

Name: Bill Subritzky

Subdivision: Whatuwhiwhi

Date: 13 February 2026

Meetings Attended:

Meeting name	Date	Comments
Awanui Progressive & Ratepayers (APR Inc)	14/01/26	Review Incorporation, Awanui Development plan, Committee changes
Drainage Board Representatives	24/01/26	THCB drainage review
Whatuwhiwhi Hall, CCTV	25/01/26	CCTV funding event, changing Hall committee feedback. Use time to check work progress Waiotaraire Reserve, Perehepe toilet water supply
THCB Agenda review	27/01/26	Online
FNDC meeting Kaikohe	28/01/26	
APR Inc	04/02/26	Monthly meeting
THCB meeting	09/02/26	Te Ahu
Awanui Retirement Village	11/02/26	General discussion with resident
Kaingaroa Hall committee	11/02/26	General update - future planning
Meeting with constituent	12/02/26	General discussion on community initiatives. Follow up to THCB meeting 09/02/26 presentation.

Community Issues:

Issue name	Comment
1. Awanui Retirement Village	<p>Like all elected members who attended the Council meeting of 20 November 2025 regarding Housing for the Elderly, it was understood that rental increases were likely.</p> <p>On 8 February 2026, I was contacted by a tenant from the Awanui HFE village who advised that Council staff were scheduled to visit the village on 11 February 2026. For reasons that remain unclear, this visit did not proceed.</p> <p>As expected, tenants are distressed—not only about the proposed rent increases, but also about the disruption caused by requests for some residents to temporarily relocate to areas such as Ahipara, Kaitaia, and even the Awanui Hotel/motel while maintenance</p>

	<p>work is undertaken. This situation highlights a broader concern regarding the lack of consistent, ongoing maintenance at the village.</p> <p>To describe the tenants as unhappy would be an understatement. Tensions are high, and I believe there are practical steps and initiatives that could be taken to alleviate some of these concerns before the situation escalates further.</p>
<p>2. Rubbish Bins</p>	<p>Ongoing complaints have been raised across our wards regarding the condition and misuse of roadside rubbish bins. These bins are frequently used for inappropriate dumping, including building and construction waste. They quickly become overloaded, yet this does not deter further rubbish being deposited.</p> <p>As a result, rubbish bags are torn open - often by feral animals - and surrounding areas rapidly deteriorate into unsanitary and unpleasant environments.</p> <p>Despite these conditions, complainants consistently express their appreciation for Waste Management staff, who are required to clean up the resulting mess under difficult circumstances.</p>
<p>3. THCB Drainage</p>	<p>Drainage issues continue to be a significant focus of THCB, and rightly so. However, it has taken several years to gain meaningful traction on these matters. The drainage committee delegates are still seeking clarity on a number of outstanding issues, which will be raised at the next Council meeting.</p>
<p>4. Council divesting of assets</p>	<p>At the Council meeting on 28 January, the issue of divesting Council assets was raised. I requested that, should any asset divestment be imminent, Community Boards be advised as early as possible. Early notification is essential so Boards can appropriately prepare and support their community groups.</p> <p>Using the Whatuwhiwhi Ward as an example, advance notice would provide a significant advantage to hall committees and ratepayer groups, allowing time to incorporate if required, develop future plans, and clearly define their roles - particularly in areas such as emergency response responsibilities that may be required in the future.</p>

Member Recommendations:

1 Housing for the Elderly

As Chair of the THCB, I believe that matters relating to Housing for the Elderly require the active involvement of relevant Community Board members working in partnership with Council staff. This approach will help ensure that notification processes and other requirements are managed in a way that minimises disruption and distress for our elderly residents.

Of particular importance to residents is having a trusted and familiar person they can speak with on an ongoing basis - often in an informal setting - who understands their concerns and can provide reassurance and continuity.

2 Rubbish Bins

This remains an ongoing issue, and it is timely to question whether a sustainable solution exists or whether the continuation of this service is viable in its current form. Public misuse of roadside rubbish bins persists, despite the presence of fines and enforcement measures.

Board Delegations Issues:

Induction and Handover

With the Triennium now in its third month, the impacts of the lack of a formal induction process and structured handover are becoming evident within the THCB. This situation is not the fault of any individual or of the staff assigned to support and guide the Board—those staff have been invaluable.

However, without adequate induction, issues have arisen around members understanding boundaries in responding to matters, reporting processes, and adherence to monthly meeting protocols. This applies to all members, myself included. With four of the six Board members newly elected, much of the carry-over business from the previous Triennium is entirely unfamiliar to them. This lack of context affects overall understanding and, at times, the quality of decision-making as a Board.

These challenges also have a direct impact on my role as Chair. By way of context, discussions with past elected members indicate that it often took close to a year before they felt reasonably confident in their roles. I intend to approach the other Community Boards to determine whether they are experiencing similar issues and to explore opportunities to establish collective approaches to better support induction and transition processes.