of landfill in order to keep out as much water as possible, this has the positive effect of reducing leachate production but can have the draw back of slowing down the breakdown of materials within the landfill and hence cause the production of landfill gas to continue for many years.

The contour of the landfill was decided through public consultation. Various options were prepared and presented by Littoralis Landscape Architecture. The preferred option was chosen after public submissions and meetings. Refer to Appendix 2 for "Landscape Development Report", Littoralis Landscape Architecture, April 1996.

1.5 *Source of Refuse*

The landfill was in operation since prior to 1950 and until 1989 serviced the Borough of Kaikohe and surrounding areas, (there is evidence that some refuse from Bay of Islands County Council was also landfilled on site). After local body amalgamation in 1989, the Kaikohe landfill received refuse from a larger area as small rural dumps were closed and refuse transfer stations built to service the areas affected, e.g. Opononi, Horeke. Likewise District kerbside refuse collections from areas such as South Hokianga, Kerikeri and Kawakawa increased the volume of refuse being landfilled at Kaikohe. The pre-closure volume of waste landfilled at Kaikohe is of the order of 12-14,000 cubic metres compacted (including daily and intermediate cover) per annum. (This equates to 5-6,000 tonnes/annum).

A public tipping face was operational throughout the life of the landfill. Far North District Council enforced a policy of prohibiting disposal of hazardous waste (including paint, glue, oil, caustic waste, etc.) and a hazardous waste compound was installed to provide a convenient and safe drop off point. Similar compounds are available at staffed transfer stations, preventing the unauthorised disposal of potentially toxic material.

A combined effort by Northland Regional Council and local authority ensured electrical equipment containing PCB was collected and transported to France for high temperature destruction.

The refuse contained within Kaikohe landfill, is predominantly household waste with a small component from the commercial premises. It is estimated that 40% of refuse volume is compostable (i.e. green matter, food waste) it is this component that gradually decays in the presence of moisture to form biogas.

2 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Assessment of environmental effects of closed capped landfill, the following effects require managing:

- Silt Run-off (i) During clay capping and top soiling operations;
(ii) After grass and vegetation cover is established.
- Stormwater Control
- Leachate Collection and Treatment
- Settlement/Subsidence
- Landfill Gas

The landscape development report offers various options for vegetation of the clay capped land form.

Through further public involvement various options may be explored regarding the mix of the following:

- (i) Grassland - requires regular mowing and have a slope suitable for existing town maintenance equipment.
- (ii) Indigenous Shrubland - mix of nature shrubs such as manuka, flax, etc., reduces the area requiring mowing and protects batter slopes from erosion.
- (iii) Theme Area - possible useful plant collection.
- (iv) Viewing Terraces for Rugby League field.

SOURCE OF CLAY CAPPING MATERIAL

The stripping material from two local shale pit quarries was tested to determine its suitability for clay capping. The two local quarries are:

- (i) Northland College shale pit east of Kaikohe;
- (ii) Whitehills (transit) shale pit west of Kaikohe;

Random samples were taken from both quarries by Works Civil North Limited and tested by Materials Laboratory, Whangarei.

SOURCE	DATE	PERMEABILITY
Northland College Quarry	24/3/97	0.77×10^{-7} m/sec
Whitehills Quarry	24/4/97	0.19×10^{-7} m/sec

See Appendix 3 for laboratory test results.

While on the surface the five metre high mound will be aesthetically pleasing with its native vegetation, walkways, cycle paths, bird life habitats and fitness trails. It is what is beneath all of this that requires careful monitoring and after care to ensure that the environment is not affected.

2.1 *Silt Run-off*

During the laying and compacting of clay capping material, careful attention will be required to prevent silt run-off into the receiving waters. If required straw/hay bales may be used to contain silt run-off.

2.2 *Stormwater Control*

The land form will be contoured to prevent gully development. Surface water from the crown of the landfill will be directed to a stormwater collection pipe that carries the water down the eastern batter slope into the concrete dish drain.

REFER TO DRAWING MARKED "STORMWATER"

Stormwater swale drains will be grassed but should they show signs of eroding, the drains will be concrete lined.

Attentions will be required to ensure that localised settlement does not create flowpaths/collection points that lead to gully development. (See Settlement/Subsidence).

Stormwater from eastern, western and northern boundaries will be directed into the Council maintained stormwater system, with the discharge passing through a litter/solids separator prior to discharging into an open drain down Thorpe Road.

2.3 *Leachate Collection & Treatment*

An extensive leachate collection network of slotted pipes and drainage metal feeds leachate into the leachate pump chamber situated in the north-eastern corner of the landfill. Leachate is then pumped to the Kaikohe Sewerage Treatment Plant.

Ongoing maintenance of this system is required, including maintenance of the submersible pump, level switches and telemetry.

A remote monitoring system allows the status of the leachate pump to be checked by telephone:

Phone:	401 2573
Password:	99
Enquiries:	8
Site:	244

This system will provide	Pump: ON/OFF
	High Float: ON/OFF
	System Fault: ON/OFF

The conductive and corrosive nature of leachate requires the periodic cleaning of level probes and regular maintenance of the submersible pump.

Unforeseen events include:

- (i) Pump failure - in this event, Impact Services Ltd have spare pumps available;
- (ii) Telemetry failure - operation of pump will continue as normal but no remote monitoring will be available until fault rectified;
- (iii) Leachate leaks from batter slope.

It is expected that some leachate leakage from the batter slopes will be noticed immediately after clay capping due to the increased loading on the mound. Should this flow prove to be persistent, shallow leachate collection drains (4" nonafflow and drainage metal) may be required. Leachate collected will be directed down to ground level collection drains. The integrity of the clay capping on the flat crown of the landfill is the key to ensuring minimal leachate production, but should any slumping or settlement occur which allows water ponding on the crown, leachate production will rise accordingly. Hence the importance of monitoring the contour of the flat crown of the landfill, using settlement indicator pegs if necessary, cannot be over stated. A simple check involves checking for water ponding after rain.

2.4 *Settlement/Slumping/Subsidence*

As the organic component of the refuse decays landfill gas is generated and voids are created in the refuse mass. Over time settlement is expected and it will not occur evenly over the landform

Differential settlement will create cracks that allow water ingress through the clay capping, the water subsequently accelerates the decay process and increases the rate of settlement. The most effective means of preventing future problems is to carefully monitor the contour and ensure that localised settlement does not allow ponding to occur. Water ingress is not considered to be a problem on the 3:1 batter slopes but requires careful attention on the flat crown. Extra thickness of clay capping is planned for the crown (i.e. 750 mm instead of 600mm).

Best engineering practice appears to favour some moisture ingress into the refuse mass to ensure a relatively rapid decay of the organic component. This ensures that the major settlement and landfill gas production occurs over the early stages of after care.

Drawing 3 shows the recent staged filling of the landfill, the older filled areas are expected to show little settlement and landfill gas production since these areas have been covered with intermediate cover only, allowing water ingress. The area requiring attention is that area landfilled just prior to clay capping.

2.5 *Landfill Gas*

Landfill gas will be produced in the landfill as a result of biological decomposition. Landfill gas consists mainly of methane and carbon dioxide but can contain other gases including volatile organic compounds.

The following matters require addressing:

- 1) Methane fires may occur that are not visible in daylight;
- 2) Concentrations of methane and/or carbon dioxide may occur in manholes and chambers and may migrate through pipes or permeable soils and accumulate in poorly ventilated areas and result in either asphyxiation or explosions.

Migration Control

Since no building structures are present close to the landfill, the risk of explosive gas migration to enclosed structure is relatively low, however vigilance is required to ensure future development of the landfill as a recreational reserve does not include proposals such as enclosed buildings without due consideration to the risk of accumulating migrating gas. Mitigating design could involve polythene sealing cover beneath any concrete slab and sufficient ventilation in any structural design.

It is proposed that a vent be installed on the leachate pump chamber and signage added that warns of possible explosive or asphyxiating gases being present in chamber.

Any personnel working on site should not descend into any trench/excavation or chamber on site without first checking for the presence of landfill gas, wearing appropriate safety gear, and having someone stand outside the excavation to assist if required.

Gas migration into the stormwater system beneath the Rugby League field could also cause problems. It is proposed that the existing manhole covers be replaced with stormwater grates to ensure venting.

It is not expected that any gas collections for commercial use will be viable however should landfill gas prove to be a problem, one of the following methods may be installed:

- 1) Vertical in situ rubble chimney;
- 2) Driven wells (i.e. perforated steel pipe);
- 3) In situ perforated pipe system.

2.6 *Monitoring After Closure*

After the landfill is capped and re-vegetated there will be a need for ongoing monitoring to observe the following:

- Leachate generation (pump run time is available from remote monitoring telemetry);
- Gas generation;
- Integrity of capping;
- Degree and effect of settlement.

Leachate will continue to be monitored by Northland Regional Council. Leachate sample from Northland Regional Council sampling point 1556 will be analysed at least annually for determinants as per Schedule 1, attached.

Stormwater shall be sampled on a six monthly interval, samples taken from the stormwater manhole adjacent to Station Road. Samples shall be analysed for determinants selected by the Regional Council from Schedule 2, attached.

Should leachate generation and strength show signs of reducing over time, it is planned to reduce the sampling frequency.



New Lined Area - Detail Showing Connection Of Leachate Collection



Preparation Of Liner For New Area

11



*Willows Removed & Clay Capping In Progress On Southern Batter Slope
(Note: Topsoil Stockpile On Landfill Crown)*



Refuse Unloading At Tip Face

12



Viewing Terrace Prior To Clay Capping



Viewing Terraces After Clay Capping

13



*Batter Slope Clay Capping Eastern Boundary
(Concrete Lined Swale Drain)*





14

*Leachate Pump Chamber With
Telemetry Chamber*



Stormwater Manhole At Eastern Side of Rugby League Field

16



View Of Clay Capped Viewing Terrace From Rugby League Field



View Along Eastern Batter Slope. Willow Trees Are Being Progressively Removed As Clay Capping Proceeds

10-04-1997 09:58 FROM WORKSLAB. WREI.

TO WKS CIVIL KKOHE

3

P.01

Works Consultancy Services Limited
Materials Laboratory
46 Port Road
Whangarei
24 March 1997

The Manager
Works Civil Construction
P.O.Box 262
KAIKOHE

For the attention of Mr D.Mariassouce

Dear Sir

INVESTIGATION FOR KAIKOHE LANDFILL CLAY COVER: LAB. No A67/97

1. AIM

To determine the permeability of a sample of shale ex Northland College quarry stockpile.

2. PROCEDURE

2.1 The material sampled on the 13/3/97 by Mr D.Mariassouce of Works Civil Construction Kaikohe was delivered to the laboratory on 13/3/97.

2.2 The sample was sieved over a 19mm test sieve and the retained material discarded.

2.3 To determine an approximate maximum dry density a portion of the passing 19mm material was compacted at an assessed optimum water content into a laboratory CBR mould in accordance with NZS 4402:1986 test 6.1.1 (standard compaction).

2.4 A sample of the passing 19mm material was then compacted at the maximum density achieved in 2.3 above, into a 200mm diameter laboratory permeability cell and tested in accordance with Method of Test for Laboratory Permeability WI WH LA 377.

3. RESULTS

3.1 The passing 19mm material had a natural water content of 12.8% which was assessed to be the optimum water content. The laboratory dry density achieved when compacted at this water content was 1.78 t/m^3 .

3.2 The permeability test was run for five days and eight separate readings of permeability were taken during the five days. The final four readings after the test had stabilised produced an average result of $0.77 \times 10^{-7} \text{ m/sec}$.

10-04-1997 10:00 FROM WORKSLAB. WREI.

TO WKS CIVIL KKOHE

P.01

Clause 3 of the document supplied calls for the clay cover to have a permeability of less than 10^{-7} metres per second and the sample tested complies with this requirement.

Yours faithfully



Bruce Saint
Laboratory Manager



Clause 3 of the document supplied calls for the clay cover to have a permeability of less than 10^{-7} metres per second and the sample tested complies with this requirement.

Yours faithfully
OPUS INTERNATIONAL CONSULTANTS

A handwritten signature in dark ink, appearing to read 'Bruce Saint'.

Bruce Saint
Laboratory Manager

Copy to Matt Kearney
FNDC 16.4.97.

F 1868

3

Materials Laboratory
46 Port Road
Whangarei

24 April 1997

The Manager
Works Civil Construction
P.O.Box 262
KAIKOHE

For the attention of Mr D.Mariassouce



Dear Sir

INVESTIGATION FOR KAIKOHE LANDFILL CLAY COVER: LAB. No A89/97

1. AIM

To determine the permeability of a sample of shale ex
Whitehills quarry face and floor.

2. PROCEDURE

2.1 The material sampled on the 7/4/97 by Mr D.Mariassouce of Works Civil Construction Kaikohe was delivered to the laboratory on 7/4/97.

2.2 The sample was sieved over a 19mm test sieve and the retained material discarded. The material was assessed to be below optimum water content and water was added to achieve this condition.

2.3 To determine an approximate maximum dry density a portion of the passing 19mm material was compacted at an assessed optimum water content into a laboratory CBR mould in accordance with NZS 4402:1986 test 6.1.1 (standard compaction).

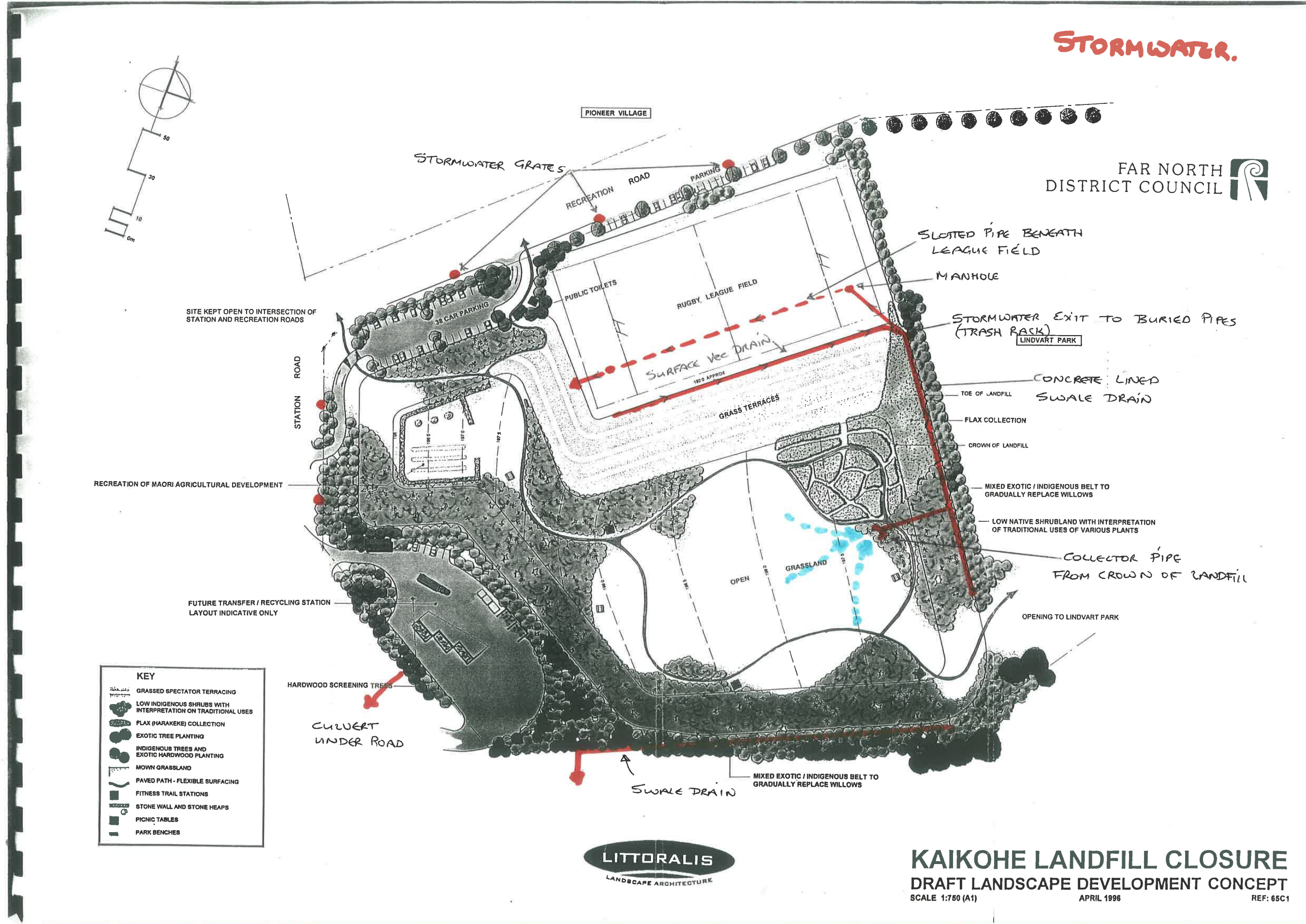
2.4 A sample of the passing 19mm material was then compacted at the maximum density achieved in 2.3 above, into a 200mm diameter laboratory permeability cell and tested in accordance with Method of Test for Laboratory Permeability WI WH LA 377.

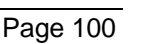
3. RESULTS

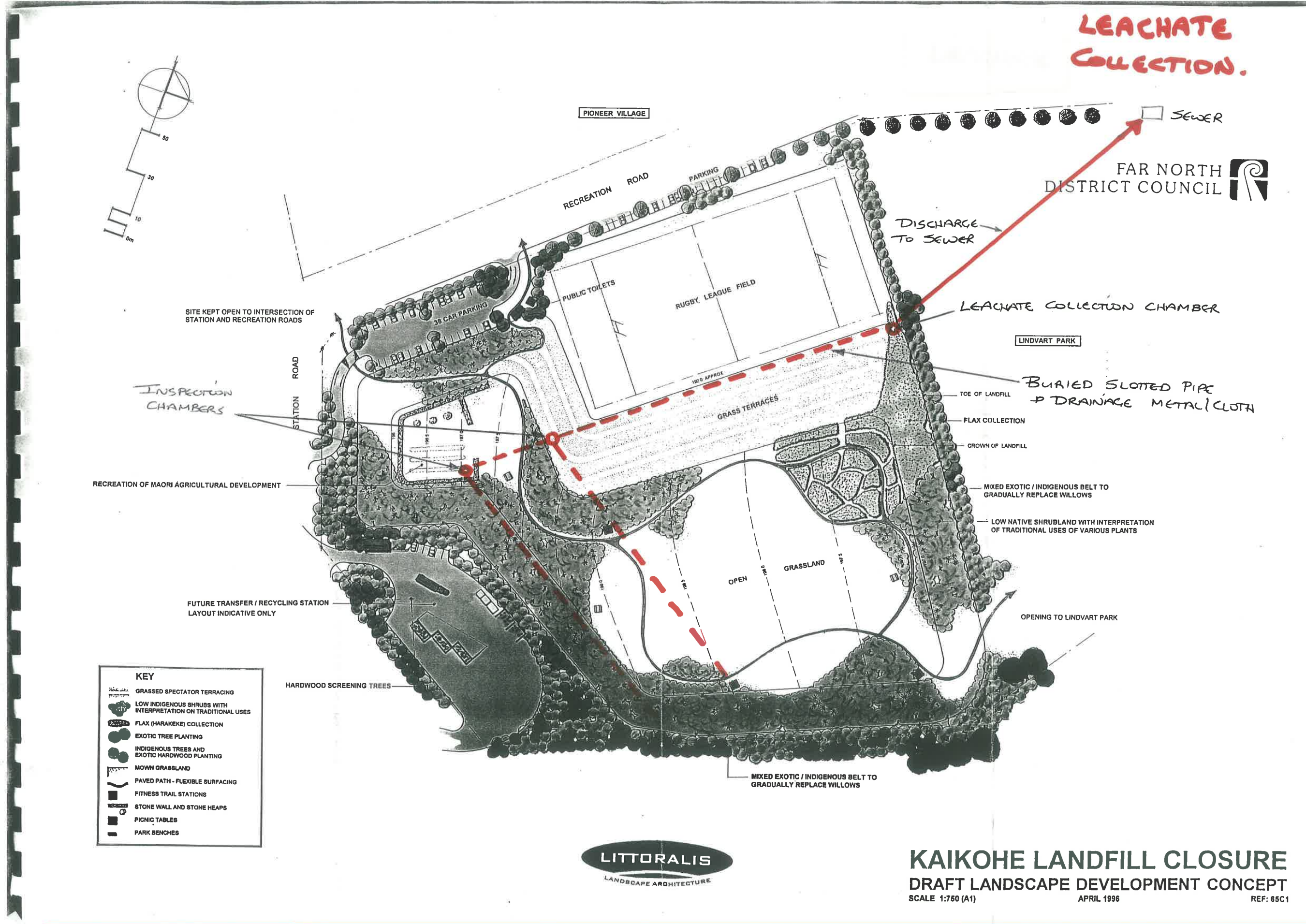
3.1 The passing 19mm material initially had a natural water content of 13.9%, and then 17.4% after adding water to the material to achieve an assessed optimum water content.

The laboratory dry density achieved when compacted at this water content was 1.70 t/m³.

3.2 The permeability test was run for five days and ten separate readings of permeability were taken during the five days. The final four readings after the test had stabilised produced an average result of 0.19×10^{-7} m/sec.







7.4 CHAIRPERSON AND MEMBERS REPORTS

File Number: A4536072

Author: Melissa Wood, Community Board Coordinator

Authoriser: Scott May, Manager - Stakeholder Relationships

TE TAKE PŪRONGO / PURPOSE OF THE REPORT

The report provides feedback to the community on matters of interest or concern to the Community Board.

NGĀ TŪTOHUNGA / RECOMMENDATION

That the Kaikohe-Hokianga Community Board note the December 2024 member reports from Chair Chicky Rudkin, and Deputy Chair Tanya Filia.

TE TĀHUHU KŌRERO / BACKGROUND

The Local Government Act 2002 Part 4 Section 52 states that the role of a Community Board is to represent, and act as an advocate for the interests of its community.

TE MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Community Boards are required to consider and report on any matters of concern or interest to the Community Board, maintain an overview of services provided to the community and communicate with community organisations and special interest groups within the community.

The reports from the Chairperson and Members provide information to community on these requirements. They also provide Request for Service (RFS) information on issues of interest or concern to the Community Board, providing a reference for further enquiry on the progress of the matters raised. The report from the Chairperson and members are attached.

Resource Consents have been emailed to community board members. Members have five days to send feedback in relation to a resource consent. Members will be expected to include these details in their member reports going forward.

REASON FOR THE RECOMMENDATION

The reason for the recommendation is to provide information to the Community on the work that has been undertaken by the Chairperson and Members on its behalf.

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

There are no financial implications or the need for budgetary provision as a result of this report.

NGĀ ĀPITIHINGA / ATTACHMENTS

1. KHCB Chair Rudkin report 13 Dec 2024 - A4999043  
2. KHCB Deputy Chair Filia report 13 Dec 2024 - A4998548  



Member's Report

Name: Chairperson - Chicky Rudkin

Subdivision: Kaikohe Hokianga subdivision

Date: 25 Nov 24

Meetings Attended

Date	Meeting	Comments
6 November	Annual Plan 2025-2026	Workshop to review the capex and opex budgets and for staff to provide more information so that Elected Members can make informed decisions.
7 November	Business Call Meeting	Items of Interest: Opening of Mangamuka Gorge in December, commencement of works at Motuti slip and Runaruna Road, high and increased unemployment in the North and the need to request local workers for local projects, Fulton Hogan recent graduation included 45 cadets, acknowledgment of Tui Rudolph and Leigh Ingles for Ray White top sales in September, signage at and into Rawene township – Chicky to email Steve McNally and Steve Mutton.
12 November	Preview Meeting for KHCB Hui	Preview of upcoming meeting agenda and reports. Requested information regarding the costs associated with the Community Pool at NC
12 November	State of the Far North – Road to Recovery event	Opportunity to connect with community while updating them on the huge challenges facing our district and the progress made in tackling priority areas.
13 November	Kaikohe Library and Civic Hub Steering Group Hui	Meeting to discuss pertinent issues and concerns. Review the status of key actions, projects and tasks and make any necessary amendments to project.
14 November	Council Hui	Attended online
22 November	Kaikohe Hokianga Community Board Hui	See meeting online or minutes on FNDC Website
25 November	Catch up with Mayor Moko and other CB Chairs	City care contract – still some tweaking to do, all noticing that weeds growing in gutters, on pavements etc don't seem to be getting sprayed or removed. Concern re dog attacks Placemaking importance





		Farewell and thanks to FNDC Strategic Planner Andrea Panther, and Group Manager Delivery & Operations Kevin Johnson, unsure about Andrea's replacement, Acting GM D&O Trent Blakeman has made a good start, first meeting last week with CB Chairs. Road to Recovery a very successful event.
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Community News

Item	Comment
Christmas Parades	Well done to THOON and NISS for organising our local Christmas parade for this Friday, and thanks to FNDC for their support of the event.
Dogs	Saddened to see another local farmers sheep attacked and mauled by dogs recently. There appears to be an increased number of roaming dogs in and around Kaikohe township.
Landlords/Shop assistants	It has been pleasing to see the efforts made by some Landlords/Shop assistants along Broadway who have tidied up their shop fronts for the Festive season.

Requests for Service (RFS)

RFS	Issue
NZTA RFS 4198265	Signage from Rawene Ferry to the State Highway intersection. Request has been escalated. This comes under NZTA responsibility. With NZTA Update: no noticeable change to signage in stated area. Email sent to NZTA Director Regional Relationships - Steve Mutton and cc'd to Cr McNally who is querying where the responsibility lies. 
RFS 416034 related to 4178153	Rawiri Taiwhanga Park Plaque – this has been closed as the new plaque has been installed. 
RFS 4203249	Broken garden frame outside The Left Bank Broadway, Kaikōne. Update sent to Community member explaining a delay in investigating due to prioritisation of work involved with transitioning the new community facilities contract. Given the time

	<p>this RFS was initially lodged (January 2024) this explanation is frustrating. Request to be put through to City Care to build a new box around the tree.</p> <p>Tree planted in box causing a hazard across footpath with roots of tree lifting tarmac path and road.</p> <p>Update September: Citycare have investigated and pricing for the job to be received and approved by FNDC. Will need to follow this up again.</p> <p>Update November: Waiting on outcome of arborist report to determine next steps.</p>	
RFS 4203249	Tree planted outside Mint Café on Broadway Kaikohe causing a hazard across footpath with roots of tree lifting tarmac path. Report has been requested from arborist to determine next steps.	
RFS 4202662	<p>Bus shelters project – Elizabeth Stacey met with Community Member to do site inspections, proposed 4 shelters due to road safety, 2 locations require a License to Occupy and Community Member will complete necessary applications and liaise with FNDC Property Legalisation staff. Once the shelters are in place appropriate signage will be added. Funding yet to be sourced for shelters.</p> <p>November/December update – LTO has been lodged and licence has been approved.</p>	
RFS 4221438	<p>Weeds starting to appear along gutters and in concrete cracks along Broadway Kaikohe. Referred to District Facilities.</p> <p>Update Nov/Dec – Thank you to City care who have completed weed spraying using an environmentally friendly method.</p>	 
	<p>State of rubbish bins along Broadway and in public spaces such as parks and reserves</p> <p>Update September: I have been advised that the District Facilities team are quoting rubbish bins and there will be replacements made across the district.</p> <p>Nov/Dec update: New bins have been ordered and installs will be scheduled.</p>	

RFS 4215818	Concerns raised about the kerb and channelling on Harold Ave Kaikohe. Customer request has been thoroughly investigated and is not causing any damage nor is it hazardous. The situation will be monitored and prioritised as necessary at the appropriate time.
RFS 4156590	<p>Reed Park initial request for trees to be trimmed, fndc staff replied explaining a review by an arborist was to be undertaken as part of district wide tree assessment project.</p> <p>Nov/Dec update: no action to date – arborist report expected end Nov after which best options would be considered.</p>
RFS 4215690	<p>Intersection of Orrs/Taheke Road, Kaikohe. Community member told that the suction sweeper would be clearing however community member has responded saying that it is “baked on” and will require more attention than this.</p> <p>Council carry out the sweep on behalf of NZTA and claim a percentage of costs. The sweep of Kaikohe should be completed pre-Xmas. Contractor will evaluate at that time if the sweep is not sufficient and requiring further work.</p>
RFS 4229389	<p>Kaikohe Memorial Park Skate Bowl. While it has been water blasted recently we are waiting for a plan around graffiti removal in conjunction with initiatives endeavouring to mitigate future tagging.</p>
	<p>Kohura Ferry - \$2 Car passenger ticket fare, request to have it abolished at next review.</p> <p>Update November/December: response provided by staff -no set date for fare review yet as FNDC and NZTA are currently undertaking review of revenue and operating costs to determine when a formal fare review is required.</p>
	<p>Seats and garden at Broadway end of the Library Square need a good tidy up and clean.</p> 

Other matters

- The troublesome roads into, out and at the intersection of Broadway/Mangakahia Road have been temporarily remedied.
- The new Library/Civic Hub steering group continue to meet to ensure that we are providing a high standard, versatile community asset through meetings and discussions with appropriate stakeholders, staff and experts.



Kaikohe-Hokianga
Community Board

Member's Report

Name: Deputy Chair Tanya Filia


Subdivision: South Hokianga

Date: 25 Nov 2024

Meetings Attended

25 October	KHCB meeting & workshops	
22 November	KHCB meeting & workshops	

Community issues

Dates/ RFS	Issue	Comments /Update	
	<p>Site of the Rakau. Commemorates the place where Hone Heke was captured and tied. This site is located behind the Warehouse in Kaikohe on private property and has been neglected and uncared for.</p> 	<p>This matter was brought to my attention by Bay of Islands – Whangaroa Community Board Member Pihema who has reached out to inform me of this space as a member of the KHCB. Once the hapū reps and Member Pihema return from the nationwide hikoi, a hui will be held, in which I have been invited to.</p> <p>Although the site is privately owned and Council has no jurisdiction here, as this is a place of significant importance in our ward and in our council rohe I believe conversations still need to be held with council reps and Hapu at the table. I intend to follow this matter up.</p>	<p>Member Pihema's cousin put him in touch with Matarahurahu ki Kaikohe. Member Pihema is from Matarahurahu ki Kenana Ngatikahu, a descendant of Hone Heke, therefore Member Pihema has vested interest in this matter. To ensure that his integrity remains intact, he sought the permission/(whakae) of Matarahurahu to allow Member Pihema to go in and remove all the hazards removing meth pipes, glass, scissors, rubbish, and stripped back the weeds. The area has been cleared of rubbish. Thank you to member Pihema for his action around rectifying this issue of neglect to such a significant site.</p>
2022 - ongoing	Gravel Travel onto the footpath on SH12 in Opononi is a result of sealing chips from NZTA not being removed in the first instance	From day one of my becoming an elected member I raised an RFS on this matter and a number of injuries were reported. Site hui with NTA - serious concerns in this area.	Waka kotahi will not prioritise addressing, this matter has NOT been resolved. I have previously requested an increase to the regular maintenance cycle of road sweeping.



Kaikohe-Hokianga
Community Board

Member's Report

	and the lack of kerbing.		FNDC roading staff have advised there isn't the budget for an increased LOS to attend more frequently, and this is not subsidised adequately by NZTA. They share the frustrations and are continuing to lobby NZTA to remedy the issue.
2022 – ongoing	Vehicles accessing the beach and intermittent flooding impacting on footpath	Opposite Opononi bowling club 123 State Highway 12.	Drainage issue here due to run off from the camber of the NZTA SH. Would like to see cemented bollards placed strategically to prevent cars from driving on the beach.
Kokohuia Road Historical and ongoing concerns about the poor condition of this unsealed road.	Kokohuia Road is now a track not a road. Needs sealing	Historical RFS put through by many Kokohuia Road residents. Videos and photos received. Site visit and extensive discussions with NTA staff on Friday 10 May 2024 Matrix dust and footpath to be sent through.	As part of the NTA funding application to Waka Kotahi under the low-cost low risk programme NTA identified traction seals for 2024-27 including Kokohuia Road (noted as a high priority site by NTA). Confirmation is yet to be received from Waka Kotahi on the funding under this programme. If FNDC Transport Services do not get funding it will be a council decision if this traction seal is able to be completed from the unsubsidised budget. A report is going to Council's Te Koukou Committee in December to discuss the funding information now received from Waka Kotahi.
Otaua Footpath	Being worked through	Footpath needed outside Marae and through to Kohanga Reo. Where tamariki ride their bikes, to catch the bus.	KHCB footpath programme prioritisation has been set for 2024-2027. Once funding levels are finalised later in 2024 there will be the opportunity for the board to consider adding



Kaikohe-Hokianga
Community Board

Member's Report

			locations depending on funding received. Update - A report is going to Council's Te Koukou Committee in December to discuss the funding information now received from Waka Kotahi.
Otaua roading/dust matrix			Kahika Moko has suggested encouraging the Otaua community to consider giving a deputation to Te Koukou Transport and Infrastructure Committee so they can speak to Councillors directly about their experience. Roding is a Councillor delegation. Arrangements made to make contact with Otaua spokesperson. Representatives from the Otaua community attended a deputation to speak to the Te Koukou Committee at their 29 August meeting.
Housing for our taonga - ngā kaumatua/kuia Several emails received from a number of community members and members supporting Kaumatua/Kuia	<u>Priority concern!!!</u>	26/2. CB members met with the Deputy Mayor and relevant Councillors for an update on housing strategy, Housing for the Elderly and to discuss specific concerns.	This is with the Deputy Mayor Kowhai Kelly and councillors of which is still being worked on.
Rawene - footpaths and Berms Mowing and maintenance	RFS 4189554 - Berms and drains around Rawene Primary School-Marmon Road and Parnell Street Photos received	Some have been mown and the footpath now cleared. However this area remains the same, it should be part of a regular maintenance programme. Top of school berm area not done (Rawene Road) see photo	Information about maintenance schedules and contract specifications have been received. Berms outside private property are not maintained by NTA. Queries on specific locations need to be lodged by RFS. NTA team member is attending this RFS



Kaikohe-Hokianga
Community Board

Member's Report

			site to provide a response to the customer. Response from FNDC Roothing - this is a routine work, and it will come up every time and the contractors have berm mowing scheduled rounds.
South Hokianga Community Resource Centre	Leaking roof, wet and mouldy, which is affecting the lighting.	FNDC Property and Facilities teams will be working together to determine next steps for this building.	FNDC staff met with Resource Centre Personnel on site and staff are reviewing options but have been unsuccessful in their recent attempts to contact the customer. There are no current future plans for work on this building during this 'Lite LTP 24/27' where the focus is on roads and storm recovery.
Freese Park Road	Concern has been raised by a local business owner re the speed of vehicles through Freese Park Road to the public toilets and playground this space is used by a number of residents, locals and visits	Site visit held with complainant and NTA council staff. Speed slowing needs to be addressed appropriately.	Following discussions and site visits in June temporary traffic calming measures have been installed on the road. Completed. Site visit at that time advised that the KHCB footpath programme prioritisation has been set for 2024-2027. Once funding levels are finalised later in 2024 there will be the opportunity for the board to consider adding locations depending on funding received.
Hokianga I-Site Voice Message	Concerns about the pronunciation used in the voice message.	Raised with staff who advised the current message is a Voice to text AI with limited accent options.	FNDC will change to an alternative method of recording using MP3 for the i-Site messages utilising a local voice recording. New recording is now updated - completed.

8 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

8.1 KOHUKOHU SPEED LIMITS UPDATE

File Number: A4998427

Author: Elizabeth Stacey, Senior Road Safety and Traffic Engineer

Authoriser: Tanya Proctor, Head of Infrastructure Strategy

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to update the Kaikohe-Hokianga Community Board about the process for changing speed limits in Kohukohu.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

At the May, 2024 Kaikohe-Hokianga Community Board meeting the Board recommended a variation to the North Hokianga Interim Speed Management Plan to change the speed limit on Kohukohu Road to a permanent 30kph. Since that time, the speed limit rules have changed and 30kph is no longer an available permanent speed limit for Kohukohu Road.

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe-Hokianga Community Board receive the report Kohukohu Speed Limits Update.

TĀHUHU KŌRERO / BACKGROUND

Staff were approached by members of the Kohukohu community to find solutions to the number of speed signs in Kohukohu and to look for opportunities to improve road safety. The Community Board recommended and Council approved consultation on a lower speed limit of 30kph throughout the village of Kohukohu.

Since council approval the 2024 Speed Limits Rule was consulted on and subsequently adopted in October 2024. Under the new Rule, 30 kph permanent speed limits are not approved. All schools in the District will also be required to be signed with variable speed limits rather than permanent speeds.

The new Rule also requires local streets, that have a permanent speed of 30kph and one of the reasons was the presence of a school to also be reversed no later than July 2025.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

The 30kph school speeds in Kohukohu are subject to reversal under the new Setting of Speed Limits rule. As such, staff have not progressed the consultation and changes requested by the Community Board.

During the changes that are required under the new Rule, staff will be sensitive to Kohukohu's status as a Heritage Precinct and reduce the number of signs to the minimum required to make the speed limit both legal and enforceable. This will result in the removal of "gated" signage. This approach was presented to the Board previously as another option to improve the historic look and feel of the village by removing extra signage.

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

Changes to speed limits is an activity that is eligible for funding from NZTA Waka Kotahi. Staff will be requesting funding subsidy for these changes.

ĀPITIHANGA / ATTACHMENTS

Nil

8.2 CONDITION ASSESSMENT SUMMARY FOR COUNCIL HALLS

File Number: A4990097

Author: Katie May, Asset Manager District Facilities

Authoriser: Tanya Proctor, Head of Infrastructure Strategy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide information to the Kaikohe-Hokianga Community Board from the condition assessments carried out on Council halls.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- In 2021 condition assessments were carried out on council owned halls
- The attached matrix provides a summary of these findings and shows work underway as well as prioritisation of work needed

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe-Hokianga Community Board receive the report Condition Assessment Summary for Council Halls.

TĀHUHU KŌRERO / BACKGROUND

Asset Management applied for and were approved funding to undertake condition assessments to determine the state of council assets in 2020. This work had not previously been undertaken for several years.

The condition assessment programme of work was completed in 2021 and condition “Matrix” listings were compiled based off the assessment findings. The matrix data sets sought to;

- Capture high level details of overall condition and issues identified
- Assign a priority grade of 1-3 (1 being higher in priority) of work to be addressed
- Assign RAG (Red, Amber, Green) status based on both the condition and also the accessibility status of each hall.

The condition assessment findings sorted and graded into this matrix format has allowed Asset Management to programme works based on priority of need.

The Lite LTP has meant our focus has been on those halls with a more urgent status, particularly those with major structural or health and safety issues. Programming of lower priority status halls has been deferred at this time to be worked through and timed for our next LTP in 2027.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Condition assessments are due to be repeated on a five-year rolling programme. However, condition of our assets is continuously monitored and if the priority changes due to an event affecting condition or unexpected decline of an asset, then the hall will be reprioritised and programmed accordingly.

This report shows the existing budgets for active planned work. It does not include any future budgets as they are yet to be determined as part of the next LTP planning, however an indicative date for work has been provided.

Staff will utilise this matrix and information provided by our operations team to determine future works and continue to develop a programme accordingly.

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

There are no current financial implications from the provision of this information report.

ĀPITI HANGA / ATTACHMENTS

1. **Halls Condition Assessment Matrix - Community Boards December 2024 - A4989895** [↓](#)



Halls Condition Matrix

Condition Assessments carried out in 2021

Objective No. (Condition Assessment)	Ward	Hall	RAG (Red, Amber, Green)	Accessibility Compliant	Priority (Condition Based)	LTP 24_27 Programmed (Y/N)	LTP 24_27 Planned Delivery	Planned Available Budget	LTP 27_37 Proposed Delivery	Comments	Detailed Comments
A3211575	Northern	Lake Ohia Hall	R	No	1	Y	2025	\$ 854,615		Some piles disintegrated, cladding showing rot, gutter and stormwater issues, electrical work required, accessibility ramp, toilet, carparks	With project delivery, some piles have disintegrated, cladding showing signs of rot, gutters and downpipes leaking badly, wastepipe at sink not connected to gully trap, no accessible ramps, carparks, toilet doors not compliant, gulley traps overgrown allowing stormwater ingress into system. Electrical work required, no formed or designated approach from or to the state highway
A3193770	Western	Kohukohu Hall	R	Part	1	Y	on hold	\$1,163,100 * deferred to 2027-28		Poor condition, insufficient funds available to carry out all required works. Project on hold and deferred to next LTP, external funding options being reweived by hall committee.	Foundations sinking across entire building, subfloor requires rebuild including baseboard ventilation and access, cladding requireswork, metal soakers to be replaced with galvanised, most windows are inoperable, floors in kitchen to be completed and fixed, saging ceilings, linings in poor condition, most interior doors do not function, cabinetry is original, toilets are not acceibility compliant, no allocated parking look at if it is possible to provide accessibility parking
A3207753	Eastern	Whangaroa (Kaeo) Memorial Hall	R	Part	1	Y	2025	\$ 246,330		Moisture ingress, foyer and toilet roof rebuild required, leaking downpipes, rot to fascia, barge boards, internal repairs due to water ingress	Moisture ingress foyer and toilet area, roof rebuild required, subfloor ventilation, access, vegetation, downpipes leaking, rot to fascia and barge boards, ceiling paint is degrading, urinals in males toilet showing corrosion around waste, hot water heater fittings show signs of corrosions overflow is constantly running to exterior of building, no accessible parking, concrete steps require upgrading, water supply, accessibility ramp damage
A3212388	Western	Okaihau Hall	A	No	2	Y	2025	\$ 956,224		Minor evidence of foundation movement	With project delivery, minor evidence of foundation movement, mositure is evident on some pile pads, vegetation in gutters, no opening windows or ventilation to toilets, ceilings degrading due to moisture
A3211699	Northern	Mangonui War Memorial Hall	A	No	2	N				2028 Minor pile and subfloor framing work, public toilet, floor tiles missing grout, no accessible toilet - this cannot be achieved based on existing building structure and layout.	Foundations don't appear to be ground keyed or braced but no movement was evident, No accessible parking, no accessible ramps not practicable to install new due to grade and site conditions, no internal accessible toilet, internal doors do not meet accessibility requirements, thresholds do not meet accessibility requirements, vegetation & soil needs clearing back from cladding , need to clean and form grade swales to south of building, watertank has noticeable leaks and established vegetation growing from top of tank, BWOF not displayed, floor tiles missing grout in toilets needs repair to avoid water ingress, bottom of public toilet doors are rotten
A3207709	Western	Horeke Hall	A	Part	2	Y	2025	\$ 80,000		Upgrades to accessibility toilet, doors, signage, designated carpark to be carried out in 2024.	No accessible parking , accessible toilet requires grab rail, small ramp required to doors, signage required, waste water system requires protection from vehicles, some doors do not have safety glazing
A3203640	Northern	Awanui Sports Complex	A	Part	2	Y	2025	\$ 290,000		Partially accessibility compliant, internal & external maintenance required. Additional site visit in Jul 24 identified issues with leaking roof, unsafe ceilings and electrical wiring, this works has been prioritised as on November 2024 and will be commence delivery early 2025.	Toilets not accessibility compliant, no dedicated accessible parking or signage, no safety glass in doors, gutters require resealing, toilet partitions, mechanical ventilation requires servicing, electrial switches and outlets are original, egress doors require review signage etc. Priority H&S works on roof, ceilings, windows and electrical will belivered in FY24-25.
A3211445	Western	Kaikohe Senior Citizens Hall	A	Part	2	N				2029 Exterior cladding and window repairs, safety glass in doors, accessibility upgrades	Cladding profile fibrolite asbestos with minor racks, opening joints & popped nails etc, paint with minor defects, timber doors require repairs and paint, some doors do not have safety glass, gutters have minor leaks, zip does not shut off immediately after use, requires replacement, thresholds to ramp and double doors exceed compliance height, no dedicated accessible parking space or signage, single door access ramp does not comply, accessible toilet does not comply with current NZS4121 design criteria, deterioration to entry lean to structure
A3211288	Western	Kaikohe Memorial Hall	A	Part	2	N				2030 No safety glass on doors, minor repairs to roof and building in general, water feature caused water damage to framing	Cladding is asbestos sheet with brick veneer minor defects, damaged and degrading paint on doors, entry doors are not safety glass, roof cladding lifted in areas and has rust spots, requires cleaning and repaint, downspouts leaking, minor areas of rot and exposed timber to fascia and barge boards, water pump for front water feature evidence of water damaged framing in this area, accessible concrete ramp and door ramp non-compliant but useable
A3223264	Northern	Kaingaroa Memorial Hall	A	Part	2	N				Window repairs, accessibility upgrades including parking	All timber windows require sash, frame & hardware remediation work and repainting, toilets are not accessibility compliant, no accessible parking or signage, strong possibility sheet claddings are asbestos containing materials
A3223256	Western	Herekino Memorial Hall	A	Yes	2	N				Cladding & window repairs other minor repairs	Cladding, windows, doors, gutters, hot water heater regulator leaking, switches and light repairs
A3211714	Eastern	Maramaku Hall	G	Part	3	N				Cladding paint is bubbling, no accessible parking space	No accessible parking space, cladding paint is bubbling
A3212512	Eastern	Russell Town Hall	G	Part	3	N				Minor gutter leaks, vent cleaning, ramp requires minor work, handrail and slope	Ramp to south of building although functional slope and railings do not appear to comply with NZS4121, minor gutter leaks and vents require cleaning
A3212536	Eastern	Totara North Hall	G	Part	3	N				Minor maintenance	Gutters to be cleaned, minor changes to be made to the toilet to make it compliant
A3212547	Eastern	Waipapa Community Hall	G	Part	3	N				Minor maintenance	Downspouts broken off at ground, discharge to a swale need cleaning and define access to street, east downpipes exit under building, no dedicated accessible parking space, non-compliant timber service ramp to NE SE side door, overgrown vegetation to be cleared as it holds water, no signage to building, east side of the site retains water, site clearing and surface swale to road, open SW pipe discharges to under east of building, old water marks on main hall suspended ceilings
A3212493	Eastern	Paihia War Memorial Hall	G	Yes	3	N				Minor cleaning of gutters	Minor maintence required joint leak on gutters and cleaning required, minor DP damage on downspouts and gullet drains require repair, hot water heater in kitchen is overflowing to the exterior
A3212552	Eastern	Whangaroa Village Hall	G	Yes	3	N				Minor maintenance	Minor water leak, vegetation growing up through the floor at the east/kitchen end of the building, stormwater issue caused by neighbour
A3212532	Western	Taheke Hall	G	Yes	3	N				No issues renovations completed 2022	Renovations recently completed
A3212403	Western	Opononi South Hokianga Memoria	G	Yes	3	N				Recent renewals completed 2023	Renewals just completed repairs and maintenance being addressed by operations
	Western	Rawene Hall	G	Yes	3	N				Hall renewal project completed 2024	

8.3 KAIKOHE-HOKIANGA COMMUNITY BOARD DECEMBER OPEN RESOLUTION REPORT

File Number: A4536189

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide the Kaikohe-Hokianga Community Board with an overview of outstanding open resolutions from decisions dated from 1 January 2020.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Open resolutions are a mechanism to communicate progress against decisions/resolutions.
- Open resolutions are also in place for all formal elected member meetings.
- There are no open resolution items for the Kaikohe-Hokianga Community Board this month.

TŪTOHUNGA / RECOMMENDATION

That the Kaikohe-Hokianga Community Board receive the report Kaikohe-Hokianga Community Board December Open Resolution Report.

TĀHUHU KŌRERO / BACKGROUND

Any resolution or decision from a meeting is compiled on an open resolution status report, to capture actions triggered by Board decisions. Staff provide updates on progress against tasks that are not yet completed.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Community Board coordinators assist in following up outstanding open resolutions with staff where appropriate, and occasionally, may be in a position to provide a further verbal update at meetings following the printing of an agenda.

The outstanding tasks are often multi-facet projects that take longer to fully complete.

Where a decision differs to the recommendation of staff there may be unintended consequences or challenges that take longer for staff to work through.

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

There are no financial implications or need for budgetary provision in receiving this report.

ĀPITIHINGA / ATTACHMENTS

1. Open Resolution Report - A5000122  

<div> <div>OPEN RESOLUTION REPORT</div> <div> <div>Printed: Tuesday, 26 November 2024 3:14:06 PM</div> <div>Date From: current.</div> <div>Date To: 26 Nov 2024</div> </div> </div>			
Kaikohe-Hokianga Community Board			
Meeting	Title	Resolution	Notes
Kaikohe-Hokianga Community Board 25/10/2024	Initiation of public consultation on the granting of a ground lease over 1 Recreation Road, Kaikohe - Sportsville	<p>RESOLUTION 2024/109</p> <p>Moved: Member Jessie McVeagh Seconded: Deputy Chairperson Tanya Filia</p> <p>That the Kaikohe – Hokianga Community Board recommend to Council:</p> <p>a) that the public consultation process is commenced on the granting of a new ground lease to Kaikohe & Districts Sportsville Incorporated, over approximately 485.7m2 of land being Lot 31 DP 10045 and 7,067.5m2 of land being part Lot 3 DP 22327, vested in Far North District Council as recreation reserve, located at 36 Recreation Road, Kaikohe.</p> <p>The terms of the proposed lease shall be:</p> <p>Term: 30 years (10+10+10) – allowed for under the Reserves Act 1977</p> <p>Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule.</p> <p>b) is appointed to hear any submissions received in response to the consultation process and to make recommendations to Council.</p> <p>CARRIED</p>	<p>13 Nov 2024 2:23pm Report has been escalated to the 13 Dec 2024 Council meeting with the Community Board recommendation for a decision.</p> <p>04 Dec 2024 10:37am Report has been pushed to the Feb 2025 Council meeting</p>
Kaikohe-Hokianga Community Board 25/10/2024	Memorial Plaque at Kaikohe Memorial Park - Laurie Byers	<p>RESOLUTION 2024/110</p> <p>Moved: Member Mike Edmonds Seconded: Chairperson Chicky Rudkin</p> <p>That the Kaikohe-Hokianga Community Board approve the installation of the plaque to be placed at the Memorial Park learn to ride track, subject to completion of the Public Art and Memorial application form.</p> <p>CARRIED</p>	<p>13 Nov 2024 2:04pm Staff are following up with the Kaikohe Lions Club for the Art in Public Places Application form to be filled out for this to go ahead.</p>

9 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED**RESOLUTION TO EXCLUDE THE PUBLIC****RECOMMENDATION**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
9.1 - Removal and Appointment of Cemetery Trustees - Waiotemarama Cemetery	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

10 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

11 TE KAPINGA HUI / MEETING CLOSE