

AGENDA Ordinary Council Meeting

Thursday, 28 August 2025
Time: 10:00 AM
Council Chambers,
Memorial Ave, Kaikohe

Far North District Council Ordinary Council Meeting

will be held in the Council Chamber, Memorial Ave, Kaikohe on: Thursday 28 August 2025 at 10:00 AM

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1 KARAKIA TIMATANGA / OPENING PRAYER

Ka tuku mātou kia kaha mai ngā māngai kua whiriwhirihia mō Te Kaunihera o Te Hiku o te Ika ki te mahi me te ngākau auaha me te whakamahi i ngā pūkenga me te mātauranga i roto i ngā wānanga me ngā whakataunga kia whakatūria ai tētahi Hapori e matatika ana, e tū kotahi ana ka mutu ka whakapiki anō i te oranga o tō tātou rohe, ka whakatau anō i ngā take o te rohe i runga i te tika me te pono.

We ask that through Council discussions and decisions the representatives we have elected may govern the Far North District with imagination, skill and wisdom to achieve a fairer and more united Community that enhances the wellbeing of our district and solves the District's problems efficiently and effectively.

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

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council 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 NGĀ TONO KŌRERO / DEPUTATIONS

At the time of publication, there is one approved request for deputation.

Te Rau Allen, regarding agenda item 9.4

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

5 HE PĀNUI WHAKAMŌTINI / NOTICE OF MOTION

5.1 NOTICE OF MOTION - APPOINTMENT OF DIRECTORS TO FAR NORTH HOLDINGS LIMITED

File Number: A5311902

I, Councillor John Vujcich, give notice that at the next Ordinary Meeting of Council to be held on 28 August 2025, I intend to move the following motion:

MŌTINI / MOTION

That Council:

- a) Request that legal and comprehensive risk advice be sought and presented to the council before a decision to adopt the proposed policy is made, or
- b) Recognise that a request was made by councillor John Vujcich for legal and comprehensive risk advice to be made available for consideration prior to the adoption of the policy.

TAKE / RATIONALE

In anticipation of the consideration of the adoption of a policy regarding the appointment of directors to Far North Holdings Ltd, I request that the agenda item be accompanied by the following.

- Legal advice addressing the compliance of the policy to regulations and legislation, including the Local Government Act. I suggest that Palmer MacCauley be assigned this work, since they have been the council attorneys in matters to do with FNHL.
- 2. A comprehensive risk analysis that includes legal risk, financial risk, and governance risk (due to councillors being appointed in a non-competitive manner when there may be more appropriate candidates available).

In addition, I submit notice of two motions for consideration at the meeting where the policy is to be considered.

- 1. That legal and comprehensive risk advice be sought and presented to the council before a decision to adopt the proposed policy is made.
- 2. That the council recognises that a request was made by councillor John Vujcich for legal and comprehensive risk advice to be made available for consideration prior to the adoption of the policy.

Obviously both motions will not be required on the day, depending on the provision of the requested advice and the timing of the motions above with respect to the policy adoption item. I will seek to withdraw one or both motions on the day as appropriate.

I commend this Notice of Motion to Council.

ĀPITIHANGA / ATTACHMENTS

Nil

5.2 NOTICE OF MOTION - SWEETWATER AQUIFER

File Number: A5319806

I, Councillor Mate Radich, give notice that at the next Ordinary Meeting of Council to be held on 28 August 2025, I intend to move the following motion:

MŌTINI / MOTION

That Council request that an independent judicial review be done immediately on the Sweetwater Aquifer.

TAKE / RATIONALE

Yes – a repeat of a notice of motion within the 12 month period.

In May I put a notice of motion to request a judicial review.

At the 25 May Council meeting it was discussed and Council resolved to request an independent review. Not a judicial review due to the cost.

Staff presented an internal review to the 31 July Council meeting.

The internal review is unsatisfactory. Council resolved to request an independent review.

From the internal review there is information missing

- An itemised listing of costs
- who has been compensated
- costs in delay of the sweetwater bore being operational
- the costs in implementing a temporary alternative due to time delays

These are needed to ensure that ratepayers have an understanding of where there funding has gone and factual information about the cost of their water supply.

I commend this Notice of Motion to Council.

ĀPITIHANGA / ATTACHMENTS

Nil

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

6.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5056480

Author: Amber Wihongi-Alderton, Democracy Advisor
Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

The minutes are attached to allow Council to confirm that the minutes are a true and correct record of previous meetings.

TŪTOHUNGA / RECOMMENDATION

That Council confirm the minutes of the Council meeting held 31 July 2025 are a true and correct record.

1) TĀHUHU KŌRERO / BACKGROUND

Local Government Act 2002 Schedule 7 Section 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) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The minutes of the meetings are attached.

Far North District Council Standing Orders Section 27.3 states that no discussion shall arise on the substance of the minutes in any succeeding meeting, except as to their correctness.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

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

3) 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.

ĀPITIHANGA / ATTACHMENTS

1. 2025-07-31 Council Minutes - A5292156 U

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,
 - 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 <u>Council's Significance and Engagement Policy</u>	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.	This report complies with the Local Government Act 2002 Schedule 7 Section 28.
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.	It is the responsibility of each meeting to confirm their minutes therefore the views of another meeting are not relevant.
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.	There are no implications for Māori in confirming minutes from previous meeting. Any implications on Māori arising from matters included in meeting minutes should be considered as part of the relevant report.
State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	
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).	This report is asking for minutes to be confirmed as true and correct record, any interests that affect other people should be considered as part of the individual reports.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or the need for budgetary provision arising from this report
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

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MINUTES OF FAR NORTH DISTRICT COUNCIL ORDINARY COUNCIL MEETING HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE ON THURSDAY, 31 JULY 2025 AT 10:01 AM

PRESENT: Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, Cr Ann

Court, Cr Felicity Foy, Cr Hilda Halkyard-Harawira, Cr Babe Kapa, Cr Steve McNally (online), Cr Mate Radich (online), Cr Tāmati Rākena, Cr John Vujcich

IN ATTENDANCE: Adele Gardner (Te Hiku Community Board Chair), Belinda Ward (Bay of

Islands-Whangaroa Community Board Chair), Chicky Rudkin (Kaikohe-Hokianga Community Board Chair), Kawiti Waetford (Kaiwhakawhiti Reo –

Language Interpreter)(online).

STAFF PRESENT: Guy Holroyd (Chief Executive Officer), Carla Ditchfield (Manager - Legal

Services), Ken MacDonald (Chief Financial Officer), Ken Lewis (Manager – Communications & Engagement), Tammy Wooster (Manager – Integrated Planner), Jacine Warmington (Group Manager – Strategic Relationships), Nicola Smith (Acting Group Manager – Community & Engagement), Trish Routley (Acting Group Manager – Delivery & Operations), Emma Manning (Senior Strategic Planner), Roger Ackers (Gorup Manager – Planning & Policy), Charlie Billington (Gorup Manager – Corporate Services), Emma Healy (Chief of Staff), Tanya Proctor (Head of Infrastructure), Natasha Rmandic (Democracy Advisor), Aisha Huriwai (Manager – Democracy Services), Marysa Maheno (Democracy Advisor), Piripi Rākena (Kaiarahi Kaupapa Māori), Scott Smith (Manager – Waters), Andy Dowdle (Change Specialist), Nadine Hopkins (Manager – Executive Projects), Virginia Smith (Policy Advisor), Llani Harding (Pouhautu Te Hono – Manager Te Hono).

1 KARAKIA TIMATANGA / OPENING PRAYER

Kahika - Mayor Moko Tepania commenced the meeting with a karakia at 10:01 AM.

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

APOLOGY

RESOLUTION 2025/79

Moved: Kahika - Mayor Moko Tepania Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That the apology received from Cr Penetaui Kleskovic accepted and leave of absence granted and lateness from Cr Steve McNally.

Note: Cr Mate Radich will also be on and off during the meeting for another hui.

CARRIED

3 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

- Wished a massive hari huri tau to Bay of Islands-Whangaroa Community Board Member Tyler Bamber!
- Highlighted Te Taitokerau Secondary Kapa Haka Competition is this weekend at Papa Hawaiki in Kaikohe.
- · Acknowledged two deferred deputations:

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- Fiona King deputation to item 6.3, Land Drainage Bylaws was deferred to request a verbal submission during the consultation process for the Land Drainage Bylaws.
- John Tetley who is looking to aquire land neighbouring Te Puāwaitanga to build a Mens Shed has been deferred to the August Te Koukou – Transport and Infrastructure Committee meeting.
- Noted that two items were deferred to the August Council meeting:
 - Notice of Motion Appointment of Directors to Far North Holdings.
 - Review of Appointment of Directors to for Council Organisations Policies. (the report was intended to be tabled during the meeting today however, has been deferred).

<u>Stated that following deputations, we will go to item 6.1 – The Strand, Kororāreka Russell Traffic Trial Report.</u> We will then go into Public Excluded to consider all PX reports and then come back in to public meeting to consider the rest of the ordinary agenda as well as the supplementary agenda.

- Welcomed former Papakura Mayor David Hawkins and Far North District Councils, Department of Internal Affairs partnerships Director Vanessa Blakelock.
- Acknowledged Julia Crane, Manager of Visitor for her 20 year service to Council who is retiring.
- Kahika Mayor Moko also noted that he will be stepping out at 10:40 AM for a meeting with Minister Tama Potaka.
- Kōwhai Deputy Mayor Kelly Stratford acknowledged the 20th anniversary of the Turner Centre.
- Cr Hilda Halkyard-Harawira acknowldged three 75th huritau in Pawarenga today. Hari huritau Esther Proctor, Tony Rudolph and his twin sister Liza.

4 NGĀ TONO KŌRERO / DEPUTATION

Deputations for item 6.1 - The Strand, Kororāreka Russell Traffic Trial:

- Bernard Woodcock and Hugh Blomfield
- Shane Maddren

Attachments tabled at meeting

- 1 Deputation Shane Maddren
 - Emily Rust
 - Jane Hindle (Bay of Islands-Whangaroa Community Board Member)

At 10:32 AM Cr Steve McNally joined the meeting.

At 10:40 AM Kahika – Mayor Moko Tepania left the room.

5 NGĀ PŪRONGO / REPORTS

5.1 THE STRAND, KORORĀREKA RUSSELL TRAFFIC TRIAL

Agenda item 6.1 document number A5236605, pages 26 - 52 refers.

RESOLUTION 2025/80

Moved: Cr Ann Court

Seconded: Cr Hilda Halkyard-Harawira

That the Council:

 a) As the Road Controlling Authority under the Land Transport Rule: Streets Layout 2023 (Rule) change:

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- I. from mid-block Cass Street to the boat ramp at the northern end of The Strand to a shared space.
- II. the southern end of The Strand to pedestrian priority with access for essential vehicles, and
- III. the layout of Cass Street to make the trial permanent, and
- b) Approve the features installed temporarily in Cass Street during the trial be retained in its current form until an updated design is created by Roading Working Group and Council's Transport group, consistent with the objectives of the Kororāreka Russell Historic Township Overlay and presented to the community for feedback;
- Approve the planters and barrel adjacent to Russell Fresh to be moved back to improve access and egress from the disability park opposite, with clear signage delimiting the loading zone area; and
- d) Approve that funding for implementation will be considered by the Bay of Islands-Whangaroa Community Board via the unconfirmed \$42,157 of Eastern Town Beautifications carry forward budget.

CARRIED

7 NGĀ TONO KŌRERO / DEPUTATION (CONTINUED)

Dallas King, representing Ngāti Kaharau and Ngāti Hau Hapū o Ōmanaia and Te Mauri o Te Wai in support of item 8.5 - Rāwene Land Purchase.

Kahika - Mayor Moko Tepania returned at 11:08 AM.

The meeting adjourned at 11:10 AM and resumed at 11:25 AM.

8 NGĀ PŪRONGO / REPORTS (CONTINUED)

8.1 TE RŪNANGA Ā IWI O NGĀPUHI MANA WHAKAHONO Ā ROHE

Agenda item 6.2 document number A5249186, pages 53 - 78 refers.

RESOLUTION 2025/81

Moved: Kōwhai - Deputy Mayor Kelly Stratford

Seconded: Cr Babe Kapa

That Council approve the Mana Whakahono ā Rohe Agreement and the development of a work programme that gives effect to the Agreement, alongside Te Rūnanga ā lwi ō Ngāpuhi.

CARRIED

At 11:49 AM Cr Steve McNally left the meeting.

9 HE PĀNUI WHAKAMŌTINI / NOTICE OF MOTION

9.1 NOTICE OF MOTION - ELECTED MEMBERS EXPENSES POLICY

Supplementary agenda item S.1 document number A5290792, pages 4 - 7 refers.

RESOLUTION 2025/82

Moved: Cr Tāmati Rākena

Seconded: Cr Hilda Halkyard-Harawira

That Council:

a) Amend the Elected Members' Expenses Policy to reflect the provisions of the Local

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Government Members (2025/26) Determination 2025, including but not limited to entitlements relating to the reimbursement and/or direct payment of security systems installed at a location of the elected member's choosing.

- b) Direct the Chief Executive to ensure all necessary templates, processes, and administrative supports are in place to enable elected members to access the entitlements set out in the 2025 Determination, including:
 - i. Pre-approved templates for claims;
 - ii. Clear guidance and point-of-contact for elected members;
 - iii. A streamlined process that enables forward payment of security system invoices or quotes on behalf of members;
 - iv. Dedicated staff assistance to ensure timely processing and support;
 - v. Incorporation of any new or additional entitlements introduced in the Determination.
- c) Require full implementation of the above by Monday, 13 October 2025.
- d) Direct the Chief Executive to deliver a workshop for elected members outlining the changes introduced in the Local Government Members (2025/26) Determination 2025, including clear explanation, guidance, and practical application of the updated entitlements.

CARRIED

10 NGĀ PŪRONGO / REPORTS (CONTINUED)

10.1 FAR NORTH DISTRICT COUNCIL COMMITTEE AMENDMENTS

Supplementary agenda item 6.10 document number A5288323, pages 32 - 38 refers

RESOLUTION 2025/83

Moved: Kōwhai - Deputy Mayor Kelly Stratford

Seconded: Kahika - Mayor Moko Tepania

That Council resolve to approve the proposed Terms of Reference for the renamed Te Koekoeā Council Controlled Organisation (CCO) Committee as outlined in Option 1. for adoption.

CARRIED

Kōwhai – Deputy Mayor Kelly Stratford left the room at 11:59 PM and returned at 12:02 PM.

10.2 LOCAL WATER DONE WELL - SELECTION OF WATER SERVICES DELIVERY MODEL

Supplementary agenda item 6.9 document number A5251683, pages 8 - 34 refers.

RESOLUTION 2025/84

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

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That Council:

- Subject to the same confirmation from the Kaipara and Whangārei District Councils, approve to work with the other district councils of Northland to create a joint Water Services Delivery Plan with Kaipara and Whangārei councils where:
 - a. Water and Wastewater services are delivered by a Regional Asset owning CCO
 - b. Stormwater services are delivered through an in-house business unit of council
 - c. The Far North works with Kaipara and Whangārei to develop opportunities for Government funding to support critical projects.
- 2. Approve entering into a Commitment Agreement (Heads of Terms) with Whangārei and Kaipara District Councils to establish a CCO by 1 July 2027
- 3. Note the formation of a regional waters CCO will be based on an initial set of principles
 - a) That Initially Financials are to be ring-fenced to each council
 - b) That Initially Water charges are not harmonized across the three founding council
 - The CCO will review ring-fencing of finances and harmonising charges within 3 years from its commencement date
 - d) A shareholder council be formed that includes two representatives from each founding Council, of which at least one must be an elected member.
 - e) When scheduling growth projects, the CCO is aligned with each council's growth strategies.

<u>In Favour:</u> Kahika – Mayor Moko Tepania, Kōwhai – Deputy Mayor Kelly Stratford, Crs Ann

Court, Felicity Foy, Babe Kapa, Steve McNally, Mate Radich and John Vujcich.

Abstained: Crs Hilda Halkyard-Harawira and Tāmati Rākena.

CARRIED

11 TE WÄHANGA TŪMATAITI / PUBLIC EXCLUDED

11.1 RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2025/85

Moved: Cr Tāmati Rākena Seconded: Cr John Vujcich

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
7.1 - Confirmation of Previous Minutes - Public Excluded	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

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	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	exist under section 6 or section 7
7.2 - Public Excluded Committee Minutes July 2025	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	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
7.3 - Council Public Excluded Open Resolutions and Actions Update July 2025	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	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
7.4 - Kaikohe Library and Civic Hub - Approval of Construction and Civil Contract	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	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
7.5 - Rāwene Land Purchase	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations	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

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(including commercial and industrial negotiations)

and that the Community Board Chairs and Kawiti Waetford, Kaiwhakawhiti Reo – Language Interpreter remain in the public excluded part of the meeting.

CARRIED

Decisions and Information to be Released in Public:

Council resolved that the decisions of the items listed below will be released with figures redacted once negotiations and signing of contracts have been complete.

- 7.4 Kaikohe Library and Civic Hub Approval of Construction and Civil Contract
- 7.5 Rāwene Land Purchase

The meeting adjourned at 1:08 PM and resumed at 1:53 PM.

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

12.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 5.1 document number A5056478, pages 5 - 25 refers

RESOLUTION 2025/86

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council confirm the minutes of the Extraordinary Council meeting held 25 June and the Council meeting held 3 July 2025 are a true and correct record.

CARRIED

13 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

13.1 COMMUNITY BOARD MINUTES - JULY 2025

Agenda item 7.1 document number A5070115, pages 398 - 419 refers

RESOLUTION 2025/87

Moved: Kōwhai - Deputy Mayor Kelly Stratford

Seconded: Cr Felicity Foy

That Council note the following Community Board minutes:

- 8 July 2025 Te Hiku Community Board.
- 27 June and 10 July 2025 Bay of Islands-Whangaroa Community Board;
- 11 July 2025 Kaikohe-Hokianga Community Board;

CARRIED

13.2 COMMITTEE MINUTES JULY 2025

Agenda item 7.2 document number A5277911, pages 420 - 428 refers.

RESOLUTION 2025/88

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Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council receive the minutes from Te Koukou – Transport & Infrastructure Committee 22 July 2025.

CARRIED

13.3 COUNCIL OPEN RESOLUTIONS AND ACTIONS UPDATE JULY 2025

Agenda item 7.3 document number A5056524, pages 429 - 454 refers.

RESOLUTION 2025/89

Moved: Kahika - Mayor Moko Tepania Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council receive the report Council Open Resolution and Actions Update July 2025.

CARRIED

13.4 JOINT COMMITTEE MINUTES - JULY 2025

Agenda item 7.4 document number A5280620, pages 455 - 456 refers.

RESOLUTION 2025/90

Moved: Cr John Vujcich

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council note the report Joint Committee Minutes - July 2025.

CARRIED

14 NGĀ PŪRONGO / REPORTS

14.1 LAND DRAINAGE BYLAW - APPROVAL OF AMENDED LAND DRAINAGE BYLAW FOR PUBLIC CONSULTATION

Agenda item 6.3 document number A5245766, pages 79 - 161 refers.

RESOLUTION 2025/91

Moved: Cr Hilda Halkyard-Harawira Seconded: Kahika - Mayor Moko Tepania

That Council:

- a) approve the proposal for an amended Land Drainage Bylaw (Attachment 4), to be released for public consultation to meet the requirements of section 156 of the Local Government Act 2002.
- b) approve a minimum four-week period for making written submissions on the proposal in Attachment 4.
- c) approve hearing any oral submissions and agree to delegate to the Mayor, the power to arrange and/or change the date of the oral presentations of submissions.
- d) direct Council staff to make all necessary logistical arrangements for oral

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submitters to be heard in person in the council Chambers or online via Microsoft Teams.

- e) authorise the Chief Executive to make minor changes to the proposal for the amended Land Drainage Bylaw to correct grammatical or spelling errors.
- f) ensure correct mapping is included in the Land Drainage Bylaw consultation.

Abstained: Cr Felicity Foy

CARRIED

14.2 HOUSING FOR THE ELDERLY REVIEW OF RENT SETTINGS AND OPTIONS FOR PUBLIC CONSULTATION

Agenda item 6.4 document number A5261722, pages 162 - 208 refers.

RESOLUTION 2025/92

Moved: Kōwhai - Deputy Mayor Kelly Stratford

Seconded: Cr Ann Court

That Council:

- Adopt the Proposal in Attachment 3 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002.
- b) Approve that the period for making written submissions on the proposal will be a minimum of 4 weeks.
- Delegate authority to the Mayor to decide on the date of oral presentation/s of submissions.
- d) Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Proposal to correct errors or omissions, or to reflect the decisions made by the Council prior to final publication and public release.

CARRIED

At 2:46 PM Kōwhai – Deputy Mayor Kelly Stratford left the meeting and returned at 2:51 PM.

At 2:53 PM Cr Tāmati Rākena left the meeting.

14.3 GOVERNANCE OF TE PUĀWAITANGA

Agenda item 6.5 document number A5261974, pages 209 - 303 refers.

RESOLUTION 2025/93

Moved: Cr Ann Court

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council:

- Request Sport Northland establish an appointments panel to commence the establishment of a group to oversee the administration of the existing Te Puāwaitanga Sports Complex by initially appointing;
 - i) three community representatives
 - ii) three sports representatives
 - iii) a chair from one of the above six appointee representatives.

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- b) Request that the appointments panel consists of representatives from;
 - i) Sport Northland
 - ii) Ngāti Rēhia
 - iii) The Bay of Islands-Whangaroa Community Board
 - iv) An Elected Member of the Far North District Council and
 - A Sport Northland nominated independent with sports complex administration experience.
- Request that Sport Northland convene the first meeting of the group of appointed representatives plus one hapū appointed representative and one appointed Council representative where the group will;
 - i) Commence the preparation for an application to become an incorporated society, including refinement of any necessary founding or governance documents for an incorporated society. These documents should reflect the expectations in the draft constitution attached to this report.
- d) Request that the process to establish a right to lease or use to occupy of Te Puāwaitanga between Council as the landowner and the incorporated society is commenced once the incorporated society for Te Puāwaitanga is registered under the Incorporated Societies Act 2022.
- e) Grant the Te Puāwaitanga incorporated society \$15,000 for each of the 2025/26 and 2026/27 financial years to cover establishment and initial administration costs associated with the commencement of the trust.
- f) Adopt the draft Letter of Expectation.

Note: Elected members raised concerns regarding some wording in the draft Letter of Expectation.

The feedback has been noted and will be included in the final Letter of Expectation.

CARRIED

Attachments tabled at meeting

1 Letter of Expectation

The meeting adjourned at 3:03 PM and resumed 3:13 PM.

14.4 DEVELOPMENT CONTRIBUTIONS POLICY STATEMENT OF PROPOSAL

Agenda item 6.6 document number A5270575, pages 304 - 389 refers.

RESOLUTION 2025/94

Moved: Kahika - Mayor Moko Tepania Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council:

- Adopt the Statement of Proposal as provided in Attachment 1 of this report for public consultation on the new draft new draft Utu Whakawhanake – Development Contributions Policy 2025.
- b) Approve that the period for making written submissions on the proposal will be for a minimum of one month.
- Approves to delegate to the Mayor, the power to change the date of the verbal submissions.
- d) Authorise the Chief Executive to make any necessary minor drafting or presentation

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amendments to the Statement of Proposal to correct errors or omissions, or to reflect the decisions made by the Council prior to final publication.

CARRIED

14.5 ROAD RENAME: TE ARA TIKA, KAIKOHE

Agenda item 6.7 document number A5279685, pages 390 - 394 refers.

RESOLUTION 2025/95

Moved: Kahika - Mayor Moko Tepania Seconded: Cr Hilda Halkyard-Harawira

That Council, pursuant to its Road Naming Policy, approve the renaming of a right of way that is currently addressed at Te Ara Tika, Kaikohe to "Te Ara ki Te Atua"

Abstained: Cr Hilda Halkyard-Harawira

CARRIED

14.6 WATER SERVICES AUTHORITY - TAUMATA AROWAI LEVIES

Agenda item 6.8 document number A5280287, pages 395 - 397 refers.

RESOLUTION 2025/96

Moved: Kahika - Mayor Moko Tepania Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council approve unbudgeted expenditure to the value of \$295,519 being the total FY26 levy charged by the Water Services Authority – Taumata Arowai and payable in quarterly instalments.

Abstained: Cr Hilda Halkyard-Harawira

CARRIED

MEETING DURATION

RESOLUTION 2025/97

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council agrees that the meeting continue beyond the six hour duration in Standing Order 4.2 - Meeting Duration, to discuss the remaining items left on the agenda.

CARRIED

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15 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

9.5 MAYOR AND COUNCILLOR'S REPORTS

Agenda item 7.5 document number A5056553, pages 457 - 571 refers.

RESOLUTION 2025/98

Moved: Kahika - Mayor Moko Tepania Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council:

- a) note the reports submitted by Kahika Moko Tepania, Cr Ann Court, Cr Hilda Halkyard-Harawira, Cr John Vujcich, and
- b) table the member report submitted by Cr Tāmati Rākena.

CARRIED

Attachments tabled at meeting

1 Members Report - Cr Tāmati Rākena

15.1 SWEETWATER AQUIFER - INTERNAL REVIEW

Agenda item 7.6 document number A5262881, pages 572 - 579 refers.

Councillor Radich raised concerns that an internal review was inconsistent with the resolution of Council to conduct an independent review

The Mayor directed that this item would be deferred to a future meeting.

15.2 CE REPORT TO COUNCIL (MARCH - JULY 2025)

Agenda item 7.7 document number A5274289, pages 580 - 629 refers.

RESOLUTION 2025/99

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That the Council receive the report CE Report to Council (March - July 2025).

Abstained: Cr Ann Court

CARRIED

16 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

Kahika - Mayor Moko Tepania closed the meeting with a karakia.

17 MEETING CLOSE

The meeting closed at 4:11 PM.

ON CONTINUED	
Ordinary Council Meeting Minutes	31 July 2025
The minutes of this meeting will be confirmed at the Ordinary August 2025.	Council Meeting held on 28
	CHAIDDEDCON
	CHAIRPERSON

7 NGĀ PŪRONGO / REPORTS

7.1 DELEGATIONS TO THE CHIEF EXECUTIVE OFFICER DURING THE ELECTION PERIOD

File Number: A5258220

Author: Casey Gannon, Manager - Civic Engagement and Education

Authoriser: Jacine Warmington, Group Manager - Strategic Relationships

PURPOSE OF THE REPORT

The purpose of this report is to recommend that Council delegate its responsibilities, duties, and powers—including those conferred under the *Local Government Act 2002*—to the Chief Executive for the period between 18 October 2025 and the inaugural meeting of the newly elected Council. This timeframe, referred to as the "interregnum," represents the governance gap before elected members are formally sworn in for the new triennium.

EXECUTIVE SUMMARY

- The final day of office for current elected members is the date on which the official election results are publicly declared under section 86 of the *Local Electoral Act 2001*—anticipated to be 17 October 2025.
- At midnight on that day, the terms of outgoing elected members legally expire. Newly
 elected members, including any re-elected incumbents, assume office on 18 October 2025.
- However, newly elected members cannot exercise their powers until they are formally sworn in.
- This creates a temporary governance gap during which no elected members have legal authority to act on behalf of the Council.
- To ensure continuity of operations, it is standard practice for councils to delegate their powers, duties, and responsibilities to the Chief Executive during this period.
- The inaugural meeting of the new Council is expected to take place on 29 October 2025, at which point members will be sworn in and formally assume their roles.
- It should be noted that if a recount is required, the swearing-in process may be delayed until the recount is completed and the final elected candidates are confirmed.

RECOMMENDATION

That Council:

- a) subject to the limitations on delegation set out in clause 32(1)(a)-(f), Schedule 7, Local Government Act 2002 and any other relevant enactment, delegate all of its responsibilities, duties, and powers, to the Chief Executive for the period from the day after the declaration of the 2025 council election results until the swearing in of the new Council, subject to a requirement that the Chief Executive Officer:
 - i. only exercises this delegation after consultation with the person elected to the position of Mayor
 - ii may only attend to those matters that cannot reasonably await the first meeting of the new Council and.
 - ii. shall report any decisions made under this delegation to the first ordinary meeting of the new Council.

- b) note that if there is a recount following the 2025 council election, the swearing in of the new Council will not be able to occur until the recount has been completed and the candidates to be declared elected are known.
- c) note that Council's current committees, subcommittees, or other subordinate decision-making bodies are deemed to be discharged on 18 October 2025, the day after the official result of the election is declared.

1) BACKGROUND

Council must make arrangements to ensure the effective and efficient conduct of its business during the period between 18 October 2025 and the inaugural meeting of the new Council, currently scheduled for 29 October 2025. This is essential to ensure continuity of essential services and the ability to make necessary decisions during this transitional phase.

If a recount is required following the election, the swearing-in of the new Council will be delayed until the recount is completed and the final list of elected candidates is confirmed.

Under the Local Electoral Act 2001 and the Local Government Act 2002:

- Existing elected members vacate office at the point when newly elected members come into office following an election.
- Newly elected members, including re-elected incumbents, officially assume office the day after the declaration of the official election result by public notice—anticipated to be 18 October 2025.
- No person may legally act as an elected member, including re-elected incumbents, until they have been formally sworn in.

2) DISCUSSION AND OPTIONS

Delegation of a council's responsibilities to the Chief Executive Officer (CE) for the period from the day after the declaration of the election results until the swearing in of the new Council is standard practice throughout New Zealand and has been for the Far North District Council in most Election Periods since 2004.

The CEO currently holds a broad range of delegations from Council (**Attachment 1**) which enable him to exercise all of Council's powers and authorities under any Act with the exception of those powers which are non-delegable under Clause 32(1)(a)-(f) of Schedule 7 of the Local Government Act, any non-delegable powers under any other Act and those powers and authorities which are reserved to Council from time to time.

Clause 32(1)(a)-(f), Schedule 7, Local Government Act 2002 provides that:

"Unless expressly provided otherwise in this Act, or any other Act, for the purposes of efficiency and effectiveness in the conduct of a local authority's business, a local authority may delegate to a committee or other subordinate decision-making body, community board, or member or officer of the local authority any of its responsibilities, duties or powers except -

- (a) the power to make a rate; or
- (b) the power to make a bylaw; or
- (c) the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or
- (d) the power to adopt a Long-Term Plan, Annual Plan or Annual Report; or
- (e) the power to appoint a Chief Executive; or
- (g) Repealed
- (h) The power to adopt a remuneration and employment policy."

OPTION 1: DELEGATE TO CE (Preferred Option)

Delegation of a council's responsibilities to the CE from the day after the declaration of the election results until the swearing in of the new Council is standard practice throughout New Zealand and has been for the Far North District Council in most elections since 2004.

While the CE already has broad delegation to act, Council may wish to confirm the continued delegation of these powers during the "interregnum" period, as well extending the CE's delegations to matters otherwise reserved by Council.

There is some risk that a new Council may not agree with decisions made by the CE under delegation and seek to overturn them. This risk is mitigated by the requirements consult with the person elected to the position of Mayor, only attend to urgent matters and report any decision made under delegation to the first ordinary meeting of the new Council.

This option is recommended by staff.

OPTION 2: DELEGATE TO COMMITTEE

It is also open to Council to consider delegating decisions to a committee. However, this would require Council to first resolve that one or more of its committees not be discharged and continue following the election.

Committees are generally deemed to be discharged when new elected members come into office¹. However, a council may resolve that one or more of its committees **not** be discharged and continue following the election. This would potentially allow Council to delegate functions to an undischarged Committee during the "interregnum" period.

However, this approach is likely to be inefficient and lead to unnecessary confusion regarding where decision-making responsibility sits during the "interregnum" period.

Given that the CE currently has broad delegation to act, and given the largely operational nature of many decisions, it may be more effective simply to extend the delegations of the CE rather than add an additional layer of complexity by also delegating to a committee. There is also some risk that a new Council may not agree with decisions made by an undischarged Committee if members of that Committee are either not standing for re-election or are not re-elected.

This option is not recommended by staff.

OPTION 3: DO NOT DELEGATE

In at least the past two trienniums there has been no major business during the "interregnum" period that required a CE to exercise delegated authority. Council may decide not to delegate authority to either the CE or a Committee during the "interregnum" period simply relying on the CE's existing delegations. There is a risk in this approach that some business might not be able to be undertaken during the period from the declaration of the election result until the first meeting of the new Council.

This option is not recommended by staff.

Reason for the recommendation

To ensure the effective and efficient conduct of Council business during the governance gap also referred to as the interregnum period.

3) FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

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

ATTACHMENTS

1. Current Council Delegations to FNDC - CEO - A5329119 4

¹ Clause 30(7), Schedule 7, Local Government Act 2002, subject to any other enactments that preserve the continuity of functional Committees such as the District Licensing Committee or Civil Defence and Emergency functions.

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.

Compliance requirement	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 report is 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.	Although this is standard practice, there is no legislation to support the decision. Clause 32(1) of Schedule 7 of the Local Government Act however is referenced as the specific legislative provision that outlines powers that are non-delegable.
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 is of district 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.	There are no implications on Māori in shifting delegations from the Council to the Chief Executive.
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).	This report requests the delegation be shifted from the Council to the Chief Executive Officer and does not impact any other persons.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or need for budgetary provisions.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.



Register of Delegations: Part 1 Delegations from Council to staff

February 2020

Council delegation to Chief Executive

Council resolution 13 November 2007, Council resolution 16 January 2014, Council resolution 26 February 2020

Delegations to the Chief Executive

<u>That</u> to enable the efficient and effective transaction of Council business, the Far North District Council pursuant to clause 32 of the Seventh schedule of the Local Government Act 2002 <u>hereby delegates</u> to the Chief Executive all Council's powers and authorities under any Act with the exception of:

- Those non-delegable powers listed in clause 32 (1)(a) to (f) of the Seventh schedule of the Act, and any other Act;
- Those powers and authorities that Council reserves to itself from time to time by notice to the Chief Executive;

Subject to the following conditions:

- 1. Expenditure being restricted to items within the approved Long Term Council Community Plan (LTCCP) or Annual Plan (AP) for which funds have been provided and all precedent actions and processes have been completed.
- 2. The power to enter into contracts in accordance within the LTCCP and AP and Council's purchasing policy #2104 up to \$1,000,000.*(see note below).
- 3. Authority to commit Council to unbudgeted expenditure up to \$100,000.
- 4. Revenues received being credited to the appropriate statutory accounts and applied only to authorised purposes.
- 5. Adherence in the exercise of all authorities to all Council policies, guidelines, and resolutions; compliance with statutory requirements and implementation in accordance with accepted practice and policy.

<u>Provided that</u> this delegation does not preclude the Chief Executive from referring any such matter to the Council, or a Committee of the Council or a Community Board for a decision if the matter is of particular political importance or sensitivity or there is special community interest in it.

<u>And provided also that</u> the Chief Executive may in accordance with clause 32(3) and 32B of the Seventh schedule to the act, in his sole discretion, sub delegate any such power or authority to other Council officers.

 $\underline{\textbf{And}}$ that for the avoidance of doubt the general delegation above shall not include the following matters:

- Consideration of, and decision-making on, the activities of Council-Controlled Organisations;
- The hearing and determination of any matter where any Act or Regulation or Bylaw
 or Policy provides for the opportunity to make a submission or objection in respect of
 any action taken by Council under that Act or Regulation or Bylaw or Policy, and the
 opportunity to be heard in respect of that submission or objection;
- any matter not permitted to be delegated by any other Act (for example the approval
 of a policy statement or plan under the Resource Management Act 1991 or the
 granting of special exemptions under s.6 of the Fencing of Swimming Pools Act
 1987);

- Approving the initiation of compulsory acquisition proceedings under the Public Works Act 1981;
- Consideration and decision-making on assessments of Council's Water and Sanitary Services for adoption by Council, under sections 125, 126 and 127 of the Local Government Act 2002;
- The power to initiate and conduct a special consultative procedure in order to develop and recommend to Council for adoption, in-line with the requirements set by Land Transport New Zealand, Council's annual Land Transport Programme as set out in section 12 of the Land Transport Management Act 2003.
- Authority to commit Council to expenditure above \$1,000,000.
- Authority to commit Council to unbudgeted expenditure over \$100,000.

And that Policy # 2104 "Procuring Goods and Services" be amended to reflect the financial above delegations. *(See note below).

And provided that the Chief Executive shall keep a register of: (**See note below)

- All resolutions of Council reserving matters to itself,
- All resolutions of Council delegating matters to any committee, other subordinate decision-making body, community board, or member, and
- All sub delegations made by the Chief Executive
- · Any further sub delegations made by any authorised officer."

* Note: March 2017

The Policy # 2104 "procuring goods and services" is currently identified as Far North District Council Procurement Policy #2104-16.

**Note: April 2017: In practice the delegations register is maintained by District Administration Services staff on behalf of the Chief Executive.

7.2 APPLICATION FOR EASEMENT OVER MANGAKAHIA ROAD RESERVE (LOT 14 DP 38215)

File Number: A5245822

Author: Robin Rawson, Parks & Reserves Planner

Authoriser: Roger Ackers, Group Manager - Planning & Policy

TAKE PÜRONGO / PURPOSE OF THE REPORT

This report seeks a decision from the Far North District Council to grant or not grant a right of way easement over a portion of recreation reserve at Mangakahia Road Kaikohe (Lot 14 DP 38215) in favour of proposed Lots 1 and 2 of approved subdivision RMASUB2220357 further to a recommendation of support for the easement from the Kaikohe-Hokianga Community Board.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Council has approved a subdivision of the property at 29 Mangakahia Road owned by Kainga Ora, and a second house was built within proposed Lot 2 at the back of the existing house.
- It was not picked up at the time of subdivision that the shared driveway, located where there was an existing driveway, would extend across a small area of reserve.
- The recreation reserve is associated with the adjoining Whakarongotapuwae Burial Ground and has very little public use.
- Kainga Ora have applied for an easement over approximately 5m² of the reserve to provide a practical driveway location for houses at 29A and 29B Mangakahia Road.
- Written and verbal agreement has been obtained from local hapu representatives.
- It is recommended that public consultation is not undertaken, as the reserve would not be materially altered and public access would not be affected, and this option is provided for in the Reserves Act 1977.
- The Community Board considered the proposal on July 11 and recommended that the application is granted without public consultation.

TŪTOHUNGA / RECOMMENDATION

That Council, in its role as the administering body of the recreation reserve Lot 14 DP 38215 (without title) and pursuant to its powers under sections 48(1) and 48(3) of the Reserves Act 1977:

- a) grants a right of way (shown as F on LT Plan 5980201) over the recreation reserve, subject to it meeting Reserves Act 1977 requirements, at no cost to Council;
- b) endorses processing of the easement without public notice as the reserve will not be materially altered, and public use and access is not affected.

1) TĀHUHU KŌRERO / BACKGROUND

Council approved a subdivision of the property at 29 Mangakahia Road owned by Kainga Ora, and a second house was built on the rear lot. No changes in location were proposed to the existing driveway, and the subdivision process did not identify that the existing driveway crossed a small area of Council recreation reserve.

The adjoining recreation reserve has a 'leg-in' driveway access with splays to the road. There is little use of the reserve for recreation purposes due to the poor road frontage and association with the adjoining Whakarongotapuwae Burial Ground, and the access splays have little function.

Kainga Ora have applied for an easement over approximately 5m² of the reserve to legalise the driveway access to the houses at 29A and 29B Mangakahia Road.

The application included written approval from Matua Richard Moetara who looks after the Whakarongotapuwae Burial Ground. Staff obtained verbal agreement from Matua Ted Wihongi. Ngā Hapū o Kaikohekohe has also considered the matter at their May 2025 meeting and do not oppose the application.

Decisions under the Reserves Act 1977 (Reserves Act) need to be approved by Council, with Community Boards delegated to consider and report on matters including reserves.

The Kaikohe-Hokianga approved the following resolution at a meeting on 11 July:

RESOLUTION 2025/1

That the Kaikohe-Hokianga Community Board makes the following recommendation to the Far North District Council as follows:

That Council, in its role as the administering body of the recreation reserve Lot 14 DP 38215 (without title) and pursuant to its powers under section 48(1) Reserves Act 1977:

- a) grants a right of way (shown as F on LT Plan 5980201) over the recreation reserve, subject to it:
 - i. meeting Reserves Act 1977 requirements, at no cost to Council
- b) pursuant to Council powers under section 48(3) Reserves Act 1977 public notice is not required as the reserve will not be materially altered, and public use and access is not affected.
- c) and request an information report on options for converting this reserve for other uses.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Easement

An easement is an enduring right to use an area of land. An easement over a small area of reserve would allow the driveway to be located in a logical place and would not affect access to and from the reserve or along the footpath connecting to the reserve entry.

Notification

The Reserves Act anticipates that easements will be publicly notified except where the rights of the public to use the reserve are not likely to be permanently affected.

The particulars of this application are that the right of way would only be over the splay of the reserve access which extends across the front of 29 Mangakahia Road and would generally not even be recognised as reserve. The right of way is over a very small area and would have no effect on use of the reserve.

It is recommended that public consultation is not undertaken, as the reserve would not be materially altered and public access would not be affected, and this option is provided for in the Reserves Act.

In assessing this application, Council may consider the following options:

Option 1

Council does not grant a right of way easement over recreation reserve Lot 14 DP 38215.

Option 2

That Council requests initiation of public consultation to provide background to consideration of the granting of a right of way over recreation reserve Lot 14 DP 38215.

Option 3 – Recommended

That Council grants a right of way easement (**shown as F on LT Plan 5980201**) over the recreation reserve, Lot 14 DP 38215 subject to meeting Reserves Act requirements, at no cost to Council.

Pursuant to Council powers under section 48(3) Reserves Act 1977 public notice is not required as the reserve will not be materially affected.

TAKE TÜTOHUNGA / REASON FOR THE RECOMMENDATION

Staff recommend Option 3: to grant the easement application without public notification is recommended for the following reasons:

- the rights of the public to access or use the reserve will not be materially affected.
- comment has been provided by Matua Richard Moetara, from Matua Ted Wihongi and from Ngā Hapū o Kaikohekohe and there was no opposition to the proposal.

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

A fee of \$476 has been received for the easement application, and disbursements will be charged at cost. Expenses including legal costs, costs for a valuation of the land underlying the easement and the value of the land will be paid by the applicant. Negotiated agreement will cover other costs

ĀPITIHANGA / ATTACHMENTS

- 1. Appendix 1 Mangakahia Easement Application A5196544 🗓 🖺
- 2. Appendix 2 Mangakahia Gazette for reserve A5196550 J

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 <u>Council's Significance and Engagement Policy</u>	The proposed right of way easement is over a part of the reserve that is not used for recreation or other purposes and the area is very small. The level of significance is assessed as being very low. Rights of way over reserves can be supported where there is no effect on the reserve or use of the reserve.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The proposed easement would be consistent with the Reserves Act and Parks and Reserves 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.	Right of way easements are a common way of addressing legal access issues across the District. The Kaikohe-Hokianga Community Board considered the application and have recommended approval without public notification.
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.	The application included written approval from Matua Richard Moetara who looks after the Whakarongotapuwae Burial Ground. Staff obtained verbal agreement from Matua Ted Wihongi. Ngā Hapū o Kaikohekohe has also considered the matter at their May 2025 meeting and do not oppose the application.
State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	May 2020 Mooting and do not oppose the application.
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).	The right of way would only be over the splay of the reserve access which extends across the front of 29 Mangakahia Road and would generally not even be recognised as reserve. The area of the easement is very small and the driveway does not affect access to the recreation reserve.
State the financial implications and where budgetary provisions have been made to support this decision.	A fee of \$476 has been received for the easement application, and disbursements will be charged at cost. Expenses including legal costs will be paid by the applicant.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

Application for Easement over Reserve Land

Γο: ρΣία⇔Α΄ ρ[¦o@ÁÖãa da&oAÔ[ˇ}&ãa	Office Use only		
		Date Received: Time received:	
		App #: Property #: Land #:	
		Infrastructure Planner:	

This application form should be used where you require an easement to connect infrastructure over a reserve administered by us.

The form is designed to provide us with your contact information and details about your proposal that are required for us to process your application. If you fail to complete this form and provide the necessary information, your application may not be accepted for processing.

1 Applicant	Details		
Full Name of Appli	icant(s): Kainga Ora H	omes and	Communities
Postal address:	PO Box 74598, Green	nlane, Auc	kland 1546
Phone: 0800	801601	Email:	johan.keyser@kaingaora.govt.nz
I am the:	roperty owner	Lessee	
2 Property	Owner Details (if differe	ent from Ap	pplicant)
Owner(s): Full Name:	Same as above		
Postal address: _			
Phone:	E	Email:	
3 Project De	etails		
•	escription of the reserve a ently designated as Rec	-	he project work: eserve under Gaz.1982 p.2171
•	escription of the project wadjoining land into two i		allotments.
Please provide the	following details for the pi	roperty requ	uiring the easement:
Physical address:	29A & 29B Maun	gakahia R	oad, Kaikohe
Legal description(s): Lot 15A DP 45007	' (and after	subdivision will be Lots 1 and 2 DP 598021

Application for Easement over Reserve Land Does the application relate to an application for, or approved building or resource consent? ✓ Yes □ No. 2220357-RMACOM If yes, please provide Council reference: Does the application relate to an application for, or approved connection to Council infrastructure? ☐ Yes ✓ No If yes, please provide Council reference: Information Requirements I attach: Sertificate of title for property requiring easement Search copy must be dated within the last 3 months Recent photo of part of the reserve where the easement is to be created Site Plan (drawn to scale) of the proposed infrastructure/ connection through reserve land ☐ A description of how the connection will be constructed A description of what impacts the proposal may have on the reserve and how these can be mitigated. A statement from a suitably qualified person outlining other options that have been considered for providing the connection and why these options are not practical. □ Other information As required to understand the project works for which the easement is required. Please list below: Declaration of Applicant or Authorised Agent Fees and Charges: You will be responsible for payment all actual and reasonable costs of processing the application. The processing charge covers tasks such as site visits, report preparation, information searches, and input from other Council staff. Mileage is also charged. You will also be required to cover any surveying and legal costs associated with the application. Compensation for use and occupation for the land may also be chargeable. You will be invoiced for costs associated with processing the application when a decision on your application is issued. In some cases, interim billing for processing costs may also occur. **Privacy Information:** Council requires the information you have provided on this form to process your application and to collect statistics. Council will hold and store the information, including all associated reports and attachments, on a public register. The details may also be made available to the public on Council's website. These details are collected to inform the general public and community groups about all

consents which have been processed or issued through Council. If you would like to request

2

access to, or correction of any details, please contact Council.

Application for Easement over Reserve Land

Applicant Declaration: (required where authorised agent is not acting on your behalf) I / we confirm that I / we have read and understood the above. I undertake to pay all costs associated with this application. I also agree to pay all the costs (including debt collection or legal fees) of recovering any unpaid costs. Kainga Ora Homes and Communities Applicant name: Applicant signature Date: Applicant name: Applicant signature Date: **Authorised Agent Declaration:** As authorised agent for the Applicant, I confirm that I have read and understood the above information and have fully informed the Applicant of their obligations in connection with this application, including obligation t of fees and other charges. I confirm that I have the Applicant's authority to si eir behalf. 15/05/2025 Date: Agent's signature Kerry Gray HARFORD Name of agent: Elrick & Co. 5958 Company name Reference: 519 Wairakei Road, Burnside, Christchurch Postal address: 021 427744 kerry@elrick.co.nz Phone: Email: Address for Service Please send all correspondence to (select one):

\square The A	pplicant	Ì
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The Authorised Agent

☐ Other (please provide details)

Elrick & Co. - Attn. Kerry Harford Full Name:

519 Wairakei Road, Burnside, Christchurch

Postal address:

021427744 kerry@elrick.co.nz Phone: Email:





Title Plan - LT 598021

Survey Number LT 598021

Surveyor Reference5958 - 29A Mangakahia RdSurveyorKerry Gray HarfordSurvey FirmElrick & Co Limited

Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 Being a Subdivision of Lot 15A DP 45007

Status Initiated

Land DistrictNorth AucklandSurvey ClassClass ASubmitted DateSurvey Approval Date

Deposit Date

Territorial Authorities

Far North District

Comprised In

RT NA49C/577

ırcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 598021	Fee Simple Title	0.0326 Ha	1159848
Lot 2 Deposited Plan 598021	Fee Simple Title	0.0286 Ha	1159849
Area A Deposited Plan 598021	Easement		
Area B Deposited Plan 598021	Easement		
Area C Deposited Plan 598021	Easement		
Area D Deposited Plan 598021	Easement		
Area E Deposited Plan 598021	Easement		
Area F Deposited Plan 598021	Easement		
Total Area		0.0612 Ha	

Schedule / Memorandum

EASEMENT SCHEDULE

Land Registration District: - North Auckland

Territorial Authority: - Far North District Council

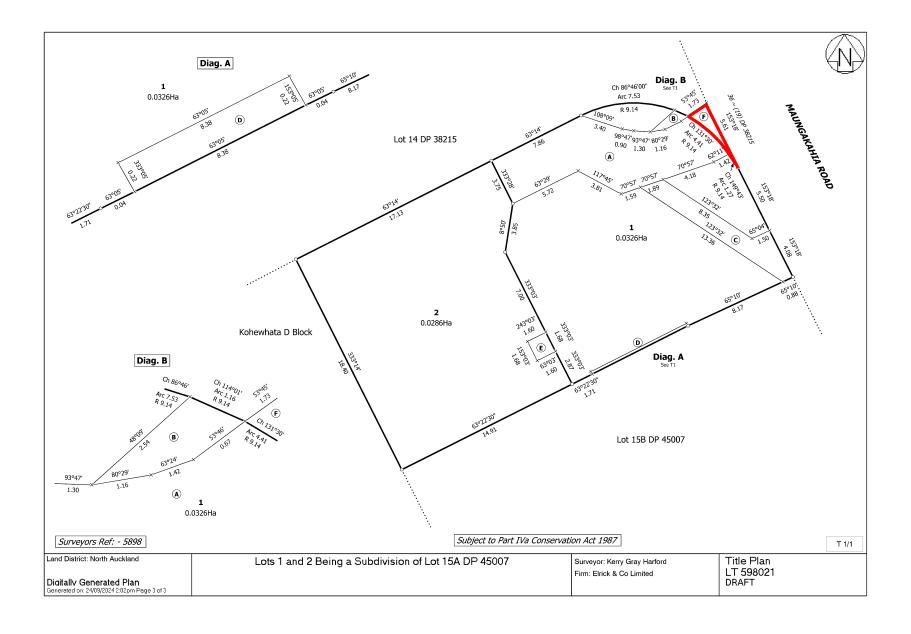
Plan Number: - DP 598021

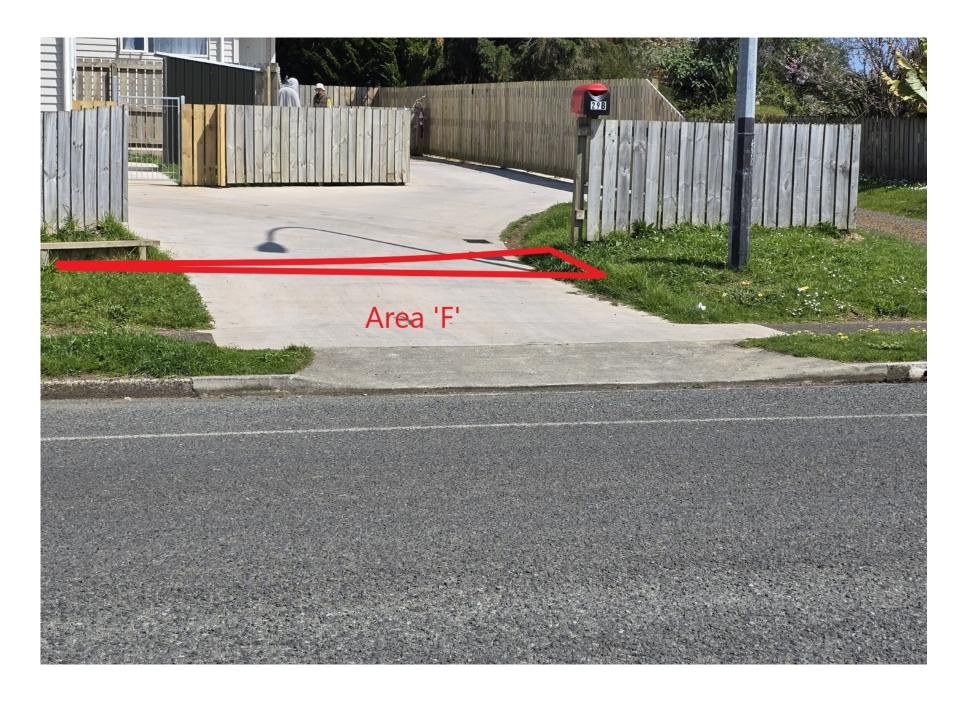
Memorandum of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way	А	Lot 1	Lot 2
Right to Convey Water	A, C		
Right to Drain Water	A, B		
Right to Drain Sewage	А		
Right to Drain Sewage	E	Lot 2	Lot 1

Schedule of Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way	F	Lot 14 DP 38215	Lots 1 and 2

Schedule of Existing Easements			
Purpose	Shown	Burdened Land (Servient Tenement)	Creating Document
Party Wall	D	Lot 1	K71433

Schedule of Easements in Gross			
Purpose Shown Burdened Land (Servient Tenement) Grantee			Grantee
Right to Convey Telecommunications	A, C	Lot 1	Chorus New Zealand Limited









RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



Identifier NA49C/577

Land Registration District North Auckland

Date Issued 21 August 1981

Prior References NA2083/69

Estate Fee Simple

Area 612 square metres more or less
Legal Description Lot 15A Deposited Plan 45007

Registered Owners

Housing New Zealand Limited

Interests

Subject to Part IV A Conservation Act 1987

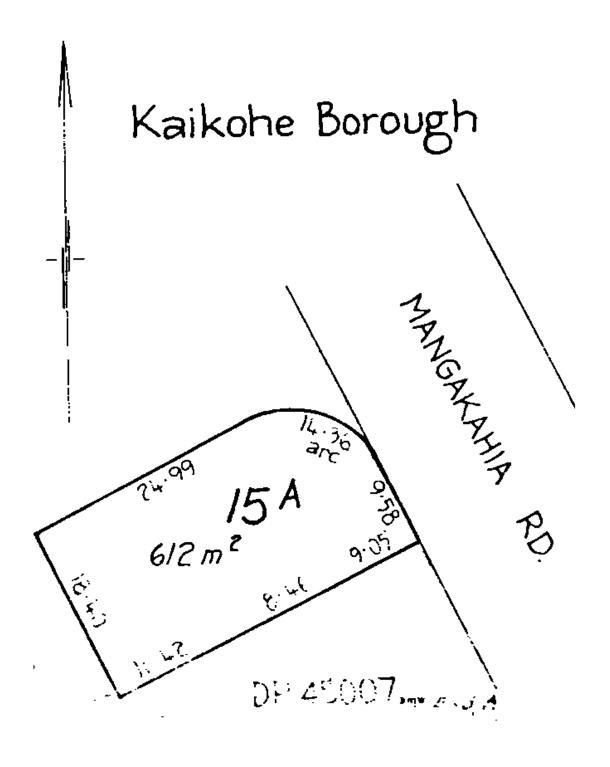
Subject to Section 11 Crown Minerals Act 1991

K71433 Certificate that a party wall exists over and serves the within land - 8.7.1959 at 12.13 pm

K84720 Certificate that pipelines for the passage of sewage and stormwater serve the within land - 21.11.1960 at 11.38 am

Identifier

NA49C/577



Transaction ID 5696670 Client Reference 5958 - 29 Maungakahia Road Search Copy Dated 15/05/25 2:41 pm, Page 2 of 2 Register Only

THE NEW ZEALAND GAZETTE

No. 76

2170

SCHEDULE

WELLINGTON LAND DISTRICT-HUTT COUNTY 56.9630 hectares, more or less, being Lot 1, D.P. 47456, situated in Block IX, Pencarrow Survey District. All certificate of title 21C/357. Subject to a right of way created by Transfer 439467.6.

Dated at Wellington this 17th day of February 1982.

C. A. McILROY, Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 7/7/9; D.O. 8/4/14 and 8/7/8/3)

Reservation of Land and Vesting in the Dunedin City Council

PURSUANT to the Land Act 1948, and to a delegation from the Minister of Lands, the Deputy Director-General of Lands hereby sets apart the land, described in the Schedule hereto, as a reserve for recreation purposes, and further, pursuant to the Reserves Act 1977, vests the said reserve in the Dunedin City Council in trust for that purpose.

SCHEDULE

OTAGO LAND DISTRICT-DUNEDIN CITY

24.498 hectares, more or less, being Section 71 (formerly part Sections 50 and 51), Block IX, North Harbour and Blueskin Survey District. All Gazette notice 570037. S.O. Plan 19956.

Dated at Wellington this 30th day of June 1982.

G. McMILLAN, Deputy Director-General of Lands.

(L. and S. H.O. Res. 12/2/26; D.O. 8/8/8)

Classification and Naming of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes to be known as the Koromiko Recreation Reserve, subject to the provisions of the said Act.

SCHEDULE

MARLBOROUGH LAND DISTRICT-MARLBOROUGH COUNTY

4.1278 hectares, more or less, being Sections 1 of 32 and 2 of 32, Waitohi Registration District, situated in Block XV, Linkwater Survey District. Reserve for recreation purposes by all New Zealand Gazette 1938, page 2818 and part New Zealand Gazette 1925, page 3490. S.O. Plan 1408.

Dated at Blenheim this 22nd day of June 1982.

D. I. MURPHY, Assistant Commissioner of Crown Lands.

[(L. and S. H.O. Res. 8/2/12; D.O. 8/3/13)]

Classification of Reserve and Vesting in the Walmate County Council

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a reserve for local purpose (local government buildings), and vests the said reserve in the Waimate County Council in trust for that purpose.

SCHEDULE

CANTERBURY LAND DISTRICT-WAIMATE BOROUGH

4070 square metres, more or less, being Section 610, Town of Waimate (former Reserves 1582 and 2282, former area 4046 square metres), situated in Block XIV, Waimate Survey District. Part Canterbury Gazette 1874, page 56, and part New Zealand Gazette 1878, page 483. S.O. Plan 15678.

Dated at Christchurch this 3rd day of June 1982.

B. K. SLY, Assistant Commissioner of Crown Lands.

(L. and S. H.O. 6/1/403/2; D.O. 8/5/91)

Declaration That Land is a Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby notifies that the following resolution was passed by the Kaikohe Borough Council on the 15th day of December 1980:

"That, in exercise of the powers conferred on it by section 14 of the Reserves Act 1977, the Kaikohe Borough Council hereby resolves that the pieces of land held by the said borough in fee simple and, described in the Schedule hereto, shall be, and the same are hereby, declared to be reserves for the purposes specified at the end of the respective descriptions of the said pieces of land within the meaning of the said Act."

SCHEDULE

NORTH AUCKLAND LAND DISTRICT-KAIKOHE BOROUGH

NORTH AUCKLAND LAND DISTRICT—KAIKOHE BOROUGH
857 square metres, more or less, being part Lot 29, D.P. 7981, situated in Block XV, Omapere Survey District. All certificate of title 678/55, recreation.
2.5267 hectares, more or less, being part Kohewhata No. 50
Block, situated in Block XV, Omapere Survey District. All certificate of title 958/66. M.L. Plan 8556, recreation.
1.5067 hectares, more or less, being Lot 2, D.P. 14413, situated in Block XV, Omapere Survey District. All certificate of title 323/32. Subject to a right of way appurtenant to Kohewhata No. 42B, recreation.
3.3487 hectares, more or less, being part Kohewhata No. 69A Block, situated in Block XV, Omapere Survey District, All certificate of title 35B/171. M.L. Plan 14418, recreation.
1.1179 hectares, more or less, being Kohewhata 11C 1 Block, situated in Block XV, Omapere Survey District. All certificate of title 614/129. M.L. Plan 12673. Having appurtenant thereto a right of way created in and by Provisional Register, Volume 176/7, and right to enter and lay water pipes created in and by provisional Register, Volume 183/100, as amended by order No. 12746, local purpose (site for a water supply).
3035 square metres, more or less, being Lot 2, D.P. 58730, situated in Block XV, Omapere Survey District. All certificate of title 14C/165, local purpose (site for a memorial hall).
1.5306 hectares, more or less, being Lot 1, D.P. 81512, situated in Block XV, Omapere Survey District. All certificate of title 38B/557, local purpose (site for pioneer village).

Dated at Auckland this 25th day of June 1982.

Dated at Auckland this 25th day of June 1982.

R. F. SMITH,
Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 2/2/354; D.O. 1/39/2/17)

Classification of Parts of a Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares that part of the reserve, described in the First Schedule hereto, to be classified as a reserve for local purpose (site for an urban marae), and further, declares that part of the reserve, described in the Second Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

FIRST SCHEDULE

NORTH AUCKLAND LAND DISTRICT-WHANGAREI CITY 1510 square metres, more or less, being part Lot 439, D.P. 46704, situated in Block VIII, Purua Survey District. Part certificate of title 12D/1407. Shown A on S.O. Plan 56329.

SECOND SCHEDULE

NORTH AUCKLAND LAND DISTRICT-WHANGAREI CITY 1.5562 hectares, more or less, being part Lot 439, D.P. 46704, situated in Block VIII, Purua Survey District. Part certificate of title 12D/1407.

Dated at Auckland this 23rd day of June 1982.

R. F. SMITH, Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 2/2/299; D.O. 8/3/288)]

Classification of Reserves

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserves, described in the Schedule

8 July

THE NEW ZEALAND GAZETTE

hereto, to be classified as reserves for the purposes specified at the end of the respective descriptions of the said lands, subject to the provisions of the said Act.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—KAIKOHE BOROUGH

NORTH AUCKLAND LAND DISTRICT—KAIKOHE BOROUGH

2.9588 hectares, more or less, being part Kohewhata No. 64

Block, situated in Block XV, Omapere Survey District.

Balanc certificate of title 934/253, M.L. Plan 8556, recreation.

5.4739 hectares, more or less, being part Lot 4, D.P.

22327, situated in Block XV, Omapere Survey District.

Balance certificate of title 604176. Together with a water

easement created by T233 995, recreation.

5.3603 hectares, more or less, being part Lot 3, D.P. 22327,

situated in Block XV, Omapere Survey District. All certificate

of title 1008/196, recreation.

2125 square metres, more or less, being part Lot 22, D.P.

10045, situated in Block XV, Omapere Survey District. Part

certificate of title 649/53, recreation.

519 square metres, more or less, being part Lot 31, D.P.

10045, situated in Block XV, Omapere Survey District. Part

certificate of title 649/53, recreation.

3850 square metres, more or less, being Lot 14, D.P.

38215, situated in Block XV, Omapere Survey District. Part

Gazette notice 16340. Subject to a stormwater drainage ease
ment contained in K. 61163, recreation.

2648 square metres, more or less, being Lot 3, D.P. 39389,

situated in Block XV, Omapere Survey District. Part

cate of title 1313/86, recreation.

792 square metres, more or less, being Lot 35, D.P.

46326, situated in Block XV, Omapere Survey District. All

certificate of title 24C/584, local purpose (drainage).

549 square metres, more or less, being part Lot 37, D.P.

38220, situated in Block XV, Omapere Survey District. Part

Gazette notice A. 236639. Subject to a sewage easement

contained in K. 63084, local purpose (drainage).

Dated at Auckland this 25th day of June 1982.

Dated at Auckland this 25th day of June 1982.

R. F. SMITH, Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 2/2/354; D.O. 1/39/2/17)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (site for roadmans hut), subject to the provisions of the said Act.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT-OHINEMURI COUNTY 4046 square metres, more or less, being Section 5, Block III, Waihi North Survey District. Part New Zealand Gazette, 1911, page 2669. S.O. Plan 15928.

Dated at Hamilton this 16th day of June 1982.

G. L. VENDT, Assistant Commissioner of Crown Lands. (L. and S. H.O. Res. 3/44/5; D.O. 3/3041)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for Government purpose (primary education), subject to the provisions of the said

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT-CAMBRIDGE BOROUGH 4046 square metres, more or less, being Section 68, Town of Cambridge East, situated in Block IX, Cambridge Survey District. Part New Zealand Gazette, 1878, page 1769. S.O. Plan 1387.

Dated at Hamilton this 11th day of June 1982. G. L. VENDT, Assistant Commissioner of Crown Lands. [(L. and S. H.O. Res. 3/44/8; D.O. 8/5/281)]

2171

Classification of Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—TAURANGA CITY—PART MITCHELL PARK RECREATION RESERVE

1.4396 hectares, more or less, being Lot 31, D.P. S. 5351, Lot 60, D.P. S. 6693 and Lot 2, D.P. S. 10996, situated in Block X, Tauranga Survey District. All certificate of title, Nos. 25B/309, 25B/310 and 25B/328. All New Zealand Gazette 1968, page 615.

This notice is issued in substitution for the notice dated 14 April 1981 and published in *New Zealand Gazette*, 23 April 1981, No. 46, page 1131, which was issued in error and that notice is hereby revoked.

Dated at Hamilton this 15th day of June 1982.

G. L. VENDT, Assistant Commissioner of Crown Lands.

(L. and S. H.O. Res. 3/2/93; D.O. 8/5/262/1)

Boundaries of Taupo Borough and Taupo County Defined

PURSUANT to section 48 of the Local Government Act 1974, the Secretary for Local Government hereby defines, as set out in the Schedule hereto, the boundaries of Taupo Borough and Taupo County, those boundaries having been altered by Order in Council made on 27 October 1981 and published in the New Zealand Gazette 5 November 1981, No. 131, page 3005

FIRST SCHEDULE

BOUNDARIES OF THE BOROUGH OF TAUPO

FIRST SCHEDULE

BOUNDARIES OF THE BOROUGH OF TAUPO

All that area in the South Auckland Land District containing 3384 hectares, more or less, bounded by a line commencing at the easternmost point of Lot 1, D.P. S. 21311 being a point on the left bank of the Waikato River and proceeding in a south-westerly direction along that bank to and along the shore of Lake Taupo to a point bearing 165° 00′ south-east of the intersection of the north-eastern corner of a public road (as defined on ML 16214) with Acacia Bay Road; thence in a north-westerly direction along that right line to the said intersection; thence in a north-easterly direction along the south-eastern side of Acacia Bay Road to the production of the north-eastern boundary of Rangatira B615 Block; thence north-westerly boundary of the said Block; thence south-westerly along the north-western boundary of the said Block to the north-eastern boundary of part Rangatira 8A Block; thence north-westerly along that boundary to an angle bearing 52° 02′ 17.08 metres from IT XI shown on ML 19097; thence in a north-easterly direction along a right line to the westernmost point of Rangatira 5 Block, along the north-western boundary of the said Block to the northermost point and along another right line to an angle on the western side of Poihipi Road opposite IT XV as shown on S.O. 41900; thence in an easterly direction along a right line to boundary peg XXIVc as shown on S.O. 44183 on the eastern side of State Highway No. 1; thence in a north-easterly direction along the said eastern side to the intersection with the right bank of the Waipu-Werawera Stream; thence in a south-easterly direction along the said eastern side to the intersection with the right bank of the Waikato River along a right line to the westernmost point of Section 2. Block XIV, Tatua Survey District along the south-western corner of Lot 1, D.P. S. 28936 on the northern side of Spa Road, once again along a right line to the north-eastern corner of Lot 1, D.P. S. 28936 on the northern side of Spa Ro

7.3 RECOMMENDATION ON THE GRANTING OF A GROUND LEASE OVER 36 RECREATION ROAD, KAIKOHE - SPORTSVILLE

File Number: A5312169

Author: Brooke Taylor, Team Leader - Property Management

Authoriser: Ruben Garcia, Acting Group Manager – Delivery and Operations

TAKE PÜRONGO / PURPOSE OF THE REPORT

To seek resolution from council on the granting of a new ground lease over 36 Recreation Road, Kaikohe, Part Lot 3 DP 22327, and Lot 31 DP 10045, being recreation reserve under Section 54 Reserves Act 1977 to Kaikohe & Districts Sportsville Incorporated.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Due to changes in management for Property and Facilities department and Sportsville, its
 acknowledged this lease process has resulted in timeframes that are unsatisfactory. Due to
 this the LTO is now in place while the final stages of lease are navigated.
- Kaikohe & Districts Sportsville Incorporated have managed Lindvart Park since 1 January 2018 under a management agreement with Far North District Council.
- A Reserve Management Plan over Lindvart Park was executed in July 2018.
- The Long-Term Plan 2021-2031 included a contribution of \$3,226,493 for the construction of a new sporting facility to be located at Lindvart Park.
- On 24 August 2022, Kaikohe & Districts Sportsville obtained building consent from Far North District Council to build this new sporting facility. This facility, known as Papa Hawaiiki, was opened to the public in April 2024 and is owned by Kaikohe & Districts Sportsville Incorporated.
- In April 2024 Kaikohe & Districts Sportsville Incorporated formally requested a new ground lease over the site occupied by the new sporting facility.
- The Reserves Act 1977 requires public consultation on the issuing of a lease over a Recreation Reserve.
- This report was presented to the Kaikohe Hokianga Community Board on 25 October 2024 who recommended that public consultation be initiated. *Resolution 2024/109*.
- Public consultation ran from 4 April to 2 May 2025. A total of 23 submissions were received, 16 in support, 3 not sure and 4 against the proposed lease. No submitters wished to be heard.

TŪTOHUNGA / RECOMMENDATION

That Council:

a) grant 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.

The terms of the proposed lease shall be:

Term: 30 years (10+10+10) - allowed for under the Reserves Act 1977

Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule.

 authorises the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council.

1) TĀHUHU KŌRERO / BACKGROUND

On the 8 August 2025 Kaikohe – Hokianga Community Board meeting, the following resolution was passed:

7 NGĀ PŪRONGO / REPORTS

7.1 RECOMMENDATION ON THE GRANTING OF A GROUND LEASE OVER 36 RECREATION ROAD, KAIKOHE - SPORTSVILLE

Agenda item 7.1 document number A5188331, pages 17 - 26 refers

RESOLUTION 2025/65

Moved: Cr John Vujcich

Seconded: Member Mike Edmonds

That the Kaikohe – Hokianga Community Board recommend to Council:

a) grant 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.

The terms of the proposed lease shall be:

- Term: 30 years (10+10+10) allowed for under the Reserves Act 1977
- Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule.
- authorises the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council.

CARRIED

Lindvart Park Recreation Reserve is vested in Council and has been managed by Kaikohe & Districts Sportsville Incorporated as per the Management Agreement between the group and Far North District Council since being formalised on 1 January 2018.

Through the Management Agreement, Kaikohe and Districts Sportsville is responsible for preserving the park for public use by ensuring the ongoing maintenance and up-keep, club management and public access to Lindvart Park along with development of a strategic plan for improvement, development and enhancement of Lindvart Park.

Kaikohe & Districts Sportsville Incorporated exist to promote sport in Kaikohe and extend this area beyond to all outlying settlements for which Kaikohe is the main town centre, for example Hokianga.

The Long-Term Plan 2021-2031 included a capital contribution of \$3,226,493 to the new Lindvart Park Kaikohe – Sportsville project. On 7th April 2022, Council resolved to re-affirm this contribution:

7.3 LINDVART PARK PAVILION, KAIKOHE PROJECT

Agenda item 7.3 document number A3641588, pages 82 - 86 refers.

RESOLUTION 2022/1

Moved: Cr John Vujcich Seconded: Cr Ann Court

That Council:

- Re-affirm the capital commitment of \$3,226,493 to the Lindvart Park Kaikohe Sportsville project.
- b) Approve an increase in operational grant support to Sportsville of \$35,000 from year one of the 2024/2034 Long-Term Plan.

<u>In Favour:</u> Mayor John Carter, Deputy Mayor Ann Court, David Clendon, Dave Collard,

Felicity Foy, Mate Radich, Rachel Smith, Kelly Stratford, Moko Tepania and

John Vujcich

Against: Nil

CARRIED

Note: that the CEO was asked to provide advice to the next meeting on how to ensure a consistent approach to the way that FNDC supports community facilities across the District, by way of operational grant

In August 2022, Far North District Council approved building consent to Kaikohe & Districts Sportsville Incorporated and the new sporting facility, known as Papa Hawaiiki, was built and open to the public in April 2024. No formal discussions had been made in regard to a ground lease prior to this time.

The complex is owned by Kaikohe & Districts Sportsville Incorporated, who received funding from Ministry of Business, Innovation and Employment, Far North District Council, Northland Rugby Club, Foundation North, Department of Internal Affairs Lotteries and Grassroots to complete this build.

Papa Hawaiiki consists of two indoor basketball courts, a meeting room and viewing platform on a mezzanine floor. The building has sprung wooden floors and is capable of hosting National basketball tournaments.

The complex aims to highlight a return of basketball to Kaikohe with a focus on developing basketball and other indoor sports, such as volleyball. The development of the complex has enabled the community (including the wider area of Hokianga) the ability to participate in sports that had previously been inaccessible due to lack of facilities or travel constraints.

Since the sports facility opened in April 2024, schools such as Kura Kaupapa o Kaikohe and Kaikohe Christian School, neither of which have school gymnasiums utilise the building during the day for enhancement of their wider curriculum. It has also been utilised in the evenings for teams participating in Badminton, Table Tennis, Basketball, Netball and Turbo Touch.

Kaikohe & Districts Sportsville Incorporated have received numerous enquiries for various events such as Matariki celebrations, Masters sports tournaments, youth days, kapa haka, fight nights and regional sport gatherings. Papa Hawaiiki has the ability to accommodate these events where in the past there has been no facility available for these groups.

The facility is open 24/7, users are provided their own access swipe cards, catering for all abilities with wheelchair access to both floors.



Aerial view of proposed leased area in red. Part Lot 3 DP 22327, and Lot 31 DP 10045

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The sporting facilities available at Lindvart Park prior to the construction of Papa Hawaiiki were outdated and undersized. The construction of this new facility has given Lindvart Park a new lease of life and there has been an increase in members of the public utilising the facility since its inception.

As per the Reserves Act 1977 section 54, public consultation is required on the granting of a lease over recreation reserve.

Public Notification

Public Notice was advertised in the New Zealand Gazette and ran from 4 April – 2 May 2025 as required under the Reserve Act, and FNDC website.

A total of 23 submissions were received, 16 in support, 3 not sure and 4 against the proposed lease. No submissions wished to be heard.

A letter was sent via email to Te Uri O Hua representatives to inform them of the requested lease. These representatives are mandated (within the hapū) under tikanga as a spokesperson/representative of Te Uri O Hua hapū, who are through whakapapa direct descendants of the tupuna who resided on the whenua until soon after it became an asset of the Crown/Council.

A lengthy discussion was had with Te Uri O Hua, discussing ownership of the building, a desire for review of the proposed lease at each renewal and if the lease can be withdrawn if they are not meeting their legal obligations. The discussion culminated in support of the ground lease as long as formal reviews every 5 years within the lease are carried out with the hapū. The purpose of this is to:

- Keep the hapu actively connected and informed about the lease and its impacts;
- Provide regular opportunities for k\u00f6rero, transparency, and collective reflection;
- Allow space for whānau who are not currently involved to build their capacity and participate over time;

 Ensure our hapū voice remains central and the lease continues to align with our values and aspirations.

This 5 yearly review would serve as a regular check in point, led by the hapū, to maintain strong relationships and accountability.

The options available for this site are:

Option 1 (recommended):

That the Kaikohe – Hokianga Community Board recommends to Council:

a) grant a new ground lease to Kaikohe & Districts Sportsville Incorporated, over approximately 485.7m2 of land being Lot 31 DP 10045 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.

The terms of the proposed lease shall be:

Term: 30 years (10+10+10) – allowed for under the Reserves Act 1977

Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC fees and Charges Schedule.

b) authorises the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council.

Option 1 will allow Kaikohe & Districts Sportsville Incorporated to continue providing their service to the community.

Option 2:

- a. Decline Kaikohe & Districts Sportsville Incorporated request for a new ground lease
- b. Ask Kaikohe & Districts Sportsville Incorporated to remove any existing building(s) and associated assets from the reserve and reinstate the recreation reserve at their cost.

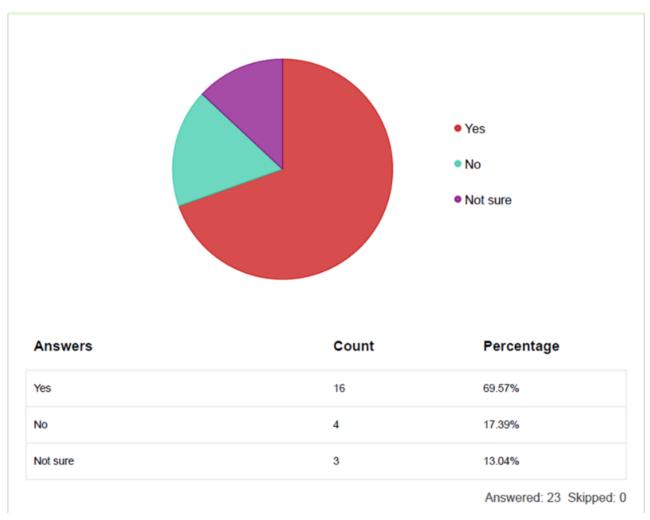
TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Public Notice is a statutory requirement under Reserves Act.

Public consultation was completed as per the requirements of the Reserves Act for the leasing of a Recreation Reserve. A total of 23 submissions were received, 16 in support, 3 not sure and 4 against the proposed lease. No submissions wished to be heard.

Kaikohe and Districts Sportsville ground lease

o Do you support the ground lease? *



As per the Reserves Act 1977, Council can grant exclusive leases to part or all of a reserve for a maximum term of 30 years.

Building Consent was given by Far North District Council to Kaikohe & Districts Sportsville Incorporated for the establishment of this building on 24 August 2022. Construction was completed in 2024, with the facility opening in April 2024.

Through this new sporting facilities, Kaikohe & Districts Sportsville Incorporated provide a beneficial service to the community, bringing life to the sporting world in Kaikohe and surrounding areas. Resolving to vacate the land (including removal of the building) will be detrimental to the Community, Whānau and Tamariki of the area.

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

The Long-Term Plan 2021-2031 included a capital contribution of \$3,226,493 towards the build of this facility, which was reaffirmed by Council in April 2022. A public access agreement will be noted within the proposed lease in order to establish Far North District Councils capital contribution as an intangible asset. This would be of the above amount and will be depreciated over time to provide for strategic assert renewals (structural areas and services). Any renewals required to the internal fit out would be directly funded by Kaikohe & Districts Sportsville Incorporated, or through additional grants or fund raising.

Far North District Council provided the group an annual operation grant of \$40,000 for the facility. This amount was increased by \$35,000 for a total of \$75,000 per annum at the April 2022 Council meeting to support ongoing operational costs. The capital contribution and total operational grant (inclusive of increase) were provided for and represented an increase in ward rate of \$4.70 per SUIP.

The lease will provide for the lessee to continue to be responsible for all ongoing maintenance of the associated land, including responsibility for the payment of all utility charges, rates and insurances.

ĀPITIHANGA / 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,
 - 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 <u>Council's</u> <u>Significance and Engagement Policy</u>	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 Reserves Policy: The Policy supports a long-term lease being offered to community orientated groups wanting a permanent base. The Reserves Act 1977: Section 119 and 120 require that public consultation be initiated prior to the granting of a lease.
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 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.	Far North District Council recognises the significant role of tangata whenua as set out in the Working with Māori chapter in the Long-Term Plan 2021-2031. It is important to notify tangata whenua in the Kaikohe locality of the lease proposal prior to the public consultation. Te Hono was approached to provide advice on who the main contacts were in the first instance. A letter was sent via email to Te Uri O Hua representatives to inform them of the requested lease. These representatives are mandated (within the hapū) under tikanga as a spokesperson/representative of Te Uri O Hua hapū, who are through whakapapa direct descendants of the tupuna who resided on the whenua until soon after it became an asset of the Crown/Council.
	A lengthy discussion was had, discussing ownership of the building, a desire for review of the proposed lease at each renewal and if the lease can be withdrawn if they are not meeting their legal obligations. The discussion culminated in support of the ground lease as long as formal reviews every 5 years within the lease are carried out with the hapū. This would serve as a regular check

	in point, led by the hapū, to maintain strong relationships and accountability.
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 Iwi consultation progressed as per the Reserves Act 1977 and the FNDC Engagement Policy. A total of 23 submissions were received, 16 in support, 3 not sure and 4 against the proposed lease. No submissions wished to be heard.
State the financial implications and where budgetary provisions have been made to support this decision.	All upgrade and maintenance costs fall to the lessee. The appropriate community rent for the land is set by the FNDC Fees Charges Schedule.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

7.4 LOCAL WATER DONE WELL - ADOPTION OF WATER SERVICES DELIVERY PLAN

File Number: A5311229

Author: Andy Dowdle, Change Specialist - Organisational Development

Authoriser: Charlie Billington, Group Manager - Corporate Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Council adoption of the Water Services Delivery Plan ahead of certification by the CE and submission to the Secretary for Local Government in accordance with the Local Government (Water Services Preliminary Arrangements) Act 2024, and to approve entering into a Commitment Agreement with Whangārei and Kaipara District Councils to form the Regional Water Services CCO described in the Water Services Delivery Plan.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The Water Services Delivery Plan (WSDP) is required by legislation and outlines how Northland's three district councils will deliver financially sustainable, regulatory-compliant drinking water, wastewater, and stormwater services.
- The three councils have selected a mixed-model: drinking water and wastewater will be delivered by a newly established Regional Council-Controlled Organisation (CCO); stormwater will remain within each council's internal business unit.
- The go-live date for the new entity is planned for 1 July 2027, with a staged implementation plan tracking progress against DIA milestones.
- Key governance and operational principles are still to be agreed as part of the foundational documents for the CCO in the next phase of the process.
- A Commitment Agreement has been prepared, setting out how the three councils will collaborate during the planning and establishment phase.
- If Council does not adopt the WSDP and approve the Commitment Agreement, FNDC will fail to meet its statutory obligation to submit a plan by 3 September 2025.
- Non-adoption would place FNDC in breach of Section 17(1) of the Act, risk Ministerial intervention, and require FNDC to prepare a new stand-alone WSDP at short notice.

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) Approves the adoption of the joint Water Services Delivery Plan (Attachment A).
- b) Delegates to the Chief Executive authority to make minor editorial changes to the Joint WSDP.
- c) Approves entering into the Northland Region Water CCO Commitment Agreement (Attachment B), and
- d) Authorises the Chief Executive to make minor editorial changes if required to the Commitment Agreement, and
- e) Authorises the Chief Executive to execute the Commitment Agreement.
- f) Approves up to \$500,000 unbudgeted expenditure to be made available to the CCO establishment project.
- g) Notes that:
 - all costs incurred by Council for the CCO establishment will be transferred to the CCO once it is established
 - ii. efforts to access external funding for the purposes of the CCO establishment will continue
 - iii. monies available from the 'Better Off Fund' will be utilised in preference to debt funding.

1) TĀHUHU KŌRERO / BACKGROUND

Adoption of the WSDP is a major milestone in the Local Water Done Well (LWDW) programme. Since the legislation took effect on 3 September 2024, Council has held multiple workshops to understand its implications and to weigh delivery models.

At its meeting on 13 March 2025, Council confirmed two options for public consultation:

- 1. **Te Pēke** an in-house business unit of Council
- 2. **Te Kete** a jointly owned CCO for water and wastewater services with KDC and WDC

Te Pēke was identified as FNDC's preferred option for consultation. The rationale was that it retained direct Council control, aligned with iwi/hapū aspirations, and reflected community preference for local decision-making. However, FNDC also acknowledged that Te Kete could bring significant benefits through regional collaboration, commercial governance expertise, and greater investment capacity.

Public consultation confirmed 68% support for Te Pēke, with iwi/hapū submissions strongly endorsing the in-house model. At the same time, sector groups such as Federated Farmers favoured a regional model, citing efficiency and cost-sharing opportunities. Final decisions remain with each Council.

In line with its Statement of Intent, FNDC joined WDC and KDC in May 2025 to form a Joint Elected Member Steering Group (EMWG). The EMWG's mandate was to explore regional options in good faith, not to make binding decisions, but present recommendations back to each Council on the potential advantages and disadvantages of the regional model. FNDC representatives were Kahika Moko Tepania, Councillor Ann Court, and Councillor John Vujcich.

On 7 July 2025, the Steering Group recommended formation of a regional CCO based on principles:

- 1. Financials will initially be ring-fenced to each council
- 2. Water charges will not be harmonised across the three founding council areas at the outset
- 3. A review of ring-fencing and harmonisation will occur within three years of the CCO's commencement date.

This recommendation forms the basis for progressing the regional model. Detailed governance and financial principles will be developed in the next phase, with FNDC continuing to represent local and iwi/hapū priorities in the drafting of foundational documents.

On 31 July 2025, Council approved working with KDC and WDC to develop a joint WSDP, whereby:

- a) Water and wastewater services will be delivered by a regional, asset-owning CCO
- b) Stormwater services will remain the responsibility and ownership of an in-house business unit within each council.

Since this decision was made, staff from the three councils have been working collaboratively to develop the WSDP in accordance with legislation, using Department of Internal Affairs (DIA) templates designed to meet Central Government expectations for the required level of detail.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Water Services Delivery Plan

The WSDP (**Attachment A**) sets out how the three district councils in the Northland Region intend to provide future drinking water, wastewater and stormwater services in a way that meets changing legal, financial and environmental regulations, and community expectations. Importantly, the WSDP must include an explanation of what Council proposes to do to ensure that the delivery of water services will be financially sustainable by 30 June 2028.

There are 5 parts to the WSDP:

- 1. Overview of the delivery model and an implementation plan
- 2. Network performance (including levels of service, asset condition, future investment requirements, statement of regulatory compliance)
- 3. Revenue and financing (charging and billing arrangements, finance sources and borrowing arrangements)
- 4. Assessment of financial sustainability
- 5. Projected financial statements

The Implementation Plan (Part 1 of the WSDP) provides for two commitment confirmation points, where Councils can reaffirm their commitment to the regional model. These points recognise that key principles for the CCO are still to be finalised and give Councils assurance that their communities' aspirations will be appropriately represented as the model develops. The focus remains on collaboration, with FNDC continuing to influence the shape of the regional entity through its role in developing the foundational documents.

An initial draft of the joint WSDP was sent to the DIA for review at the end of July and feedback was received on 1 August 2025 (**Attachment C**). Overall, the feedback was positive and provided feedback where more information was required.

Prior to submitting the WSDP for Council adoption, the Regional Working Group reviewed the plan following incorporation of DIA feedback.

Commitment Agreement

Delivering the regional CCO outlined in the WSDP requires the three Northland District Councils to work together efficiently and effectively. The Commitment Agreement (**Attachment B**), developed using the DIA template, outlines how the councils will collaborate and sets out principles for decision-making, dispute resolution, communication, engagement with iwi/hapū, and good governance.

The Commitment Agreement applies during the scoping and establishment phase of the transitional period between the councils' adoption of the WSDP and when the entity is incorporated at which time the commitment agreement will expire. Throughout this period, a dedicated project team will be established to manage the Water Services Transition Project.

The Commitment Agreement provides the framework for this next phase, during which foundational documents (such as the Shareholders' Agreement and Constitution) will be developed.

WDC will act as Lead Council, responsible for scheduling governance meetings, preparing reports, managing project expenditure against the approved budget, and (with Project Steering Group approval) entering agreements for project benefit.

Commitment Agreement Budget

Included in the Commitment Agreement is the budget estimate to complete phase 1 of the implementation plan through to the CCO entity being incorporated. The costs will be shared equally by the participating councils. Once the CCO is established, it is expected these costs will be transferred to that entity.

The workstreams of activity for this phase are expected to be:

Work Stream	Example activities
People and Capability	Work force transition, organisational design, consultation, council interface established
Finance, Funding & Commercial, Revenue	Treasury, Insurance, Financial Management, Procurement, Property and Fleet, Regulation, Budgets, Pricing, Billing Collections
Asset Management and Capital Delivery	Asset register, asset condition assessment, investment plan, capital delivery continues, virtual PMO, Resource consents
Operations	Water safety plans, ops and maintenance contracts, Risk register, compliance strategy, stormwater service level agreement, Health and Safety, incident management, customer relations, trade waste
Governance and Legal	Entity establishment, legislation compliance roadmap, Board and CE appointment process, internal business policy framework, bylaws, contract register, Transfer agreements, relationship agreements
Technology	Systems of record (Finance, Assets, Ops, GIS, People, Payroll, H&S, Data migration), Corporates systems, Operational Tech, Data Platform, Information Management
Comms	Internal and external comms plan and preparation of copy material

Associated costs for the transition to a CCO are estimated to be as per the table below. This high-level estimate was prepared by an external consultancy involved in other regional CCO establishment projects around the country taking into account both the expected costs of other potential CCOs, and the size and complexities for the Northland regional CCO. Further refinement of these estimates will occur as the planning of these phases is detailed.

The budget for this establishment (scoping and preparation) phase will be set at the lower end of the estimate range with the intention to utilise work previously undertaken for the previous water reform programme and the use of internal resources wherever possible to ensure that in-house knowledge is building for the commencement of operations.

Phase	Budget	Comment
Scoping and preparation	\$1.5 - \$2.0m	Shared across councils Procurement in accordance with council policy Option to debt fund and transfer to CCO or seek external funding
Establishment and Transition	\$3.5 - \$6.5m (complete workstreams) \$3.0 - \$5.0m (IT – including licensing)	Once CCO set-up can accumulate debt. Look for nationwide opportunities for savings (other organisations going through this) Possible some capital costs can be deferred by sharing existing council services
Go live and operational		CCO cost

Discussion of Options

Option 1 (recommended option): Adopt the Water Services Delivery Plan (WSDP) and approve the Commitment Agreement.

- Meets legislative deadline of 3 September 2025.
- Supports regional collaboration with commitment confirmation points.
- Ensures FNDC has continued influence in shaping the regional CCO.

This option aligns with the decision of Council in July 2025 to form a multi-council CCO with the other Northland district councils and allows the next phase of activity to be progressed.

Option 2: Decline to adopt the Water Services Delivery Plan and/or reject the Commitment Agreement

- Would make meeting legislative deadline of 3 September 2025 unachievable.
- Undermines regional collaboration.
- Likely result in central government intervention to mediate a solution.
- May reduce FNDC influence in shaping the regional CCO.
- Would breach FNDC's July resolution to proceed jointly.

TAKE TÜTOHUNGA / REASON FOR THE RECOMMENDATION

Adopting the WSDP and Commitment Agreement ensures FNDC complies with statutory timeframes under the Local Government (Water Services Preliminary Arrangements) Act 2024. Non-adoption would place FNDC in breach of Section 17(1), risk Ministerial intervention, and require preparation of a new stand-alone plan at short notice.

While consultation showed strong support for Te Pēke (the in-house option), FNDC has carried these principles into the regional model by requiring that strong local voice, Treaty partnership arrangements, and explicit safeguards are embedded.

Key principles and governance arrangements are still to be finalised. FNDC retains the ability to continue representing community and iwi/hapū views as these foundational documents are developed.

The Implementation Plan identifies commitment confirmation points, which provide flexibility for councils to withdraw if critical principles cannot be agreed. These points are intended as safeguards rather than preferred pathways, and the emphasis remains on progressing collaboratively toward incorporation.

Adoption represents the most effective way to meet legislative obligations, reflect community and iwi/hapū aspirations, and ensure FNDC remains actively involved in shaping the regional model.

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

The Commitment Agreement requires each of the founding councils to make a provision for expenditure of up to \$500,000 (\$1.5m in total) to fund the Initiation and Planning stages of the Water Services Transition Project. It is expected that WDC, as the lead council, will 'call' these funds as required, rather than paying a lump sum.

The initial financial contribution is to be covered, or partly covered, by funds allocated against LWDW in the 'Better Off Fund' if confirmation by Government is provided that the funds may be used.

In the event that Better Off Funds is not available, this initial financial contribution is unbudgeted expenditure and will be funded by debt. It is expected that the \$500,000 will be repaid to Council by the CCO at a later stage, so the financial impact to FNDC of any 'bridging' funding would be limited to the interest incurred for the period until June 2026.

If FNDC withdraws before incorporation, or if the CCO is not established, the costs will remain unrecoverable and result in an increase to local water charges (estimated \$0.13 per cubic metre for drinking water and \$18.62 per year for wastewater connections)

Total costs for the transition to a CCO are estimated to be between \$8m-\$13.5m, which would be debt funded by the CCO. This high-level estimate was prepared by an external consultancy involved in other CCO establishment projects around the country considering both the expected costs of other potential CCOs, and the size and complexities for the Northland Regional CCO.

Further refinement of these estimates will occur as the planning of these phases is detailed and staff will be as efficient as possible to ensure costs are reduced.

ĀPITIHANGA / ATTACHMENTS

- 1. Attachment A Joint Northland Water Services Delivery Plan A5328738 🗓 🕍
- 2. Attachment B Commitment Agreement A5328024 🗓 🖼
- 3. Attachment C DIA Feedback on the draft WSDP A5322318 🗓 🖼

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 <u>Council's Significance and Engagement Policy</u>	The adoption of the Water Services Delivery Plan (WSDP) has a very high level of significance as it involves the transfer of ownership and control of a significant proportion of council's assets, and council business to another entity.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The Local Government (Water Services Preliminary Arrangements) Act 2024 establishes the LWDW framework and outlines the requirement for councils to develop a Water Services Delivery Plan by 3 September 2025.
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.	The WSDP has a district-wide relevance and is not within the delegations of Community Boards to consider.
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.	The Water Services Act 2021 (which remains in force) includes provisions to uphold Te Mana o te Wai, a key concept reflecting the mauri and spiritual significance of water. FNDC recognises the importance of water to Māori and commits to ensuring a role for iwi in the governance/decision making of water going forward.
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).	 Far North District water services customers Far North District ratepayers Department of internal affairs Commerce Commission Taumata Arowai Local Government Funding Agency Minister for Local Government

·	The Commitment Agreement commits FNDC to \$500,000 expenditure from the 'Better Off Fund'.
Chief Financial Officer review.	Yes

Joint Water Services Delivery Plan

Kaipara District Council

Whangarei District Council

Far North District Council

[Date submitted]

This is a working document for Council review and adoption as of 20 August 2025

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Part A: Statement of financial sustainability, delivery model, implementation plan and assurance

Statement that water services delivery is financially sustainable

This plan outlines that water and wastewater services for the Kaipara, Whangarei and Far North District Councils will be delivered in a manner that meets the financial sustainability requirements of the government's Local Water Done Well (LWDW) programme by 30 June 2028. A joint water services council-controlled organisation (CCO) will be established to achieve this across the Northland region, made up of the three participating districts.

The CCO joint delivery model demonstrates sufficiency across revenue, investment and financing to deliver the necessary capital and operational programme that will support the level of service, growth and resilience needs for the combined region over the ten-year period of the plan. By working together in this manner, the Northland region is better serviced for these activities than if each council were to work alone.

Each council brings a unique set of requirements and challenges which will be addressed in the transition period. The modelling done to support this plan establishes the parameters for financial sustainability that the CCO must comply with. With each council bringing its district's investment needs to the table, transitional activities will exist to align the delivery mechanisms, particularly regarding harmonisation of pricing and financing across the region, and prioritisation of capital projects.

Part C of this plan discusses the revenue and financing arrangements while Part D includes the financial sustainability assessment.

Proposed delivery model

Proposed model

A joint water services council-controlled organisation (CCO) will be established, made up of the three participating districts across the Northland region – Kaipara, Whangarei and Far North. The CCO will own water and wastewater assets and may provide stormwater services to councils although councils will maintain ownership of stormwater assets.

Individual councils will be represented by a Shareholders Council and provide guidance to the CCO via a Statement of Expectations.

At the commencement of operations, pricing and financial arrangements will be non-harmonised with all operating and capital costs including debt incurred, and subsequent costs from that debt, ring-fenced to the council benefiting from the activity. There will be a review of harmonisation options during the first three years of the CCO's operation.

Stormwater operations within each council will be ring-fenced and operated according to the requirements of the LWDW legislation and with each council's contracted requirements.

The proposed CCO commencement date for operations is 01 July 2027.

Organisation structure

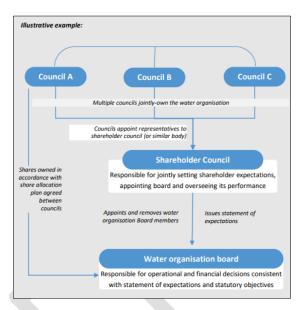
It is intended that the structure will follow the illustrative example below as per the guidance provided for the LWDW programme:

The CCO will establish its preferred organisation structure, and manage the assets, balance sheet and debt under the oversight of an independent, professionally competent board appointed by the Shareholders Council. Pricing will be set in line with the foundation documents.

Ownership

Kaipara, Whangarei and Far North District Councils will be the founding shareholders of the CCO. The CCO will own and manage infrastructure assets for water supply and wastewater services while stormwater assets will remain with the current council owners.

The Shareholders Agreement will allocate shares and outline the support of the CCO's financial arrangements that is required by each council.



Contractual arrangements

Stormwater assets may managed by the CCO under contractual arrangement with each council, including service level agreements.

It is likely that one or more councils may provide shared services to the CCO in its initial years of operation. These arrangements will be confirmed through the transition period with the necessary contractual arrangements in place for day 1 of the CCO's operations.

Stormwater

To ensure there is no doubt about how stormwater features in the proposed delivery model, these key points are re-iterated:

- Stormwater assets will not be transferred to the CCO.
- Each council will continue to be responsible for the ownership, operation, maintenance and planning for these assets.
- The stormwater activities and financials within each council will be ring-fenced as separate in-house business units as required by the LWDW legislation.
- Independent planning and reporting for stormwater functions will be established by each council, although these may be included in their Long-Term Plan (LTP) or Annual Report as an addendum.
- Stormwater activities may be contracted to the CCO with the extent of this arrangement to be fully determined through the implementation phase.

Implementation plan

The implementation of a regional CCO for Northland's drinking water and wastewater services will occur in three distinct phases:

Scoping and preparation phase – This phase is dedicated to establishing governance and operational structures, defining project scope and preparing detailed plans to support a successful implementation.

Establishment and transition phase – This phase incorporates the regional CCO as a separate legal entity and commences the transitional and operational activities required to establish a standalone business.

Operational phase – This phase marks the commencement of drinking and wastewater service delivery to the Northland community by the regional CCO. With an initial operating environment established, the regional CCO will focus on improving service quality, driving operational efficiencies and securing long-term financial sustainability.

The activities in each phase will be confirmed as planning continues, legislation is finalised, and regulatory impacts are known.



Implementation milestones

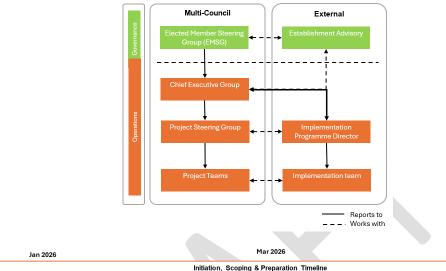
Milestone Number	Milestone	Target Completi on Date	Phase Deliverables
1	Establishment of Governance Group, Project Teams, External teams	Dec 2025	Scoping & Preparation – • Appointment of governance and operational teams • Agreement on principles, strategies, policies & expectations • Completion of foundational documents • Detailed planning for transitional and operational activities • Preparation of LGFA financing • Confirmation of commitment decision points
2	Foundational Principles Confirmed Commitment Confirmation Point #1	Mar 2026	
3	Strategic Approach Agreed Commitment Confirmation Point #2	Jun 2026	
4	Day Zero (CCO incorporation)	Jul 2026	Establishment & Transition – Incorporate Regional CCO, Shareholder Council, Board & CEO appointments Water services strategy Implement strategies, policies, procedures & actions for operational readiness, including: Asset management & capital delivery Technology & Operations Funding, financing & commercial Governance, legal & risk management
5	Organisational Delivery	Jun 2027	
6	Go-Live for service delivery	Jul 2027	Go Live & Operational – Action council transfers: assets, liabilities, staffing, contract novation Day 1 Go Live – Regional CCO begins delivering services to the community Future focus on ongoing focus of improvements to service quality, efficiencies and financial sustainability, residual transition activities.

The implementation of the Water Services Delivery Plan for Northland's water services includes six key milestones. Commitment confirmation points are scheduled at milestones 2 and 3 to maintain progress in line with Government timeframes. At these points, participating councils reaffirm their commitment to establishing a joint CCO, providing assurance that key agreements are reached early. This approach reduces the risk of delays, supports legislative timeframes, and avoids compounding project costs.

On completion of milestone 6, transfers to the new entity will be executed and the CCO begins delivering services to the community. The project is wound down with a focus on future outcomes and delivering any residual transition activities.

Scoping and preparation (Sept 2025 - Jun 2026)

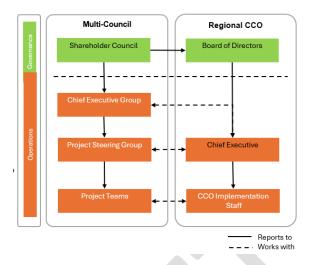
This phase focuses on establishing the governance and operational foundation necessary for the successful implementation of the regional CCO. The structure required to support this phase will take a form similar to the below, with councils leading the work activities.





Establishment and transition (Jun 2026 - July 2027)

This phase marks the activities post the incorporation of the regional CCO as a separate legal entity, and the delivery of necessary transition activities to establish a fully operational standalone business. The structure required to support this phase will take a form similar to that below, with the regional CCO now taking the lead for work activities rather than councils.





Go Live and Operational (July 2027 onwards)

This phase marks the full transition of service delivery responsibilities to the newly established CCO as an independent legal entity with its own governance and operational teams. While some transition activities may still be required and a small project team could continue for a period of time, the structure will now take a form that supports business as usual operation.

Stormwater

Kaipara

Similar timings and phases to those above will be employed by KDC to ensure stormwater activities are ringfenced within the organisation as an in-house business unit (BU) as required by the LWDW legislation. KDC's action are below:



Whangārei

Similar timings and phases to those above will be employed by WDC to ensure stormwater activities are ringfenced within the organisation as an in-house business unit (BU) as required by the LWDW legislation.

Far North

Phase 1 - Scoping & Feasibility Jan 2026 - Mar 2026 (3 months)

- Needs analysis, service gap identification, and strategic fit check with LTP.
- High-level cost estimate and benefits case.
- · Stakeholder mapping (internal, elected members, iwi).

Phase 2 – Business Case & Approvals Apr 2026 – Jun 2026 (3 months)

- Full business case with options analysis, funding source, and risk register.
- Draft proposed governance model and organisational structure.
- Outline KPIs, SLAs, and performance monitoring/reporting plan.

Phase 3 - Establishment Jul 2026 - Dec 2026 (6 months)

- Ring-fence finances, planning, reporting, and shared services.
- · Establish cost centres / chart of accounts.
- Review areas of benefit for any targeted rate.
- · Confirm debt strategy and treasury implications.

Phase 4 - Transition Jan 2027 - Apr 2027 (4 months)

- Establish bank account for BU transactions.
- Establish contracts for services with any CCO or shared service providers.
- Prepare and adopt relevant policy, process, and procedure documents.

Phase 5 - Go-Live & Stabilisation May 2027 - Jun 2027 (2 months)

Official BU launch (internal + public communications).

Consultation and engagement

Each council undertook consultation in accordance with the requirements of sections 61-64 of the Local Government (Water Services Preliminary Arrangements) Act 2024.

Individual consultation documents were prepared by each council, explaining the requirements for LWDW and providing context on how each council's water services currently perform. All three documents proposed at least two options for how water services could be delivered in the future. These options were analysed, and details were provided on how each of them may affect rates, debt, levels of service, any other charges for water services, and described the potential implications of a CCO made up of all three councils. Each consultation document also noted which option was preferred by the respective councils.

Whangarei District Council

On 27 March 2025 WDC adopted the 'Water you say, Whangārei' consultation document, resolving to consult on the following options for the future of Whangārei's water services delivery:

- Option 1: In-house business unit with increased collaboration with Northland councils (preferred option).
- Option 2: Northland Council Controlled Organisation (CCO) with Kaipara District Council and Far North District Council (drinking water and wastewater only).

WDC held its consultation between 2 April 2025 and 2 May 2025, asking the public to describe what it does and does not like about each proposed option. Awareness of this consultation was heavily promoted both prior to and during the consultation period via the Council's website, newsletters, social media platforms, the local newspaper, local radio ads and interviews, online display ads, digital billboards and council advisory groups. A dedicated event for the district's resident and ratepayers' associations, as well as three public drop-in sessions, were held early in the consultation period.

WDC received 73 submissions, which were analysed by council staff. Overall, sentiment was weighted in favour of the council's preferred option. Of the submissions related to LWDW, approximately 73% leaned towards option 1, while 19% leaned toward option 2, and 8% did not show a clear preference.

Common themes among those who leaned towards option 1 were that Whangārei has proven it can manage its water effectively, it will cost less to set up and result in less debt, it won't require cross subsidisation of neighbouring councils, it avoids increased bureaucracy, and that local (Whangārei) control and democratic processes are important.

Common themes among those who leaned towards option 2 were that Whangārei has a social responsibility to help its neighbours, borrowing potential would increase, and that elected Councillors currently have too much control over water services.

Kaipara District Council

On 4 April 2025 KDC adopted the 'Our Water Our Way' consultation documents, after it resolved to consult on the future of water services delivery options for Kaipara. The options consulted on were:

- Option 1: A Northland multi- council-controlled organisation with Whangarei District Council and Far North District Council (preferred option).
- Option 2: A Kaipara District Council inhouse model.
- Option 3: A shared service contract model with Whangarei District Council, and possibly Far North District Council.

KDC held its community consultation between 7 April 2025 and 7 May 2025, asking the public to choose which proposed option it preferred and why. Awareness of this consultation was heavily promoted both prior to and during the consultation period via the council website, e-newsletters, social media, Antenno app, the local newspapers, radio ads and via community networks. Five drop-in sessions were also held during the consultation period.

KDC received 66 submissions, which were analysed by council staff. Overall, sentiment was weighted in favour of the council's preferred option. Approximately 60% supported option 1 (a Northland multi-council-controlled organisation), while 35% supported option 2, and 5% supported option 3.

Themes among those who leaned towards option 1 were that a collective Northland effort was the most equitable and logical option and could leverage significant economies of scale. Themes among those who leaned towards option 2 were that these are local assets and should be owned and controlled by council, and that giving control to outsiders/other councils was not in the interests of Kaipara long-term. There were no clear themes for those who supported option 3 (only three submissions), only support for the option.

Deliberations were held in May with council considering all feedback and reconfirming their preferred option for a Northland multi council-controlled organisation as well as a commitment to working with the other Northland district councils to achieve this.

Far North District Council

After weighing up several options, on 2 April 2025 FNDC adopted a consultation document, resolving to consult on the following options for the future of Far North's water services delivery:

- Option 1: 'Te pēke' A strengthened in-house model (preferred option).
- Option 2: 'Te kete' A three-council water services organisation with Kaipara and Whangārei.

The terms 'Te pēke' and 'Te kete' were chosen to reflect the values of each model. Te pēke translates in Te Reo Māori to 'the bag' and represents the strengthened in-house model, where services stay with the council, tightly managed and locally controlled. Te kete translates to 'the basket' and represents the three-council water services organisation, where resources and responsibilities are shared for greater efficiency and wider collaboration with KDC and WDC.

FNDC held its consultation between 4 April 2025 and 6 May 2025, asking the public what it thought about each proposed option. Awareness of the consultation was promoted via FNDC's website, social media channels, and three pop-up events were held for the public to learn more.

Of the 116 submissions FNDC received, 68% supported keeping water services in-house. Many submitters highlighted the importance of retaining local control and accountability, especially when it comes to essential services like drinking water, wastewater and stormwater.

Assurance and adoption of the plan

The three councils have worked together to build the content of this plan including employing assurance practices along the way:

- Internal reviews have occurred prior to information being shared.
- Information has been reviewed and discussed in staff working groups.
- Guidance has been received from the Working Group made up of three elected members from each council.
- Modelling has been conducted jointly, initially via Beca and Martin Jenkins, and then supported by the DIA with feedback.
- Final numbers are provided in the DIA template to ensure calculations are correct.
- This plan also follows the DIA template to ensure completeness of the information required as per section 13 of the Local Government (Water Services Preliminary Arrangements) Act 2024.

Council resolution to adopt the plan

Each council has committed to the joint water services delivery model in the form of a CCO in the meetings noted below:

- 1. Whangarei District Council 24 July 2025
- 2. Kaipara District Council 30 July 2025
- 3. Far North District Council 31 July 2025

This joint Water Services Delivery Plan has been adopted by council resolution at the following meetings:

- 1. Kaipara District Council 27 August 2025
- 2. Whangarei District Council 28 August 2025
- 3. Far North District Council 28 August 2025

Certification of the Chief Executive of Kaipara District Council

This Water Services Delivery Plan has been prepared within a constrained timeframe, based on high-level information provided by individual councils. The content is largely conceptual. While all reasonable efforts have been made to verify the completeness and accuracy of the information through the review processes described above, it is acknowledged that certain assumptions and data may be subject to change as further information becomes available during the due diligence process associated with the transition to a joint Council-Controlled Organisation (CCO).

Having regard to the limitations stated above, and based on the information presently available, I confirm to the best of my knowledge that the information provided by Kaipara District Council contained in this Water Services Delivery Plan:

 Meets the requirements of the Local Government (Water Services Preliminary Arrangements) Act 2024; and

• Is accurate	e and complete to the extent reasonably ascertainable at this time.
Signed:	
Name:	Jason Marris
Designation:	Chief Executive
Council:	Kaipara District Council
Date:	

Certification of the Chief Executive of Whangarei District Council

This Water Services Delivery Plan has been prepared within a constrained timeframe, based on high-level information provided by individual councils. The content is largely conceptual. While all reasonable efforts have been made to verify the completeness and accuracy of the information through the review processes described above, it is acknowledged that certain assumptions and data may be subject to change as further information becomes available during the due diligence process associated with the transition to a joint Council-Controlled Organisation (CCO).

Having regard to the limitations stated above, and based on the information presently available, I confirm to the best of my knowledge that the information provided by Whangarei District Council contained in this Water Services Delivery Plan:

- Meets the requirements of the Local Government (Water Services Preliminary Arrangements) Act 2024; and
- Is accurate and complete to the extent reasonably ascertainable at this time.

	·	
Signed:		
Name:	Simon Weston	
Designation:	Chief Executive	
Council:	Whangarei District Council	
Date:		

Certification of the Chief Executive of Far North District Council

This Water Services Delivery Plan has been prepared within a constrained timeframe, based on high-level information provided by individual councils. The content is largely conceptual. While all reasonable efforts have been made to verify the completeness and accuracy of the information through the review processes described above, it is acknowledged that certain assumptions and data may be subject to change as further information becomes available during the due diligence process associated with the transition to a joint Council-Controlled Organisation (CCO).

Having regard to the limitations stated above, and based on the information presently available, I confirm to the best of my knowledge that the information provided by Far North District Council contained in this Water Services Delivery Plan:

- Meets the requirements of the Local Government (Water Services Preliminary Arrangements) Act 2024; and
- Is accurate and complete to the extent reasonably ascertainable at this time.

Signed:			
Name:	Guy Holroyd		
Designation:	Chief Executive		
Council:	Far North District Council		
Date:			

Part B: Network performance

Investment to meet levels of service, regulatory standards and growth needs

The shareholding councils recognise the substantial investment that is required in the region's three waters infrastructure to address compliance, aging infrastructure, resilience and growth for each district. The CCO model offers opportunities to improve on what each council can achieve alone through the holistic management of the whole region and improved funding options.

This part of the plan discusses the current situation for each council's communities and their water services assets, including resource consents. The capital investment programmes contributed by each council have been managed to ensure the compliance requirements of the LWDW programme are achieved. These could potentially be reset again by the CCO's Water Services Strategy and once formalised, this would supersede the information in this plan.

Serviced population

The population across Northland is 200,800 with each district representing a 2024¹ population of:

- Kaipara 26,800
- Whangārei 100,500
- Far North 73,500

The tables below outline the serviced population for each district, showing each type of water service individually. This is because all three districts have a significant number of water service schemes that serve small communities with some of these communities only having access to particular water services, rather than all.

Serviced population has been determined using a Household Unit Equivalent (HUE) value of 2.7 against the number of connections. The rationale for this is that all three districts have communities with significant numbers of holiday or secondary homes. As a result, actual population figures can exceed the census population figures for these communities by upwards of 200% with water services available all year round. Additionally, increased opportunities for remote working in recent years has seen increased usage of water services in some of these holiday locations as customers spend more time working from their secondary/holiday residences.

¹ Infometrics Regional Economic Profile

Table 1 - Kaipara District projected serviced population

Water	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	8,508	8,593	8,679	8,765	8,853	8,942	9,031	9,121	9,213	9,305
Total residential connections	3,151	3,183	3,214	3,246	3,279	3,312	3,345	3,378	3,412	3,446
Total non-residential connections	601	607	613	619	625	632	638	644	651	657

Wastewater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	14,396	15,116	15,872	16,666	17,499	18,374	19,293	20,257	21,270	22,334
Total residential connections	5,332	5,599	5,879	6,172	6,481	6,805	7,145	7,503	7,878	8,272
Total non-residential connections	741	778	817	858	901	946	993	1,043	1,095	1,150

Stormwater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	15,107	15,409	15,717	16,031	16,352	16,679	17,012	17,353	17,700	18,054
Total residential connections	5,595	5,707	5,821	5,937	6,056	6,177	6,301	6,427	6,555	6,687
Total non-residential connections	575	587	598	610	622	635	648	660	674	687

Table 2 - Whangarei District projected serviced population

Water	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	77,428	78,203	78,983	79,774	80,571	81,378	82,191	83,014	83,843	84,683
Total residential connections	26,253	26,516	26,781	27,048	27,319	27,592	27,868	28,147	28,428	28,713
Total non-residential connections	2,424	2,448	2,472	2,498	2,522	2,548	2,573	2,599	2,625	2,651

Wastewater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	70,683	71,391	72,104	72,824	73,553	74,288	75,033	75,781	76,540	77,306
Total residential connections	24,428	24,672	24,919	25,168	25,420	25,674	25,931	26,190	26,452	26,717
Total non-residential connections	1,751	1,769	1,786	1,804	1,822	1,840	1,859	1,877	1,896	1,915

Stormwater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	87,801	88,943	90,099	91,271	92,456	93,658	94,875	96,109	97,359	98,626
Total residential connections	30,491	30,887	31,289	31,696	32,108	32,525	32,948	33,376	33,810	34,250
Total non-residential connections	2,028	2,055	2,081	2,108	2,135	2,163	2,191	2,220	2,249	2,278

Table 3 - Far North District projected serviced population

Water	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	26,182	26,378	26,741	27,024	27,328	27,629	27,925	28,212	28,496	28,770
Total residential connections	9,697	9,770	9,904	10,009	10,122	10,233	10,343	10,449	10,554	10,656
Total non-residential connections	2,288	2,306	2,336	2,359	2,385	2,411	2,436	2,460	2,484	2,507

Wastewater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	31,409	31,689	32,069	32,406	32,720	33,031	33,338	33,635	33,927	34,171
Total residential connections	11,633	11,736	11,877	12,002	12,118	12,234	12,348	12,457	12,565	12,656
Total non-residential connections	2,116	2,134	2,159	2,181	2,204	2,226	2,248	2,269	2,290	2,308

Stormwater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	38,872	39,215	39,680	40,092	40,477	40,858	41,235	41,599	41,956	42,256
Total residential connections	14,397	14,524	14,696	14,849	14,991	15,133	15,272	15,407	15,539	15,650
Total non-residential connections	1,507	1,520	1,538	1,553	1,569	1,584	1,600	1,615	1,629	1,642

Table 4 - CCO projected serviced population

Water	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	112,118	113,174	114,403	115,563	116,752	117,949	119,147	120,347	121,552	122,758
Total residential connections	39,101	39,469	39,899	40,303	40,720	41,137	41,556	41,974	42,394	42,815
Total non-residential connections	5,313	5,361	5,421	5,476	5,532	5,591	5,647	5,703	5,760	5,815

Wastewater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Serviced population	116,488	118,196	120,045	121,896	123,772	125,693	127,664	129,673	131,737	133,811
Total residential connections	41,393	42,007	42,675	43,342	44,019	44,713	45,424	46,150	46,895	47,645
Total non-residential connections	4,608	4,681	4,762	4,843	4,927	5,012	5,100	5,189	5,281	5,373

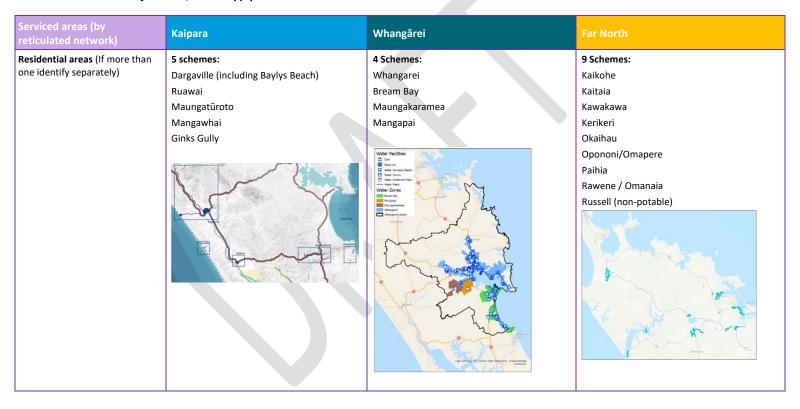
Serviced areas

The proposed entity will serve a myriad small communities, towns and one city. While Whangārei and most of the larger towns have all three water services, this is not the case for all communities. Some smaller communities may have drinking water or wastewater services but for many, water is supplied via on-site tanks, collecting from roofs or a private bore, and wastewater is managed through septic systems. In the period of this plan, while some services may be expanded for growth reasons, no additional communities will have new water services established.

Serviced areas by network and catchment

Water Supply

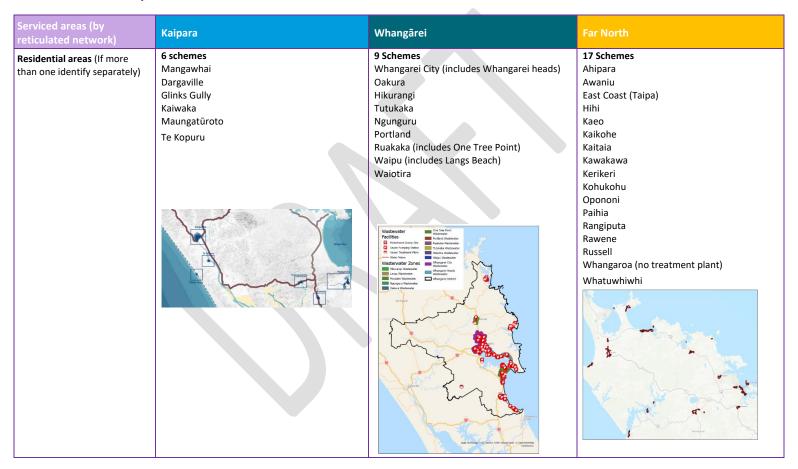
Table 5 - Serviced areas for joint CCO, water supply services



Serviced areas (by reticulated network)	Kaipara	Whangārei	Far North
Non-residential areas (If more than one identify separately)	Mangawhai Dargaville Maungatūroto Kaiwaka Glinks Gully	Commercial, Industrial, and Rural areas exist within each catchment.	Kaikohe Kaitaia Kawakawa Kerikeri Okaihau Opononi/Omapere Paihia Rawene / Omanaia
Mixed-Use rural drinking water schemes (where these schemes are not part of the council's water services network)	N/A	N/A	N/A
Areas that do not receive water services (If more than one identify separately)	Te Kopuru Mangawhai Kaiwaka	Rest of the district.	Rest of the district.
Proposed growth areas Planned (as identified in district plan) Infrastructure enabled (as identified and funded in LTP)	Dargaville Mangawhai (including 2 special purpose zones) Maungatūroto Kaiwaka	Whangārei has adopted a Future Development Strategy (May 2025). Refer to the growth section below for more detail. The priority development areas include the City Centre, Primary Growth Corridor and Urban centres. Areas of interest within these areas are Marsden Point, Ruakākā, Raumanga, Onerahi, Tikipunga, Otangarei, and Springs Flat/Norther Grown Area.	Kerikeri / Waipapa Kaikohe Kawakawa Kaitaia East Coast

Wastewater

Table 6 - Serviced Areas for joint CCO wastewater services



Serviced areas (by reticulated network)	Kaipara	Whangārei	Far North
Non-residential areas (If more than one identify separately)	Mangawhai Dargaville Glinks Gully Kaiwaka Maungatūroto Te Kopuru	Commercial, Industrial, and Rural areas exist within each catchment.	Ahipara East Coast (Taipa) Hihi Kaeo Kaikohe Kaitaia Kawakawa Kerikeri Kohukohu Matauri Bay Opononi Paihia Rangiputa Rawene Russell Whangaroa (no treatment plant)
Areas that do not receive water services (If more than one identify separately)	Baylys Beach Ruawai	Rest of the district.	Rest of district
Proposed growth areas Planned (as identified in district plan) Infrastructure enabled (as identified and funded in LTP)	Refer to the water supply section	Refer to the water supply section	Refer to the water supply section

Stormwater

Table 7 - Kaipara serviced areas - stormwater

Residential areas	Non-residential areas	Areas that do not receive water services	Proposed growth areas
5 catchments: Baylys Beach Te Kopuru Dargaville Mangawhai Kaiwaka Stormwater drainage systems in Whakapirau, Glinks Gully, Kelly's Bay, Pahi, Tinopai, Paparoa, Maungatūroto and Matakohe are mostly incorporated into the road network	Commercial, Industrial, and Rural areas exist within each catchment.	Rest of the district.	Refer to the water supply section
Dargaville- Te Köpuru		Eream Bay MeGgawhal	

Table 8 - Whangārei serviced areas - stormwater

Residential areas	Non-residential areas	Areas that do not receive water services	Proposed growth areas		
11 catchments Whangārei City Whangārei Heads Langs beach Waipu Ruakākā One Tree Point Maungakaramea Hikurangi Tutukaka Whananaki Ōakura	Commercial, Industrial, and Rural areas exist within each catchment.	Rest of the district.	Refer to the water supply section		
Dakura Somosing Rolling Somosing Somos					

Table 9 - Far North serviced areas - stormwater

Residential areas			Non-residential areas	Areas that do not receive water services	Proposed growth areas
30 catchments Ahipara Awanui East Coast Bays Haruru Hihi Houhora Kaeo Kaikohe Kaimaumau Kaitaia	Karikari Kawakawa Kerikeri Kohukohu Moerewa Ngawha Northern * Okaihau Omapere Opononi	Opua Paihia Pukenui Rawene Russell Taupo Bay Tauranga Bay Te Haumi Horeke Whangaroa	Commercial, Industrial, and Rural areas exist within each catchment.	Rest of the district.	Refer to the water supply section

^{*} Includes Waiharara, Kaimaumau, Aupouri

Levels of Service

Levels of service performance measures are included in the annual reports² prepared by each council. They address the mandatory DIA non-financial performance measure for drinking water, wastewater and stormwater applicable at the time of reporting. Updated measures were introduced by the DIA in August 2024. Each council is reporting on these as required by the Taumata Arowai rules applicable to each scheme. The performance measures required to support these into the future will be adopted by the CCO.

Table 10 - Levels of service

Measure and result for FY2023/2024	Kaipara	Whangārei	Far North
WATER SUPPLY			
Median response time for attendance of urgent callouts	Achieved	Achieved	Achieved
Median response time for resolution of urgent callouts	Achieved	Achieved	Not achieved
Median response time for attendance of non-urgent callouts	Achieved	Achieved	Achieved
Median response time for resolution of non-urgent callouts	Achieved	Achieved	Achieved
Total number of complaints (per 1000 connections) about water supply	Achieved	Achieved	Achieved
Total number of complaints (per 1000 connections) received about Council's response to any of these issues.	Achieved	Achieved	Achieved
The percentage of real water loss from our networked reticulation system	Not Achieved – 37%	Not Achieved – 28.06%	Not achieved – 31.0%
WASTEWATER			
Dry weather overflows per 1,000 sewerage connections	Not achieved – 1.62	Not achieved – 3.21	Achieved

² The levels of service status in the 2023/24 Annual Reports of each Council were used. Please refer to those documents for more detailed information

Measure and result for FY2023/2024	Kaipara	Whangārei	Far North
Number of abatement notices, infringement notices, enforcement orders and convictions received	Achieved	Not achieved - 2	Achieved
Attendance time	Achieved	Not achieved	Achieved
Resolution time	Achieved	Achieved	Achieved
Complaints (per 1000 connections) for odour	Achieved	Achieved	Achieved
Complaints (per 1000 connections) for system faults	Achieved	Achieved	Achieved
Complaints (per 1000 connections) received for Council's response to issues	Achieved	Achieved	Achieved
STORMWATER			
The number of flooding events that occur in the district	Achieved	Achieved	Achieved
The number of habitable floors affected (per 1000 connections).	Achieved	Achieved	Achieved
The number of abatement notices received.	Achieved	Achieved	Achieved
The number of infringement notices received.	Achieved	Achieved	Achieved
The number of enforcement orders received.	Achieved	Achieved	Achieved
The number of convictions received.	Achieved	Achieved	Achieved
The median response time in an urgent flooding event	Achieved	Achieved	Achieved
Customer service requests received (per 1000 connections) for single network issues	Achieved	Achieved	Not achieved

Responding to Growth

Growth is being experienced right across Northland with increases in population, number of businesses, GDP and tourism. Each district has distinct areas that are contributing to this growth, and specific infrastructure growth projects are planned for each area to support demand. Growth areas include Kerikeri/Waipapa in the Far North; the Northern Growth Corridor, Marsden and Bream Bay in Whangārei; and Mangawhai in Kaipara.

The three councils are currently at different stages in terms of planning for growth, but all share a focus on long-term planning. All councils are using tools such as the Infrastructure Strategy, Future Development Strategy, Spatial Planning, Development Contributions Policies and Asset Management practices to build the 30-year view of all water services requirements to allow growth aspirations to flourish.

This plan includes expected demand for each of the water services over the 10-year period of the plan.

Kaipara

The proposed District Plan for KDC identifies growth areas in the various communities across the district. High level consideration has been given to the water services projects that will be required to support this, with allowance made in its 30-year investment plan. Consideration has also been given to the timing for when this growth may occur, with priority given to existing developments, active plan change applications, as well as the impact of national projects, particularly the Northern Corridor under the Roads of National Significance programme. Kaipara communities will be the first outside Auckland to experience the impact of this roading project but will unlikely feel that impact in the period addressed by this plan.

Existing development in Mangawhai is supported by a programme of works to extend the wastewater system in that community. This programme addresses extensions to the plant itself, upgrades to network pump stations, extensions for reticulation, and expanding discharge options for treated effluent. An update of this programme was presented to council in February 2025.

Whangārei

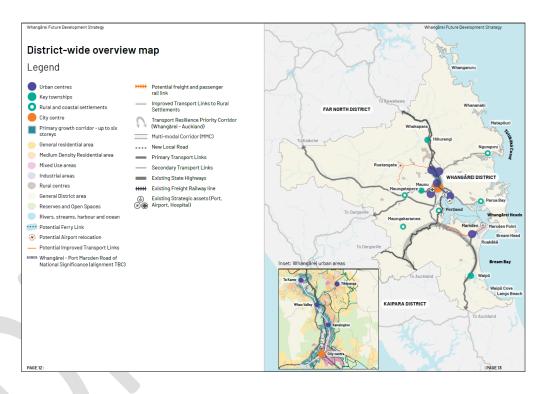
Priority development areas

WDC's Future Development Strategy (FDS) introduces Priority Development Areas (PDA's) which will cover the most significant development and change in Whangārei. The PDAs are the focus for infrastructure, housing, business public amenities, and transport options.

The PDAs include three distinct spatial components as follows:

• City Centre: A key focus of achieving those higher density outcomes and enabling a lively hub.

- Primary Growth Corridor: Linked to the City Centre, the Primary Growth Corridor stretches from the Avenues up to Te Kamo. Areas of interest include Te Kamo, Whau Valley, Kensington and the Avenues. The Corridor creates an area that has significant transport, housing and retail options. Along the corridor, high and medium housing and mixed-use options are enabled.
- Urban centre areas of interest:
 Marsden Point / Ruakākā, Raumanga,
 Onerahi, Tikipunga and Otangarei. The
 centres within the FDS are defined as
 either existing with already
 established communities or
 emerging with key development
 proposals looking to create
 communities. These centres will
 continue to see gradual increases in
 medium density housing options.
- Springs Flat/Northen growth corridor: significant housing growth enabled through Infrastructure Acceleration Fund activity including stormwater attenuation



The WDC District Plan and Future Development Strategy both provide for growth in these communities, and activities have been included in the 30 year capital programme to enable this growth as development is expected to come online. The first 10 years of this programme are included in this plan.

Ruakākā Wastewater Treatment Plant

There is approximately \$87M committed in council's LTP to construct and commission a new wastewater treatment plant in Ruakākā within the 10 years of this plan. This project has been under development by WDC for almost a decade and work to deliver the project will be delivered by the CCO once it has been established. There is no additional strategic works required at this time, and the CCO will operate the plant once constructed.

Far North

Approximately 50% of the Far North District's population growth over the next 30 years is anticipated to occur within the Kerikeri–Waipapa area. Infrastructure planning and land use planning for the next 30 years in this area has been guided by Te Patukurea – the Kerikeri–Waipapa Spatial Plan. While a District-Wide Spatial Strategy has only recently commenced, growth projections for the remainder of the district are currently based on assumptions drawn from Stats NZ's medium and Infometrics' high population projections. These projections were adopted for the Far North District Housing and Business Capacity Assessment (HBA) and are being used as a working basis for current growth planning.

It is expected that the remaining population growth will be distributed predominantly across Kaikohe, Kaitaia, Paihia/Haruru/Opua, Taipa/Coopers Beach and to a lesser degree some other settlements and rural areas. For several areas across the Far North, future populations are projected to either remain static or decline. Where population growth is expected, the current planning approach is to anticipate higher-than-projected growth, as it is generally easier to scale infrastructure delivery down than to accelerate it later. Infrastructure is therefore designed with high-growth scenarios in mind, while growth is closely monitored and infrastructure upgrades are triggered as needed.

A Development Contributions Policy is currently being prepared for public consultation. Over the next few years, the Far North District Council will focus on completing the District-Wide Spatial Strategy, Long Term Plan, and Infrastructure Strategy—key documents infrastructure planning and funding to support growth, along with implementation actions for 3 waters infrastructure to service growth in Kerikeri-Waipapa.

Looking at what we have

Assessment of current condition and remaining life of the water services network

The importance of understanding asset health is recognised by all councils, and each has been working towards having an appropriate level of asset condition data available to support informed decision making.

The tables below describe the current state of each council's assets.

Table 11 - Average age and condition of water supply assets

Parameters	Kaipara	Whangārei	Far North
Average age of Network Assets	36.4	24.6	35
Critical Assets	identified	identified	Critical asset types are known, but not all individual assets have criticality grades assigned.
Above ground assets			
■ Treatment plant/s	5	7	9
Percentage or number of above ground assets with a condition rating	72.8	95%	46
Percentage of above –ground assets in poor or very poor condition	5	15%	36
Below ground assets			
Total Km of reticulation	148	799	390
Percentage of network with condition grading	91.3	100	99
Percentage of network in poor or very poor condition	31.3	20	14

Table 12 - Average age and condition of wastewater assets

Parameters	Kaipara	Whangārei	Far North
Average age of Network Assets	23.9	36.3	34
Critical Assets	identified	identified	Critical asset types are known, but not all individual assets have criticality grades assigned.
Above ground assets			
■ Treatment plant/s	6	9	16
Percentage or number of above ground assets with a condition rating	94.6	95	60
Percentage of above –ground assets in poor or very poor condition	2.5	15	32

Below ground assets			
■ Total Km of reticulation	221	666	449
 Percentage of network with condition grading 	96.4	100	98
 Percentage of network in poor or very poor 	8.3	20	23
condition			

Table 13 - Average age and condition of stormwater assets

Parameters	Kaipara	Whangārei	Far North
Average age of Network Assets	26.6	30.7	37
	11 115 1		
Critical Assets	Identified	Identified	Critical asset types are known, but not all individual assets have criticality grades assigned.
Above ground assets			
■ Treatment plant/s	0	N/A	N/A
 Total Km of open drains 	78	153.19	42
Percentage or number of above ground assets with a condition rating	14.8	95	81
 Percentage of above –ground assets in poor or very poor condition 	0.5	20	19
Below ground assets			
Total Km of reticulation	101	824	140
Percentage of network with condition grading	94.6	11	79
 Percentage of network in poor or very poor condition 	8.8	20	12

Condition assessment methodology

The condition assessment of an asset helps in determining the likelihood of failure. When this is combined with the age of the assets and the consequence of failure (criticality), it enables a proactive approach to developing a forward works programme. This helps to manage the risk of failure, delivers value for money, and intervention can be undertaken.

Condition assessment for all three waters assets is a work in progress for each district council, with varying levels of knowledge about current asset conditions limiting informed decision making. All councils are, however, generally following the same 5-level approach for condition ratings, using a variation of the 1 to 5 grading system where 4 = poor and 5 = very poor condition.

The proposed CCO will implement a broader condition assessment programme that improves knowledge of the asset portfolio. Current data gaps will be filled, and the resulting asset information will be used to inform planning for renewals so that failures are minimised and continuous service to our customers is maintained.

The CCO will develop and implement condition assessment programmes that are driven by industry best practice, enabling a proactive approach that drives value for money investments and decision making.

Within this will also be an updated criticality assessment. Today, the methods used for asset criticality assessments vary between councils so this will be streamlined following the CCO establishment. Critical assets may include water and wastewater treatment plants, raw water sources, and wastewater discharge areas. There is also a Northland Lifelines group that has a 'criticality lens' over the region's infrastructure, which includes three waters. This lens is aligned to national frameworks that the CCO will incorporate into its criticality assessment process.

Stormwater

Kaipara

For KDC, CCTV work in recent years has covered most of the piped stormwater network. There are significant amounts of open drains throughout the network, especially in Mangawhai where open swales and attenuation ponds are widely used.

Whangārei

For WDC the assets are currently being managed in a mode of failure, where on average 20% are in poor or very poor condition. This strategy attempts to manage risks across the network and avoid catastrophic failure at either a network level or asset level. This is not the ideal approach in terms of required investment, as proactive asset management led investment and intervention leads to right place, right time, right costs; however, it is acceptable given the lack of network knowledge.

Far North

CCTV surveys are available for approximately 8% of the stormwater network and are used to inform planning decisions. Because CCTV surveying is expensive, it is generally targeted at pipes that have a known issue, a high consequence of failure, or are made from a vulnerable pipe material.

Kaitaia has the highest number of pipes in poor or very poor condition, including a number of large diameter pipes that were installed on the alignment of the old stream systems and run through private property close to buildings. There are also over 50 floodgates installed at the outlets from the Kaitaia urban drainage system to prevent backflow from rivers, which are critical in helping to prevent property flooding.

Other areas including Kaikohe, Kawakawa, East Coast and Paihia also have significant lengths of pipe in poor or very poor condition that will require renewal within the 10-year plan period.

Asset management approach

Asset management framework

Each council is committed to implementing asset management best practice and intend to align with the principles of the ISO 55000 Asset Management Standards and the International Infrastructure Management Manual. Existing asset management documents held by each council, such as asset management policies, strategies and plans, will be used to develop and agree a consolidated asset management framework for the region.

The current LTPs for each district discuss asset management in broadly similar terms and the proposed entity will develop its asset management approach as an amalgamation of the best practices of each where they exist. It is intended for the CCO to follow the ISO 55000 practises – this framework for effective asset management includes the principles, terminology and requirements for establishing and implementing an overall asset management system focused on optimising the value derived from assets during their lifecycle. Improved data-based decision-making, enhanced efficiency and strategic alignment are all expected to be achieved with this approach.

Asset management information systems

A range of asset management information systems, tools and processes are used for activities such as asset and financial data management, deterioration and capacity modelling, technical standards, risk management, investment planning, project management, work orders and service requests. A plan will be developed by the councils to transition to a unified suite of asset management information systems, tools and processes.

In isolation, all councils are in the process of evaluating and implementing a variety of asset management tools to cover several areas including database management, ticket to work, risk, work order management, modelling, as well as tools that support asset management such as project management, deterioration modelling, critical path programming and GIS. Part of the CCO's more detailed implementation plan will be to review all systems, including an evaluation of nationwide industry trends and map a course for unified best practice from all systems currently under evaluation or delivery.

Tools utilised today by the three districts for asset management and planning today include:

Asset Management Plan Activity Management Plan Infrastructure Strategy Asset Management systems

Engineering Standards	Finance Strategy	Investment Management Framework	Community outcomes and expectations
Long-term Plan	Asset data (incl SCADA)	Technologies	Hydraulic models

Asset management maturity

Asset management maturity is a way of assessing and benchmarking an organisation's asset management plans, systems and performance against the organisations' strategic drivers with an industry best practice approach. FNDC and WDC measure asset management maturity to the ISO55000 series international standards as described in the International Infrastructure Management Manual (IIMM). KDC has not undertaken the maturity assessment.

The framework describes asset management maturity using the following scale:

Aware	Basic	Core	Intermediate	Advanced
Identified need for asset management & evidence of intent to progress	Identified the means to achieve requirements & demonstrating these are being progressed	Can demonstrate consistently embedded asset management practice	Can demonstrate systematically consistently optimising AM practice	Can demonstrate leading practice & achievement of maximum value from assets

It is important to note that it is not necessary for all councils' activities to reach an advanced level of maturity, but that the level of asset management maturity is appropriate for the assets and risks that are being managed.

Existing service delivery mechanisms

Kaipara

The operations and maintenance of all three water services are contracted to a third party where operations of the treatment plants and all network assets are included in the contract. Contract management, asset management, capital delivery, compliance and infrastructure planning (including consenting) are all in-house activities for council. The current contract runs until 30 June 2026, and the future of this contract will be an early negotiation point for KDC. While stormwater services will continue to be delivered in-house, it is anticipated that delivery of many of these services will be contracted to the CCO.

Whangārei

The operations and maintenance of all three water services are contracted to two external third parties. Operations of the treatment plants are not included in the contract; they are instead managed by a skilled internal council team. Contract management, asset management, capital delivery, compliance and infrastructure planning (including consenting) are all in-house activities for council. The current contracts run until 30 June 2026 and are currently being re-tendered to ensure security of delivery while the CCO is established and will be an early negotiation point for WDC.

While stormwater services will continue to be delivered in-house, it is anticipated that there is an opportunity for the CCO to contract many of these services from council. The benefit of this would be around reticulation of stormwater and the maintenance and renewal of those systems, where the CCO and its contract mechanisms would bring increased skill and resources to manage underground pipes. The impacts to council's other activities (Parks and Recreational Services, and Transportation in particular) need careful consideration when deciding the best delivery approach and outcomes.

Far North

Currently 3 waters Operations and Maintenance (O&M) is provided by a contracted 3rd Party. The contract model is an alliance model with shared responsibilities for work programming and delivery through the alliance. While all routine and reactive maintenance and operations goes through the alliance, capital works is delivered by a mix of alliance and external contracted parties, at the sole discretion of FNDC. This contract currently has 2 years to run.

Statement of Regulatory Compliance

Kaipara

KDC has 16 significant consents for the operation of the water services, covering source water take and storage for water supply, as well as treated effluent discharge for wastewater and stormwater. One stormwater consent is currently held for Mangawhai with a consent application being planned and prepared for Dargaville. All consents are current with two renewals underway for consents that expire later in 2025. Reporting to the Northland Regional Council (NRC) and Taumata Arowai is up to date with no major non-compliances.

Whangārei

WDC has a total of 62 significant resource consents for three waters. Water has 14, wastewater 19 and stormwater 29. All consents for water and wastewater are current and fully compliant, however stormwater has five consents that are expired and operating under an S.124. These expired consents are in the process of being replaced with a single district-wide resource consent.

The reporting to the Department of Internal Affairs (DIA) and Taumata Arowai for compliance of consents and for non-financial and financial level of service performance measures is found in WDC's annual report.

The CCO will take up the reporting and consenting functions for two waters. It will ensure that it provides insight and transparency over the two waters consents and level of service measures as and when required.

Stormwater will remain the responsibility of Council.

Far North

FNDC has many resource consents, and follows the Resource Management Act 1991, for the operation of water, wastewater and stormwater assets. Water and wastewater consent condition compliance is reported to NRC monthly, while stormwater is reported annually.

The council holds a total of 33 water, 31 wastewater, and 64 stormwater resource consents. Of these, there are 29 water, 31 wastewater and 24 stormwater significant consents. For significant water consents, 27 are current with 2 operating under s.124. For significant wastewater consents, 23 are current with 8 operating under s.124. All significant stormwater consents are current.

All FNDC's water flow and quality conditions are fully compliant for treatment with some administrative non-compliances. Compliance for wastewater treatment plants is variable due to the impact of weather events and avian contamination of constructed wetlands.

Compliance reporting is monthly to Te Koukou – Transport and Infrastructure Committee. Resource consent abatement notice updates are supplied to Te Miromiro – Assurance, Risk and Finance Committee 6-weeky. Reporting to and for DIA and TA measures is quarterly through the Level of Service KPI Performance Report and annually through the FNDC Annual Report.

Table 14 - Drinking water compliance summary

Parameters	Kaipara	Whangārei	Far North
Drinking water supply			
Bacterial compliance (E.coli)	Yes	Yes	Yes
Protozoa compliance	Yes	Yes	Yes
Chemical compliance	Yes	Yes	Yes
Boiling water notices in place	0	0	0
Fluoridation	N/A	Yes	Kerikeri & Kaikohe
Average consumption of drinking water	Dargaville 263	331.5	279.9 Litres per day
	Maungatūroto 250		
	Ruawai 127		
	Glinks Gully 71		
	Mangawhai 561 (excl campground)		
 Water restrictions in place (last 3 years) 	Yes	No	Yes
Firefighting sufficient	Yes	Yes	Partial (Areas of Kerikeri, Paihia and Kawakawa have low flows)
Resource Management			
 Significant consents (note if consent is expired and operating 	Water supply take 7	Water supply take 8	Water supply take 29 (of which 2
on S124)	Water discharge N/A	Water discharge 4	are operating under S.124)
	Water storage 1		Water discharge N/A
			Water storage N/A
Expire in the next 10 years	5 (1 to be submitted late 2025)	7	3
Non-compliance:			
Significant risk non-compliance	0	0	0
· ·	eight low to moderate risk non-	0	0
Moderate risk non-compliance Low risk non-compliance	compliances	0	0
Low risk non-compliance	Series lees	U	U
Active resource consent applications	0	1 – WTP Ahuroa	0
Active resource consent applications			-

Compliance actions (last 24 months):			
Warning	0	None	0
Abatement notice	0	None	1
Infringement notice	0	None	0
Enforcement order	0	None	0
• Convictions	0	None	0

Table 15 - Wastewater compliance summary

Parameters	Kaipara	Whangārei	Far North
Resource Management			
Significant consents (note if consent is expired and operating on S124)	Wastewater discharge water/land/air 7	Wastewater discharge water/land/air 12	Wastewater discharge water/land/air 31 (of which 8 are operating under S.124)
	Network 0	Network 0	Network 0
Expire in the next 10 years	3	10	5
Non-compliance:			
Significant risk non-compliance	0	0	0
Moderate risk non-compliance	3	0	6
Low risk non-compliance	5	2	5
Active resource consent applications	0 (1 to be submitted late 2025)	0	0
Compliance actions (last 24 months):			
Warning	0	0	0
Abatement notice	1	0	5
Infringement notice	2	2	0
Enforcement order	0	0	0
Convictions	0	0	0
Convictions			

Table 16 - Stormwater compliance summary

Parameters	Kaipara	Whangārei	Far North
Resource Management Significant consents (note if consent is expired and operating on \$124) Expire in the next 10 years Non-compliance: Significant risk non-compliance Moderate risk non-compliance Low risk non-compliance	Stormwater discharge 1 Network 0 0	Stormwater discharge 19 of which 5 are under S.124 Network 0 9 0 0	Stormwater discharge 24 Network 0 4 0 0
 Active resource consent applications Compliance actions (last 24 months): Warning Abatement notice Infringement notice Enforcement order Convictions 	1 0 0 0 0 0	4 network wide discharge consent applications 0 0 0 0 0	1 0 7 0 0 0

Table 17 - Significant Kaipara resource consents

Activity	Consent number	Description	Scheme location	Expiry
Water Supply	8134	Water take - Kaihu River at Rotu	Dargaville	June 2033
Water Supply	988369	Water storage – Waiatua Dam	Dargaville	June 2033
Water Supply	030845	Water take – Waiparataniwha Stream	Dargaville	June 2048
Water Supply	7944	Water take – unnamed tributary of the Tasman Sea & 3 bores	Glinks Gully	April 2032
Water Supply	20010803201	Water take – bore	Mangawhai	November 2025
Water Supply	9888	Water take – unnamed tributaries of the Pukekaroro Stream (Cattlemount)	Maungatūroto	June 2039
Water Supply	7582	Water take – unnamed tributaries of the Piroa Stream	Maungatūroto	June 2039
Water Supply	20010218701	Water take – 3 bores	Ruawai	June 2030
Wastewater	3666	Discharge	Dargaville	June 2043
Wastewater	7231	Discharge	Glinks Gully	October 2034
Wastewater	1116	Discharge	Kaiwaka	May 2049
Wastewater	14969	Discharge	Mangawhai (Brown Road farm)	September 2042
Wastewater	20010111501	Discharge	Maungatūroto	September 2032
Wastewater	5087	Discharge	Maungatūroto Railway Village	September 2025
Wastewater	20090110201	Discharge	Te Kopuru	June 2044
Stormwater	AUT002111	Divert and discharge	Mangawhai	June 2052

Table 18 - Significant Whangarei resource consents

Activity	Consent number	Description	Scheme location	Expiry
Water Supply	AUT.000964.XX.XX	Water Take	Maunu	31/05/2045
Water Supply	AUT.001725.XX.XX	Water Take	Whau Valley Dam	31/05/2034
Water Supply	AUT.001881.XX.XX	Bore Consent	Maungakaramea	30/06/2026
Water Supply	AUT.001999.XX.XX	Water Take		31/05/2035
Water Supply	AUT.002960.XX.XX	Water Take	Poroti	30/06/2044
Water Supply	AUT.003505.XX.XX	Water Discharge	Gunsons Reservoir	31/05/2028
Water Supply	AUT.003506.XX.XX	Water Discharge	Ruddells Reservoir	31/05/2028
Water Supply	AUT.003533.XX.XX	Water Take	Tauraroa River Mangapai	30/06/2033
Water Supply	AUT.004609.XX.XX	Water Take	Wairua River Mangakahia	30/06/2044
Water Supply	AUT.007398.XX.XX	Water Take	Whareoroa Rd	31/05/2028
Water Supply	AUT.007404.XX.XX	Water Take	Flygers Rd Ruakaka	31/05/2028
Water Supply	AUT.007405.XX.XX	Water Take	Ahuroa	31/05/2038
Water Supply	AUT.007406.XX.XX	Water Take	Prescot Rd Ruakaka	31/05/2038
Water Supply	AUT.018110.XX.XX	Bore Consent	Ruakaka	01/08/2051
Wastewater	AUT.001916.XX.XX	Water Discharge	Ruakaka WWTP	31/05/2028
Wastewater	AUT.001940.XX.XX	Water and air Discharge	Kauri Saleyards	31/05/2028
Wastewater	AUT.002576.XX.XX	Water, Land and Air Discharge	Ngunguru WWTP	31/05/2035
Wastewater	AUT.004352.XX.XX	Coastal, Land and Air Discharge	Whangarei WWTP	31/03/2045
Wastewater	AUT.004509.XX.XX	Land and Air Discharge	Waipu WWTP	31/05/2030
Wastewater	AUT.005973.XX.XX	Land Use	Overhead pipes Waipu	31/05/2031
Wastewater	AUT.006265.XX.XX	Coastal Permit	Sewer Pipeline Onerahi	31/08/2028
Wastewater	AUT.007358.XX.XX	Land Use, and Coastal Permit	Waiotira WWTP	30/06/2030
Wastewater	AUT.007403.XX.XX	Coastal, Land and Air Discharge	Portland WWTP	31/12/2054

Activity	Consent number	Description	Scheme location	Expiry
Wastewater	AUT.007838.XX.XX	Coastal Permit	Waipu River sewer crossing	31/12/2030
Wastewater	AUT.010625.XX.XX	Land Use and Coastal Permit	Whangarei Heads Sewer Scheme	30/09/2026
Wastewater	AUT.010729.XX.XX	Coastal Permit	Occupy CMA – Hatea River	10/07/2038
Wastewater	AUT.012614.XX.XX	Water, Land and Air Discharge	Sewerage Pumpstation - Onerahi	30/09/2026
Wastewater	AUT.018057.XX.XX	Land Use	Tarewa Bridge sewer pipe	31/05/2042
Wastewater	AUT.029021.XX.XX	Water and Air Discharge	Hatea sewage pump station	30/11/2047
Wastewater	AUT.038461.XX.XX	Water and Air discharge, Land Use and Water Take	Tarewa Park Overflow Facility	1/02/2047
Wastewater	AUT.042911.XX.XX	Land Use	Carruth Park sewer crossing	
Wastewater	AUT.043120.XX.XX	Land Discharge, Land Use, and Water Permit	Discharge sludge to ground – Ruakaka WWTP	30/09/2056
Wastewater	AUT.046610.XX.XX	Land and Air Discharge	Desludge Ruakaka WWTP Ponds	31/05/2060
Stormwater	AUT.000902.XX.XX	Water Discharge	Ruakaka	31/05/2039
Stormwater	AUT.002102.XX.XX	Coastal Discharge	Limeburners Creek	31/05/2016 - S.124
Stormwater	AUT.003671.XX.XX	Coastal and Water Discharge, Land Use and Coastal Permit	CMA One Tree Point	31/05/2039
Stormwater	AUT.003908.XX.XX	Coastal Discharge	Pohe Island Landfill	31/05/2025 - S.124
Stormwater	AUT.004309.XX.XX	Catchment Drainage	Waiarohia Stream	31/05/2016 - S.124
Stormwater	AUT.004310.XX.XX	Water Discharge	Awaroa Catchment	31/05/2017 - S.124
Stormwater	AUT.004417.XX.XX	Water and Coastal Discharge	Tamaterau	30/06/2037
Stormwater	AUT.004788.XX.XX	Water Permit - Closed Landfill	Hikurangi	31/05/2054
Stormwater	AUT.004959.XX.XX	Water and Coastal Discharge, Coastal Permit	McLeod Bay	31/05/2041
Stormwater	AUT.005084.XX.XX	Water and Coastal Discharge, Water and Coastal Permit	CMA – Oakura	31/05/2038
Stormwater	AUT.007487.XX.XX	Water Permit, Water Discharge	CMD – Hatea	31/05/2016 - S.124
Stormwater	AUT.007489.XX.XX	Water Discharge	Waitaua Stream - Kauri	31/05/2028

Activity	Consent number	Description	Scheme location	Expiry
Stormwater	AUT.007707.XX.XX	Coastal and Land Discharge, Water Permit	Waipu	1/05/2036
Stormwater	AUT.008596.XX.XX	Structure	Various Pipe Structures	31/05/2034
Stormwater	AUT.010490.XX.XX	Land Discharge	Oakura	31/05/2033
Stormwater	AUT.011751.XX.XX	Coastal and Water Discharge	Ngunguru	30/06/2037
Stormwater	AUT.012662.XX.XX	Coastal Discharge	CMA - Town Basin	31/05/2038
Stormwater	AUT.013537.XX.XX	Water and Coastal Discharge, Water and Coastal Permit	CMA – Marsden	30/06/2038
Stormwater	AUT.013963.XX.XX	Coastal Permit	Tutukaka Harbour	18/04/2041
Stormwater	AUT.026324.XX.XX	Land Discharge	McGregors Bay – Taiharuru	30/05/2045
Stormwater	AUT.027164.XX.XX	Coastal Permit	CMA – Port Road, Whangarei	31/05/2045
Stormwater	AUT.030692.XX.XX	Coastal Permit, Coastal Discharge	CMA - Pataua North	31/03/2048
Stormwater	AUT.031026.XX.XX	Coastal Permit	CMA - Hatea River	31/03/2048
Stormwater	AUT.031110.XX.XX	Coastal Discharge, Coastal and Water Permit	CMA - Limeburners Creek	31/05/2038
Stormwater	AUT.036665.XX.XX	Water Discharge, Water Permit	Port Road	31/05/2035
Stormwater	AUT.037609.XX.XX	Land and Coastal Discharge	CMA – Hatea River	31/03/2041
Stormwater	AUT.038317.XX.XX	Land Discharge	McLeod Bay	30/04/2050
Stormwater	AUT.039149.XX.XX	Coastal Permit, Land Discharge	Ngunguru	31/05/2030
Stormwater	AUT.039359.XX.XX	Coastal Permit	Sandy Bay	30/06/2050
Stormwater	AUT.041774.XX.XX	Coastal Permit	CMA – One Tree Point	30/04/2030
Stormwater	AUT.043149.XX.XX	Water Discharge, Water Permit	Quarry Gardens	31/10/2026
Stormwater	AUT.046600.XX.XX	Water Discharge, Water Permit	Quarry Gardens	31/05/2060

Table 19 – Significant Far North resource consents*

Activity	Consent number	Description	Scheme location	Expiry
Water Supply	AUT.001862.01.04 AUT.001862.02.02	Kaikohe Monument Hill (groundwater) & Squires Springs	Kaikohe	31/05/2027
Water Supply	AUT.004109.01.03	Wairoro Stream	Kaikohe	31/05/2026
Water Supply	AUT.004369.01.04	Waiotemarama Stream	Opononi & Omāpere	31/08/2026
Water Supply	AUT.007356.01.02	Waiarohia Stream Dam	Opononi & Omāpere	31/08/2026
Wastewater	AUT.007399.01.02	Hihi WWTP	Hihi	30/11/2022
Wastewater	AUT.007205.01.03	Kaeo WWTP	Kaeo	31/10/2022
Wastewater	AUT.003839.01.03 AUT.003839.02.02 AUT.003839.03.02	Kohukohu WWTP	Kohukohu	2027
Wastewater	AUT.002417.01.03	Kaikohe WWTP	Kaikohe	30/11/2021
Wastewater	AUT.002667.01.04	Opononi & Omāpere WWTP	Opononi & Omāpere	2027
Wastewater	AUT.000932.01.03	Kaitāia WWTP	Kaitāia	30/11/2021
Wastewater	AUT.004007.01.04 AUT.004007.02.03 AUT.004007.03.03	Taipā WWTP	Taipā	2029
Wastewater	AUT.002577.01.03	Rāwene WWTP	Rāwene	31/8/2023
Wastewater	AUT.007205.02.02	Whatuwhiwhi WWTP	Whatuwhiwhi	30/11/2025
Wastewater	AUT.001108.01.05 AUT.001108.02.04 AUT.001108.03.02	Paihia WWTP	Paihia	2034
Wastewater	AUT.008339.01.03	Russell WWTP	Russell	30/4/2024
Wastewater	AUT.003775.01.03 AUT.003775.02.02 AUT.003775.03.02	Ahipara WWTP	Ahipara	2033

Activity	Consent number	Description	Scheme location	Expiry
Stormwater	AUT.007502 (3 documents)	Ahipara Landfill	Ahipara	31/08/2030
Stormwater	AUT.008527	Kaikohe Urban	Kaikohe	31.08.2048
Stormwater	AUT.007367	Kawakawa Urban	Kawakawa	30.04.2041
Stormwater	AUT.004829	Kerikeri Urban Drainage discharge consent	Kerikeri	Application received
Stormwater	AUT.008161	Longbeach Urban	Russell	30.04.2040
Stormwater	CON19960404001	Whangatane Spillway	Kaitaia	30.11.2039
Stormwater	CON20031112401 (01- 03)	Tokerau Beach	Tokerau	30.11.2036
Stormwater	CON20020979101	Rangiputa Beach	Rangiputa	30.11.2036
Stormwater	AUT.004010.01.01	Haruru Falls	Haruru Falls	30.04.2047
Stormwater	AUT.004032.01.01	Paihia Te Haumi	Paihia	30.04.2047
Stormwater	AUT.031242.01.01	Walls Bay	Paihia	30.03.2036
Stormwater	NLD 01 9327 (01 02)	Kaimaumau Channel	Opua	30.11.2036
Stormwater	AUT.001824	Totara North	Totara North	31/10/2026
Stormwater	AIT.009926	Whangae recovery centre stormwater discharge	Whangae	31/03/2044

^{*} Discrepancy in number of consents detailed with actual consents held is due to earlier more stringent definition of 'significant' and does not materially change the actual numbers

Capital expenditure required to deliver water services and ensure that water services comply with regulatory requirements

Kaipara

KDC prepared a three-year LTP, focusing on recovery from weather events and returning to expected programmes of work disrupted by the weather events and subsequent emergency works. To establish the 10-year investment programme required for this plan, KDC assessed the infrastructure requirements over the next 30-year period to ensure priority items would be addressed in the appropriate timeframe.

Whangārei

WDC prepared a 10-year LTP with an investment programme that is included in this plan.

Far North

FNDC has created a three-year LTP instead of the normal 10 years due to the severe weather events in 2022 and 2023. This shortened plan is focused on recovering from the weather events with repair of the transport networks being the number one priority. To address the shortened planning period and focus on storm recovery, FNDC has recently completed an assessment of water infrastructure capital investment requirements over the next 30 years based on a similar prioritisation framework to that used for the previous waters reform planning. Investment in health and safety, compliance and critical asset renewals were the highest priorities, followed by current level of service, non-critical asset renewal and targeted growth.

The combined investment programme for the CCO is included in the tables below. The values are shown in \$000.

Table 20 - CCO combined investment programme (values shown in \$000)

Projected investment in water services	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Drinking Water										
Capital expenditure - to meet additional demand	21,320	24,404	23,516	13,450	2,680	1,346	998	2,067	4,421	795
Capital expenditure - to improve levels of services	12,807	13,068	20,903	16,537	17,008	18,036	14,093	6,854	1,551	3,789
Capital expenditure - to replace existing assets	12,839	14,927	32,187	32,820	21,233	14,648	16,646	22,152	21,904	22,104
Total projected investment for drinking water	46,966	52,399	76,607	62,807	40,920	34,030	31,737	31,073	27,876	26,688
Wastewater										
Capital expenditure - to meet additional demand	8,869	43,425	21,623	34,752	37,642	22,690	22,101	6,828	14,407	14,217
Capital expenditure - to improve levels of services	28,243	21,114	34,298	21,922	22,131	11,077	10,382	6,795	5,020	6,058
Capital expenditure - to replace existing assets	15,324	20,373	18,397	19,259	15,122	15,910	15,574	17,289	19,378	19,651
Total projected investment for wastewater	52,437	84,912	74,318	75,934	74,895	49,676	48,056	30,912	38,805	39,926
Total projected investment in water services - CCO	99,403	137,311	150,925	138,740	115,815	83,706	79,794	61,985	66,681	66,614

Table 21 - Kaipara stormwater investment programme

Projected investment in water services	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Stormwater										
Capital expenditure - to meet additional demand	206	526	538	3,026	1,462	746	703	717	609	620
Capital expenditure - to improve levels of services	1,730	3,050	1,506	1,431	1,575	1,837	1,874	2,509	2,557	4,590
Capital expenditure - to replace existing assets	206	684	699	550	562	574	1,171	1,195	1,217	1,241
Total projected investment for stormwater	2,141	4,259	2,743	5,007	3,599	3,158	3,748	4,420	4,383	6,451

Table 22 - Whangārei stormwater investment programme

Projected investment in water services	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Stormwater										
Capital expenditure - to meet additional demand	937	1,708	2,522	819	747	762	778	793	808	722
Capital expenditure - to improve levels of services	4,507	1,265	1,487	1,246	1,139	1,163	1,186	983	1,099	852
Capital expenditure - to replace existing assets	1,683	1,634	1,671	1,655	1,691	1,726	1,761	1,904	2,086	1,440
Total projected investment for stormwater	7,127	4,607	5,680	3,720	3,577	3,651	3,725	3,680	3,993	3,014

Table 23 - Far North stormwater investment programme

Projected investment in water services	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Stormwater										
Capital expenditure - to meet additional demand		-	-	-	-	-	-	-	-	-
Capital expenditure - to improve levels of services	4,030	1,099	1,716	3, 779	3,852	3,170	4,999	7,994	4,438	5,646
Capital expenditure - to replace existing assets	7,364	1,350	2,145	3,714	4,625	2,694	4,152	2,892	6,166	9,029
Total projected investment for stormwater	11,394	2,449	3,861	7,493	8,477	5,864	9,151	10,886	10,604	14,675

Historical delivery against planned investment

These tables summarise capital delivery of three waters investments over the last seven years compared to what was planned in the LTP for that period. Delivery trends show that while significant investment has been made, the anticipated level of investment has generally not been fully delivered. Multiple factors impact the ability to deliver on planned programmes with the most notable being:

- · Resourcing constraints both internally and externally as councils often compete for the same resources
- Complexity of design and planning activities taking longer than may have been anticipated
- Funding uncertainties and redirection of funds as occurred during the adverse weather events

The dollar values in the tables are shown in \$000. Please note values for FY2024/25 actual investment are provisional and may change as annual reports are finalised.

Table 24 - Kaipara water investment programme

	Rene	wals investmen	nt for water serv	vices .	Total investment in water services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$1,300	\$3,619	\$5,161	\$10,080	\$2,400	\$4,404	\$5,588	\$12,392		
Total actual investment	\$ 2	\$4,855	\$4,802	\$9,659	\$1,540	\$5430	\$4,966	\$11,936		
Delivery against planned investment (%)	0.0%	134%	93%	96%	64%	123%	89%	96%		

Table 25 - Kaipara wastewater investment programme

	Renewa	ls investment fo	or wastewater s	ervices	Total investment in wastewater services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$745	1,851	\$2,089	\$4,685	\$4,044	\$8,321	\$9,392	\$21,757		
Total actual investment	\$ 45	\$2,647	\$2,705	\$5,397	\$454	\$12,007	\$5,718	\$18,179		
Delivery against planned investment (%)	6%	143%	129%	115%	11%	144%	61%	84%		

Table 26 - Kaipara stormwater investment programme

	Renewa	als investment f	or stormwater s	ervices	Total investment in stormwater services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$100	\$421	\$350	\$871	\$2,081	\$3,009	\$1,622	\$6,712		
Total actual investment	\$ 89	\$248	\$ 57	\$394	\$2,436	\$1,752	\$1,335	\$5,523		
Delivery against planned investment (%)	89%	59%	16%	45%	117%	58%	82%	82%		

Table 27 - Whangārei water investment programme

	Rene	wals investmen	t for water serv	/ices	Total investment in water services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$8,358	\$13,104	\$16,634	\$38,096	\$19,003	\$45,831	\$38,131	\$102,965		
Total actual investment	\$7,150	\$11,170	\$17,301	\$35,621	\$17,156	\$22,833	\$41,826	\$81,815		
Delivery against planned investment (%)	86 %	85%	104%	93%	90%	50%	110%	79%		

Table 28 - Whangārei wastewater investment programme

	Renewa	als investment fo	or wastewater s	ervices	Total investment in wastewater services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$ 8,320	\$ 7,397	\$11,009	\$26,726	\$16,218	\$21,586	\$26,185	\$63,989		
Total actual investment	\$12,122	\$12,070	\$ 6,354	\$30,546	\$17,622	\$19,769	\$12,179	\$49,570		
Delivery against planned investment (%)	146%	163%	58%	114%	109%	92%	47%	77%		

Table 29 - Whangārei stormwater investment programme

	Renewa	ls investment f	or stormwater s	services	Total investment in stormwater services				
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	
Total planned investment (set in the relevant LTP)	\$1,683	\$3,033	\$4,005	\$8,721	\$7,127	\$6,196	\$5,637	\$18,960	
Total actual investment	\$1,346	\$3,394	\$2,162	\$6,902	\$5,163	\$4,068	\$3,416	\$12,647	
Delivery against planned investment (%)	80%	112%	54%	67%	79%	66%	61%	67%	

Table 30 - Far North water investment programme

	Rene	wals investmen	nt for water serv	/ices	Total investment in water services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$3,092	\$6,741	\$5,219	\$15,052	\$10,458	\$30,944	\$12,972	\$54,374		
Total actual investment	\$1,805	\$2,403	\$2,989	\$7,197	\$4,973	\$25,348	\$10,689	\$41,010		
Delivery against planned investment (%)	58%	36%	57%	48%	48%	82%	82%	75%		

Table 31 - Far North wastewater investment programme

	Ren	ewals investme	nt for water ser	vices	Total investment in water services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$4,445	\$10,648	\$9,396	\$24,489	\$32,057	\$42,612	\$35,046	\$109,715		
Total actual investment	\$ 2,398	\$5,068	\$2,284	\$9,750	\$13,775	\$11,882	\$28,254	\$53,911		
Delivery against planned investment (%)	54%	48%	24%	40%	43%	28%	81%	49%		

Table 32 - Far North stormwater investment programme

	Rene	wals investmen	nt for water ser	vices	Total investment in water services					
Delivery against planned investment	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total	FY2024/25	FY21/22 - FY23/24	FY18/19 - FY20/21	Total		
Total planned investment (set in the relevant LTP)	\$2,486	\$3,262	\$204	\$5,952	\$11,394	\$8,087	\$5,238	\$24,719		
Total actual investment	\$ 0	\$1,953	\$606	\$2,559	\$3,388	\$4,852	\$3,006	\$11,246		
Delivery against planned investment (%)	0%	60%	297%	43%	30%	60.0%	57%	45%		

Part C: Revenue and financing arrangements

Revenue and charging arrangements

Current Water Services Charges

The current charging mechanism for water services are included in detail in each council's current LTP (2024-2034 for WDC and 2024-2027 for KDC/FNDC) in the Revenue and Financing Policy. Below is a summary of the 2024/25 financial year charges.

Table 33 - Current water services charges

Parameters	Kaipara	Whangārei	Far North
Drinking water supply	■ Water use charge = \$205.16 per meter, up to and including 1st m3 then \$5.14 /m3 (treated and untreated) ■ Capable to connect =\$153.87	■ Volumetric consumption charge per cubic meter of water consumed: Water use charge = \$3.38 /m3 (treated) ■ Supply charge per SUIP = \$40.00 ■ Availability charge per SUIP \$40.00 ■ Unmetered Uniform Charge per SUIP \$555.00 ■ Backflow preventer charges based on nature of connection. ■ Significant water increases in year 3 (20%) have been factored into the LTP ■ Fees and charges for connections, meter testing, special meter readings, tanker filling points	■ Public good charge per rating unit \$15 ■ Targeted rate per scheme (int & depn) charged per SUIP ■ Water use charge @\$4.40 per cubic meter ■ Non metered potable rate \$1395.21
Wastewater	■ Public good charge in general rates ■ Targeted rate SUIP basis — Connected = \$1,362.83 and Capable to Connect = \$1,022.12 ■ Pan charge of \$681.41 for each pan after the second for each non- residential rating unit	■ Targeted rate differential basis. Residential pay per SUIP \$928.00. Other premises pay fixed charge per pan \$601.00. ■ Fees and charges for Septage treatment/tradewaste	■ Public good charge per rating unit \$15 ■ Targeted rate per scheme (int & depn) charged per SUIP ■ Targeted operational rate across district \$867.00 per connection and \$520.00 for additional pans
Stormwater	■ Capex is per scheme ■ Opex is harmonised ■ Per dollar of land value in each scheme as follows: ■ \$0.0007857 – Baylys Beach ■ \$0.0012329 – Dargaville ■ \$0.0005453 – Kaiwaka ■ \$0.0005635 – Mangawhai ■ \$0.0003896 – Te Kopuru ■ 5% of total rate revenue for this activity comes from general rates – a ringfenced approach going forward would likely involve some level of Uniform Public Good charge	 Year 1 (24/25) of LTP debt funded the stormwater activity. Year 2 (25/26) AP introduced a district-wide targeted rate for all rating units charged at \$79 per SUIP. Balance of activity funded by debt in the short-term. LTP assumed targeted rate would fully fund activity. 	■ Public good charge per rating unit \$10.00 ■ Targeted on differentials of Commercial \$375.00 and General \$187.50

Possible charges under the CCO

The financial model is prepared on establishing initial revenue charges on a district basis with price harmonisation to be reviewed within three years of the commencement of CCO operations.

- · Trade waste charges will be introduced for Kaipara
- Differential charging for pan numbers will continue
- Volumetric charging for water supply will continue
- Scheme specific charges will be reviewed for FNDC as part of rating review process in the next LTP period.

The level of funding for wastewater and water for WDC will likely reduce from status quo/LTP due to a different funding model. Historically, WDC has collected targeted rates over and above what is required to fund the activity in order to build a reserve to fund large capital projects. It is envisaged that revenue will be set at a level sufficient to fund operations and renewals, while growth and level of service will be funded by debt. This change in funding has been reflected in the model.

Stormwater

Charging mechanisms for stormwater can continue as each council will be able to charge rates for this activity as an in-house business unit.

Table 34 - Future stormwater service charges

Parameters	Kaipara	Whangārei	Far North
Stormwater	In the next LTP period	The LTP assumed this activity	In the next LTP period,
	consideration will be given to	would be fully funded by a new	review of funding
	ensuring those that have the	targeted rate over the 10 years	mechanism will be
	benefit of stormwater assets are	of the LTP. The 25/26 Annual	undertaken to ensuring
	include in the targeted rate.	Plan introduced a targeted rate	ratepayers deriving the
	Currently 5% of total rate revenue	that partly funded the activity,	benefit of the stormwater
	for this activity comes from general	with the balance being funded	catchment are appropriately
	rates – a ringfenced approach	through debt.	funding the activity
	going forward would likely involve		
	some level of Uniform Public Good		
	charge		

Water services revenue requirements and sources

Councils will potentially provide billing and collection services for the first year until the proposed entity has established its billing system. The CCO is unable to charge rates as the councils do today meaning for water and wastewater services, there will be a transition from rates to charges for the users.

Water supply activities will be charged as volumetric for usage, with connection fees and other charges set each year. Wastewater activities will continue to be charged at a fixed fee per connection and capable connection with trade waste charges and pan fees continuing (including introducing trade waste charges to Kaipara).

The proposed entity is projected to derive sufficient water supply and wastewater revenue to meet operating expenses including depreciation and debt servicing from its operational commencement date.

A full transition to direct customer billing by the CCO is expected.

Other potential revenue sources include:

- Subsidies and Grants: funding provided by government bodies to support water infrastructure projects
- Development and financial contributions, and Developer Levies: charged to developers for growthrelated capital expenditure

Stormwater

Revenue sources for stormwater can continue as each council will be maintaining this activity as an in-house business unit.

Kaipara

Kaipara will generate sufficient revenue from stormwater rates and charges to meet operating expenses including depreciation and debt servicing. A review of stormwater charges will take place in the next LTP process to ensure all those benefiting from the stormwater assets are contributing to the required rates.

Whangārei

Funding for stormwater will be generated via a district-wide targeted rate for all rating units, as well as a debt component.

Far North

FNDC will review the current rating mechanism used for funding stormwater services in the region as part of the next LTP process.

Affordability of projected water services charges for communities

While the World Health Organisation (WHO) has no specific standard for water affordability due to there being too many variables, a common benchmark is that water bills should not exceed 3-5% of household income. As shown in the table below, the 10-year projection will cost between 2.6% and 3.0% collectively of the median household income, bearing in mind that stormwater charges will be additional for each district.

Sustainability measures: Revenue sufficiency	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Water services charges as % of household income	2.6%	2.7%	2.8%	3.0%	2.9%	2.9%	2.9%	2.9%	2.9%	2.8%

Affordability is relative across all of Northland. While there is a median income determined for each district, there is significant disparity within and between communities and therefore affordability at a generalised level does not tell the full picture.

The actual impact on individual customers will depend on the specific methods of charging determined by the proposed entity and then variations due to usage and future revenue and funding strategies.

The economic regulations the proposed entity will operate under are also being finalised and will be brought into the modelling factors once full known.

Stormwater

Kaipara

Stormwater charges for Kaipara ratepayers will be reviewed to ensure all those benefiting from the stormwater assets are contributing to the rates collected in the next LTP process.

Whangārei

A district-wide targeted rate was introduced in the 24-34 Long Term Plan from year two to fund stormwater activity across the ten years of the plan. After 2025-26 Annual Plan consultation, the new rate was set from 1 July 2025 at a slightly lower rate than modelled in the LTP. The balance of funding has come from debt.

Future increases or changes to the targeted rate will be reviewed during the next Annual Plan and LTP process. It is envisaged that targeted rates will be set at a level sufficient to fund operational costs and renewals, with debt used to fund growth and level of service projects.

Far North

FNDC will review the current rating mechanism used for funding stormwater services in the region as part of the next LTP process.

Funding and financing arrangements

The proposed entity will incur debt to help pay for infrastructure. It is intended that operational revenue will cover operational costs and renewal activities while debt will be used to fund activities in the capital programme addressing growth and level of service improvements required.

- Total net borrowing will increase from \$32m in FY24 to \$459m in 2034/35.
- Debt repayments will likely be in line with current policies from each council until such time as
 harmonisation is introduced. This will ensure net debt as a percentage of revenue allows head room
 for unplanned capital investment. Debt repayments will be dependent on the cash surplus
 generated by the entity. Once established, a financial strategy will determine the long-term
 approach to debt, to ensure revenue is set at a level sufficient to meet the debt strategy. Debt
 repayment is likely to be repaid over the life of the asset(s).
- The financial strategy of the proposed entity is likely to rely on operating revenue to fund operating
 expenditure, including depreciation and the cost of servicing debt. The funding of depreciation is
 considered a proxy to providing funding for capital expenditure renewals. Other capex is likely to be
 funded by debt, development contributions and potentially subsidies and grants.
- Policies for Treasury activity and Revenue and Financing are yet to be established. Once established, they will provide the guidance for the water organisation
- The tenor of new borrowings will be based on commercial funding agreements between the CCO and councils (as the borrower) and LGFA or other funders (as the lender).
- Debt is expected to remain ringfenced for each council until such time as harmonisation is achieved.

Internal borrowing arrangements

Not applicable to water and wastewater services delivered by the proposed entity – each council's internal debt in relation to these water services will be converted to external debt for the proposed entity.

Stormwater

Kaipara

Prior to the date of transition to the proposed entity, KDC will attain a credit rating, thereby increasing the debt to revenue ratio from the current 175% to 280%. This is expected to be necessary to support both the capital programme for stormwater activity and the ring-fenced debt responsibility from the proposed entity until harmonisation is introduced.

Whangārei

Stormwater will be funded by targeted rates and debt within WDC. Internal borrowing arrangements may occur in the future. If so, this will be ringfenced and shown separately as part of the stormwater activity.

Far North

FNDC has current debt to revenue ratio of 81%. It has the necessary capacity to fund Stormwater through rates revenues & through borrowing arrangements. This will be reported so Stormwater is individually identifiable for both its borrowing component & for its rate revenue component.

Determination of debt attributed to water services

All debt within the proposed entity will be attributable to water services. Each council currently allocates debt or reserves against the activity that generated that debt or reserve and therefore those values are known for each of the water services.

Establishment costs, including operational costs incurred by any of the councils as agreed by the council's Commitment Agreement will be included in the debt calculations at the transition date and recovered from the proposed entity on its establishment.

Whangārei

WDC has historically funded capital expenditure on waters infrastructure on a different basis to the other councils, with all expenditure funded through targeted rates. If unadjusted this would lead to a significant anomaly in the amount of debt attributed to the waters activities as the CCO is formed.

Going forward, the intention is to fund capital expenditure for level of service and growth projects through debt, to be consistent with the other two councils and align with best practice. Had this funding model been used in the 2021-24 and 2024-27 Long Term Plans, this would have seen total debt funded forecast expenditure of \$101.5 million.

To address this issue, it is proposed to transfer \$100 million of debt from WDC to the CCO at inception, noting that this will be ring-fenced within the CCO to WDC in line with the overall financial principles. This amount will be reduced by any reserve balances at the date of transfer to recognise that any targeted rates collected must be spent on waters activities. Making this debt transfer will bring debt to revenue ratios to a similar level across all three councils, creating a less complex pathway to financial harmonisation for the CCO.

Far North

FNDC will incur set up costs in helping set up & transition it's water services to the new CCO. These costs will be recovered from the CCO once it is established.

FNDC waters debt / borrowing, which is known, will be transferred to the Waters CCO on transition.

Insurance arrangements

Insurance costs for council assets have risen significantly over the last few years and consideration must be given to the most appropriate level of insurance for each asset class. There is a potential inability to insure some areas and already below ground assets are self-insured for 60% of the total value. These Self-insurance options may need to be considered for some above ground assets as well.

Whangarei District Council has an Insurance Policy and Insurance Framework that were developed in 2023. These state four high-level insurance principles of quality data, value for money, risk management, and robust processes to underpin Council's insurance arrangements. The Policy and Framework cover Whangarei District Council's entire insurance portfolio including above ground and below ground assets, travel insurance, motor vehicle insurance, statutory and employers' liability, professional indemnity and public liability etc.

An insurance strategy will be developed for the water services activities to find the most viable option concerning water services assets insurance cover and levels of self-insurance. Exiting insurance held by participating councils will be continued until the new strategy is complete.

PBE IFRS 17 Insurance Contracts for public sectors was issued in June 2023. The effect of the new standard is yet to be assessed in detail – this will be included in transition activities to ensure everything is addressed for all the entities (CCO and councils).



Part D: Financial sustainability assessment

Confirmation of financially sustainable delivery of water services

Financially sustainable water services provision

The proposed entity will be financially sustainable from day one of establishment.

- There will be sufficient revenue to deliver water and wastewater services, including servicing of debt, in the 10-year capital works programme.
- The 30-year capital programme includes sufficient investment to meet current and projected level of service, regulatory requirements and to provide for growth. These have been prepared independently by each council and the joint programme will be confirmed through the establishment and transition phases.
- · The proposed entity will have additional debt headroom for unexpected and unplanned expenditure.

KDC will attain a credit rating prior to the transition date, thereby increasing their council debt to revenue ratio limit from the current 175% to 280%.

Risks and constraints to achieving financially sustainable delivery of water services

Each council has some risk in this regard and so will the CCO entity. This can be due to the initial non-harmonisation of finances and pricing, as well as the entity operations.

Table 35 - Financial risks and constraints for the CCO

Risk	Mitigation
The level of Development Contributions (DC) expected in the next decade. The majority of the existing debt in KDC relates to previous and continuing growth projects, particularly in Mangawhai. There are current developments with over 1000 lots coming online from FY26.	Monitoring levels of DC revenue collected prior to signing physical works contracts for next stage expansion
Legislation and regulations are yet to be finalised so assumptions may be invalid.	Councils are already working with DIA, central government and regulators to understand the progress and change coming.
The costs for large capital projects about to be contracted are significantly higher than planned for requiring increased borrowing.	Ensuring the combined capital programme is a living document with regular review and early consideration given to alternative plans
Continued risk of adverse weather events being more intense and more frequent leading to high unexpected costs or re-prioritisation of projects as a need becomes urgent	Maintain debt headroom to allow for unforeseen circumstances
FNDC programme of works to complete IAF (Infrastructure Acceleration Fund) works in years 2&3 prior to the CCO being operational may not be completed causing a capacity issue for capital delivery in the first years of CCO operations.	FNDC is structuring and resourcing this activity to ensure all works can be delivered in the expected timeframe.
Continued and increased risk of asset failure where capital works are pushed beyond the 10-year horizon in the investment programme in order to meet sustainability requirements	Ensuring the combined capital programme is a living document with regular review and early consideration given to alternative plans Continued improvement in asset condition data

Risk	Mitigation
FNDC currently has no DC policy. Public consultation on re-introducing one closes 31 August 2025. This plan assumes that a policy will be in place with revenue included in the later years of this plan.	The progress of this policy will be monitored and taken into consideration in the CCO planning for operations during the establishment and transition phases.
Modelling assumptions could be proven incorrect. These include interest rates, capital investment programme decisions and capital delivery capacity.	All financials, and the capital investment programme in particular, will continue to be monitored and revised as the CCO is established and Water Services Strategy is developed
Operational resourcing assumptions may be insufficient to resolve outstanding compliance matters	This resourcing need will be reviewed during phase 1 of the implementation plan and confirmed as the Water Services Strategy is developed
Increased levels of debt will hinder ability to absorb impacts of significant natural hazards.	It is intended to maintain debt headroom by working to a debt level lower than may be possible under the CCO to allow for unforeseen events.
Capital programme agreed with the regulator may not align to delivery timeframes	The capital investment programme will continue to be monitored and revised as the CCO is established and more unknowns become known.
Delays in introducing harmonisation for finances and pricing may present challenges for individual councils.	Continue exploring harmonisation pathway during establishment and transition to make it a reality as early as possible. Individual councils to include necessary activities in their own transition plans to allow for this possibility

Financial sustainability assessment - revenue sufficiency

Assessment of revenue sufficiency

These charts and tables are for the water and wastewater services to be delivered by the CCO and demonstrate revenue sufficiency is achieved. The values in the tables are shown in \$000 and the charts are \$m.

Projected CCO water services revenue and expenses

Projected CCO water services revenues cover the projected costs of delivering water services

200,000.0 180,000.0 160,000.0 140,000.0 120,000.0 ₹ 100,000.0 80,000.0 60,000.0 40,000.0 20,000.0 0.0 24/25 25/26 26/27 27/28 28/29 29/30 30/31 31/32 32/33 33/34 Expenses (excl. depn, interest) (\$m) Interest costs (\$m) Depreciation (\$m)

Net surplus/(deficit) (\$m)

Revenue (\$m)

Average projected charges for CCO water services over FY2024/25 to FY2033/34

Average charge per connection including GST	FY24/25	FY25/26	FY26/27	FY27/28	FY28/2	FY	29/30	FY30/31	FY31/32	FY32/33	FY33/34
Average drinking water bill (including GST)	1,405	1,498	1,595	1,798	1,	320	1,870	1,914	1,955	1,987	2,020
Average wastewater bill (including GST)	1,448	1,538	1,595	1,639	1,	553	1,693	1,718	1,745	1,762	1,788
Average charge per connection including GST	2,852	3,036	3,190	3,437	3,	174	3,563	3,633	3,700	3,749	3,807
Projected increase	8.7%	6.4%	5.1%	7.8%	1	1%	2.6%	2.0%	1.9%	1.3%	1.6%
Water services charges as % of household income	2.6%	2.7%	2.8%	3.0%	2	9%	2.9%	2.9%	2.9%	2.9%	2.8%

The total number of connections for each water service for each district has been used in these calculations with growth in connections projected at an average of 1.4% per annum. Median household income has been assumed as increasing between 1 and 2.5% per annum averaged at 2.2% per annum off the June 2024 value available from Infometrics.

Projected CCO operating surpluses/(deficits) for water services

Operating surplus ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) excluding capital revenues	777	4,561	7,106	4,211	2,519	106	(1,088)	(2,268)	(247)	(292)	15,386
Total operating revenue	96,480	104,221	112,432	128,483	131,795	137,373	142,367	147,411	151,850	156,448	1,308,862
Operating surplus ratio	0.8%	4.4%	6.3%	3.3%	1.9%	0.1%	(0.8%)	(1.5%)	(0.2%)	(0.2%)	1.2%

Cash surpluses will be applied to investment in the renewals programme, loan repayments and servicing debt.

Projected CCO operating cash surpluses for water services

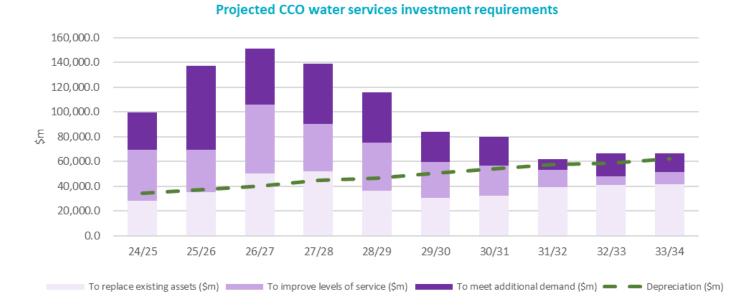
Operating cash ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) + depreciation + interest costs - capital revenue	40,161	47,824	55,170	70,738	72,444	76,286	79,461	82,559	85,329	88,137	698,108
Total operating revenue	96,480	104,221	112,432	128,483	131,795	137,373	142,367	147,411	151,850	156,448	1,308,862
Operating cash ratio	41.6%	45.9%	49.1%	55.1%	55.0%	55.5%	55.8%	56.0%	56.2%	56.3%	53.3%

Financial sustainability assessment - investment sufficiency

Assessment of investment sufficiency

These charts and tables are for the water and wastewater services to be delivered by the CCO and demonstrate investment sufficiency is achieved. The values in the tables are shown in \$000 and the charts are \$m.

Projected CCO water services investment is sufficient to meet levels of service, regulatory requirements and provide for growth



Renewals requirements for CCO water services

Asset sustainability ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure on renewals	28,164	35,300	50,584	52,079	36,355	30,557	32,220	39,441	41,282	41,755	387,738
Depreciation	34,261	37,249	40,191	44,820	46,418	50,481	53,934	57,820	58,967	62,120	486,260
Asset sustainability ratio	(17.8%)	(5.2%)	25.9%	16.2%	(21.7%)	(39.5%)	(40.3%)	(31.8%)	(30.0%)	(32.8%)	(20.3%)

Where the ratio is positive, this means that there is more projected renewals investment than projected depreciation. Where this ratio is negative, this means that projected renewals investment is less than projected depreciation. The proposed renewals investment has been determined using LTP, AMPs and associated Infrastructure Strategy.

Total CCO water services investment required over 10 years

Asset investment ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure	93,200	122,192	150,150	105,786	103,789	83,706	79,794	61,985	66,681	66,614	933,897
Depreciation	34,261	37,249	40,191	44,820	46,418	50,481	53,934	57,820	58,967	62,120	486,260
Asset investment ratio	172.0%	228.0%	273.6%	136.0%	123.6%	65.8%	47.9%	7.2%	13.1%	7.2%	92.1%

The fluctuation in the ratios here is due to significant capital required through to FY29. These are largely for two significant projects at Mangawhai and Ruakaka following Infrastructure Acceleration Fund projects completed in Kaikohe and Kawakawa.

Average remaining useful life of CCO network assets

Asset consumption ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Book value of infrastructure assets	1,182,484	1,282,546	1,449,201	1,543,121	1,612,518	1,704,564	1,730,424	1,734,589	1,805,350	1,809,844
Total estimated replacement value of infrastructure assets	2,224,581	2,353,993	2,473,812	2,590,720	2,702,425	2,795,066	2,886,304	2,959,749	3,041,057	3,121,814
Asset consumption ratio	53.2%	54.5%	58.6%	59.6%	59.7%	61.0%	60.0%	58.6%	59.4%	58.0%

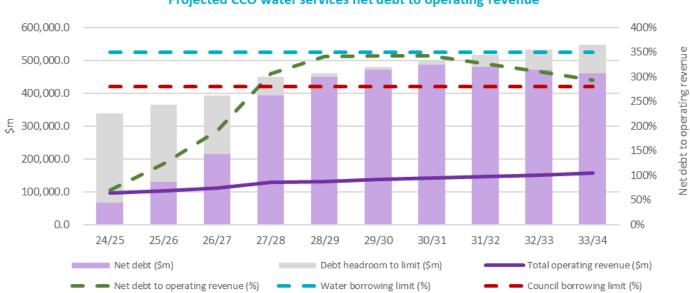
The capital investment programme supports and improves the useful life of the combined water services assets.

Financial sustainability assessment - financing sufficiency

Assessment of financing sufficiency

These charts and tables are for the water and wastewater services to be delivered by the CCO and demonstrate financing sufficiency is achieved. The values in the tables are shown in \$000 and the charts are \$m.

Projected CCO water services borrowings against borrowing limits



Projected CCO water services net debt to operating revenue

As discussed in earlier sections of this plan, it is intended to work within a borrowing limit of 350% wherever possible to provide headroom for unexpected and unplanned expenditure.

Projected CCO borrowings for water services

Net debt to operating revenue	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt (gross debt less cash)	67,085	129,454	214,504	393,195	449,055	470,913	486,362	480,239	470,526	459,349
Operating revenue	96,480	104,221	112,432	128,483	131,795	137,373	142,367	147,411	151,850	156,448
Net debt to operating revenue	70%	124%	191%	306%	341%	343%	342%	326%	310%	294%

Borrowing headroom/(shortfall) for CCO water services

Borrowings headroom/(shortfall) against limit	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Free funds from operations - water and wastewater	35,038	41,810	47,297	49,032	48,937	50,587	52,846	55,552	58,720	61,828
FFO to net debt %	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Maximum allowable net debt	437,974	522,622	591,218	612,895	611,715	632,334	660,571	694,395	733,998	772,855
Total net debt	67,085	129,454	214,504	393,195	449,055	470,913	486,362	480,239	470,526	459,349
Borrowing headroom/ (shortfall) against limit	370,889	393,168	376,715	219,700	162,660	161,421	174,210	214,156	263,472	313,506

This measure determines whether projected borrowings are within borrowing limits, and demonstrates the ability to borrow for unforeseen events.

CCO Free funds from operations

Free funds from operations (FFO) to debt ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt	67,085	129,454	214,504	393,195	449,055	470,913	486,362	480,239	470,526	459,349
Funds from operations	35,038	41,810	47,297	49,032	48,937	50,587	52,846	55,552	58,720	61,828
FFO to debt ratio	52.2%	32.3%	22.0%	12.5%	10.9%	10.7%	10.9%	11.6%	12.5%	13.5%

The plan demonstrates that the CCO financing of water and wastewater investments can be maintained within the maximum available Funds from Operations (FFO) to Debt ratio throughout the plan period. This allows access to financing through the Local Government Funding Agency, who require a minimum FFO to Debt ratio of 8%. It is expected though, that the CCO will work above a ratio of 11% wherever possible to allow sufficient headroom from unforeseen circumstances. This will be confirmed in the Water Services Strategy when prepared during the transition phase.

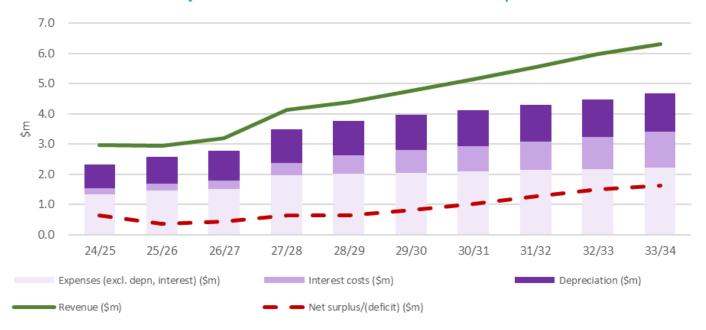
Stormwater

Kaipara

These charts and tables are for the stormwater to be delivered by KDC and demonstrate financial sustainability is achieved. The values in the tables are shown in \$000 and the charts are \$m.

Projected stormwater services revenues cover the projected costs of delivering stormwater services

Projected KDC stormwater services revenue and expenses



Average projected charges for stormwater services over FY2024/25 to FY2033/34

Average charge per connection including GST	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Average stormwater bill (including GST)	175	190	205	270	285	308	330	354	379	398
Average charge per connection including GST	175	190	205	270	285	308	330	354	379	398
Projected increase	-11.4%	8.4%	7.9%	31.9%	5.5%	8.1%	7.3%	7.2%	6.9%	5.2%
Stormwater services charges as % of household income	0.2%	0.2%	0.2%	0.2%	0.2%	0.3%	0.3%	0.3%	0.3%	0.3%

Projected operating surpluses/(deficits) for stormwater services

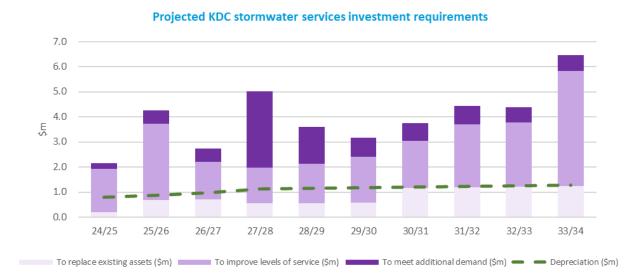
Operating surplus ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) excluding capital revenues	87	65	116	352	331	506	713	943	1,179	1,304	5,596
Total operating revenue	2,419	2,645	2,889	3,849	4,100	4,475	4,845	5,242	5,651	5,988	42,103
Operating surplus ratio	3.6%	2.5%	4.0%	9.2%	8.1%	11.3%	14.7%	18.0%	20.9%	21.8%	13.3%

Total forecasted revenue is intended to fund operational expenditure, as well as some capital expenditure (particularly renewals) and debt repayments.

Projected operating cash surpluses for stormwater services

Operating cash ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) + depreciation + interest costs - capital revenue	1,077	1,178	1,375	1,881	2,089	2,421	2,750	3,106	3,474	3,770	23,123
Total operating revenue	2,419	2,645	2,889	3,849	4,100	4,475	4,845	5,242	5,651	5,988	42,103
Operating cash ratio	44.5%	44.5%	47.6%	48.9%	50.9%	54.1%	56.8%	59.2%	61.5%	63.0%	54.9%

Projected stormwater services investment is sufficient to meet levels of service, regulatory requirements and provide for growth



Renewals requirements for stormwater services

Asset sustainability ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure on renewals	206	684	699	550	562	574	1,171	1,195	1,217	1,241	8,099
Depreciation	805	885	973	1,130	1,155	1,179	1,203	1,227	1,250	1,274	11,082
Asset sustainability ratio	(74.4%)	(22.8%)	(28.1%)	(51.3%)	(51.3%)	(51.3%)	(2.6%)	(2.6%)	(2.6%)	(2.6%)	(26.9%)

Where the ratio is positive, this means that there is more projected renewals investment than projected depreciation. Where this ratio is negative, this means that projected renewals investment is less than projected depreciation. The proposed renewals investment has been determined using LTP, AMPs and associated Infrastructure Strategy. The ratio improves in the second half of this plan period as necessary growth and improvement projects complete.

Total stormwater services investment required over 10 years

Asset investment ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure	2,141	4,259	2,743	5,007	3,599	3,158	3,748	4,420	4,383	6,451	39,910
Depreciation	805	885	973	1,130	1,155	1,179	1,203	1,227	1,250	1,274	11,082
Asset investment ratio	166.0%	381.2%	181.9%	343.0%	211.6%	167.8%	211.6%	260.3%	250.5%	406.3%	260.1%

Average remaining useful life of stormwater network assets

Asset consumption ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Book value of infrastructure assets	69,034	72,408	74,179	78,056	80,500	82,478	85,024	88,217	91,349	96,526
Total estimated replacement value of infrastructure assets	96,395	100,373	103,672	109,487	113,926	117,870	121,867	126,276	130,688	136,217
Asset consumption ratio	71.6%	72.1%	71.6%	71.3%	70.7%	70.0%	69.8%	69.9%	69.9%	70.9%

The capital investment programme supports the useful life of the assets. While there is some decline over the 10 years, this eases in the latter part of the plan period as renewals investment increases.

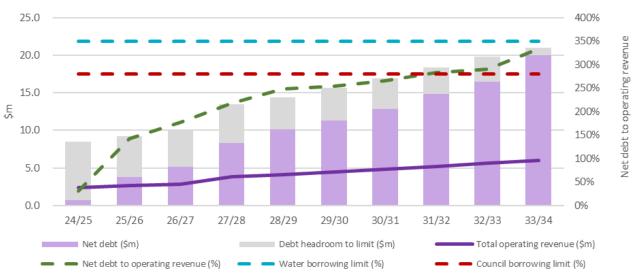
Projected council borrowings against borrowing limits

Projected KDC net debt to operating revenue



Projected stormwater services borrowings against borrowing limits

Projected KDC stormwater services net debt to operating revenue



As discussed in earlier sections of this plan, KDC will likely obtain a credit rating to access a borrowing limit of 280%. Revenue and investment levels in the last two years of this plan will be re-considered in the next planning period to ensure required activities, affordability and financial sustainability are balanced. If growth is not occurring as expected, the investment profile will be modified appropriately.

Projected borrowings for stormwater services

Net debt to operating revenue	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt (gross debt less cash)	760	3,775	5,123	8,357	10,175	11,348	12,872	14,808	16,440	19,985
Operating revenue	2,419	2,645	2,889	3,849	4,100	4,475	4,845	5,242	5,651	5,988
Net debt to operating revenue	31%	143%	177%	217%	248%	254%	266%	282%	291%	334%

Revenue and investment levels in the last two years of this plan will be re-considered in the next planning period to ensure required activities, affordability and financial sustainability are balanced. If growth is not occurring as expected, the investment profile will be modified appropriately.

Borrowing headroom/(shortfall) for stormwater services

Borrowings headroom/(shortfall) against limit	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Operating revenue	2,419	2,645	2,889	3,849	4,100	4,475	4,845	5,242	5,651	5,988
Debt to revenue limit	350%	350%	350%	350%	350%	350%	350%	350%	350%	350%
Maximum allowable net debt	8,467	9,258	10,112	13,472	14,349	15,661	16,956	18,347	19,779	20,960
Total net debt	760	3,775	5,123	8,357	10,175	11,348	12,872	14,808	16,440	19,985
Borrowing headroom/ (shortfall) against limit	7,706	5,482	4,989	5,114	4,174	4,313	4,084	3,539	3,339	975

Free funds from operations

Free funds from operations (FFO) to debt ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt	760	3,775	5,123	8,357	10,175	11,348	12,872	14,808	16,440	19,985
Funds from operations	892	950	1,089	1,482	1,486	1,685	1,916	2,170	2,429	2,578
FFO to debt ratio	117.3%	25.2%	21.3%	17.7%	14.6%	14.8%	14.9%	14.7%	14.8%	12.9%

Whangārei

These charts and tables are for the stormwater to be delivered by WDC and demonstrate financial sustainability is achieved. The values in the tables are shown in \$000 and the charts are \$m.

Projected stormwater services revenues cover the projected costs of delivering stormwater services

Projected WDC stormwater services revenue and expenses



Average projected charges for stormwater services over FY2024/25 to FY2033/34

Average charge per connection including GST	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Average stormwater bill (including GST)	7	237	248	259	271	284	296	310	323	337
Average charge per connection including GST	7	237	248	259	271	284	296	310	323	337
Projected increase	-95.7%	3141.6%	4.7%	4.7%	4.6%	4.6%	4.4%	4.4%	4.3%	4.3%
Stormwater services charges as % of household income	0.0%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.3%

Projected operating surpluses/(deficits) for stormwater services

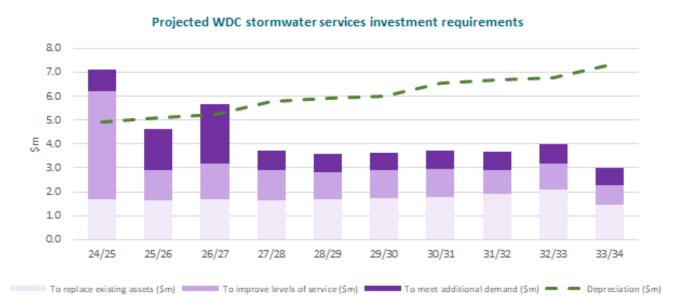
Operating surplus ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) excluding capital revenues	(8,036)	(1,626)	(1,402)	(1,715)	(1,523)	(1,307)	(1,340)	(949)	(490)	(451)	(18,839)
Total operating revenue	209	6,863	7,282	7,726	8,189	8,673	9,176	9,708	10,261	10,846	78,933
Operating surplus ratio	(3845.0%)	(23.7%)	(19.3%)	(22.2%)	(18.6%)	(15.1%)	(14.6%)	(9.8%)	(4.8%)	(4.2%)	(23.9%)

A targeted rate for Stormwater was introduced in Year 2 of the 2024-34 Long Term Plan, with Year 1 being 100% debt funded. The targeted rate was set at a level sufficient to arrive at a neutral debt / reserve balance by year 10 of the LTP. The targeted rate will be re-evaluated at the next LTP to ensure financial sustainability of the Stormwater activity.

Projected operating cash surpluses for stormwater services

Operating cash ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) + depreciation + interest costs - capital revenue	(2,787)	3,828	4,253	4,469	4,770	5,090	5,511	5,930	6,381	6,879	44,324
Total operating revenue	209	6,863	7,282	7,726	8,189	8,673	9,176	9,708	10,261	10,846	78,933
Operating cash ratio	(1333.5%)	55.8%	58.4%	57.8%	58.2%	58.7%	60.1%	61.1%	62.2%	63.4%	56.2%

Projected stormwater services investment is sufficient to meet levels of service, regulatory requirements and provide for growth



Renewals requirements for stormwater services

Asset sustainability ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure on renewals	1,683	1,634	1,671	1,655	1,691	1,726	1,761	1,904	2,086	1,440	17,251
Depreciation	4,925	5,094	5,227	5,779	5,901	6,023	6,544	6,670	6,796	7,330	60,289
Asset sustainability ratio	(65.8%)	(67.9%)	(68.0%)	(71.4%)	(71.3%)	(71.3%)	(73.1%)	(71.5%)	(69.3%)	(80.4%)	(71.4%)

Where the ratio is positive, this means that there is more projected renewals investment than projected depreciation. Where this ratio is negative, this means that projected renewals investment is less than projected depreciation. The proposed renewals investment has been determined using LTP, AMPs and associated Infrastructure Strategy.

Total stormwater services investment required over 10 years

Asset investment ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure	7,127	4,607	5,680	3,720	3,577	3,651	3,725	3,680	3,993	3,014	42,774
Depreciation	4,925	5,094	5,227	5,779	5,901	6,023	6,544	6,670	6,796	7,330	60,289
Asset investment ratio	44.7%	(9.6%)	8.7%	(35.6%)	(39.4%)	(39.4%)	(43.1%)	(44.8%)	(41.2%)	(58.9%)	(29.1%)

Average remaining useful life of stormwater network assets

Asset consumption ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Book value of infrastructure assets	307,243	306,756	332,939	330,880	328,556	351,611	348,792	345,802	368,926	364,610
Total estimated replacement value of infrastructure assets	474,743	486,578	499,575	511,009	522,545	534,340	546,397	558,610	571,140	583,710
Asset consumption ratio	64.7%	63.0%	66.6%	64.8%	62.9%	65.8%	63.8%	61.9%	64.6%	62.5%

The capital investment programme steadily maintains the useful life of the assets.

Projected council borrowings against borrowing limits

Projected WDC net debt to operating revenue



Projected stormwater services borrowings against borrowing limits

Projected WDC stormwater services net debt to operating revenue



Projected borrowings for stormwater services

Net debt to operating revenue	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt (gross debt less cash)	7,238	8,377	10,232	9,888	9,087	8,022	6,543	4,502	2,189	(1,676)
Operating revenue	209	6,863	7,282	7,726	8,189	8,673	9,176	9,708	10,261	10,846
Net debt to operating revenue	3463%	122%	141%	128%	111%	92%	71%	46%	21%	(15%)

Borrowing headroom/(shortfall) for stormwater services

Borrowings headroom/(shortfall) against limit	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Operating revenue	209	6,863	7,282	7,726	8,18	8,673	9,176	9,708	10,261	10,846
Debt to revenue limit	350%	350%	350%	350%	3509	350%	350%	350%	350%	350%
Maximum allowable net debt	732	24,021	25,487	27,041	28,66	30,356	32,116	33,978	35,914	37,961
Total net debt	7,238	8,377	10,232	9,888	9,08	7 8,022	6,543	4,502	2,189	(1,676)
Borrowing headroom/ (shortfall) against limit	(6,507)	15,644	15,255	17,153	19,57	22,334	25,573	29,476	33,725	39,637

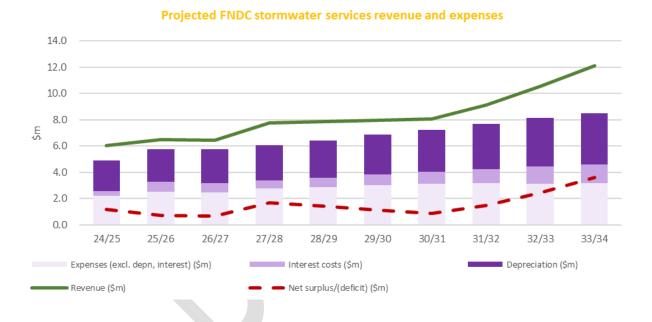
Free funds from operations

Free funds from operations (FFO) to debt ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt	7,238	8,377	10,232	9,888	9,087	8,022	6,543	4,502	2,189	(1,676)
Funds from operations	(3,111)	3,468	3,825	4,064	4,378	4,716	5,204	5,721	6,306	6,879
FFO to debt ratio	(43.0%)	41.4%	37.4%	41.1%	48.2%	58.8%	79.5%	127.1%	288.1%	(410.4%)

Far North

These charts and tables are for the stormwater to be delivered by FNDC and demonstrate financial sustainability is achieved. The values in the tables are shown in \$000 and the charts are \$m.

Projected stormwater services revenues cover the projected costs of delivering stormwater services



Average projected charges for stormwater services over FY2024/25 to FY2033/34

Average charge per connection including GST	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Average stormwater bill (including GST)	438	464	456	544	545	547	549	616	706	805
Average charge per connection including GST	438	464	456	544	545	547	549	616	706	805
Projected increase	0.6%	6.0%	-1.7%	19.3%	0.2%	0.2%	0.4%	12.2%	14.7%	13.9%
Water services charges as % of household income	0.4%	0.5%	0.4%	0.5%	0.5%	0.5%	0.5%	0.5%	0.6%	0.7%

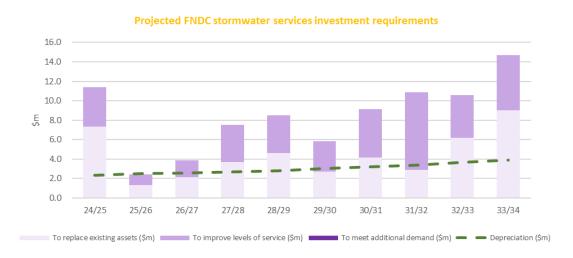
Projected operating surpluses/(deficits) for stormwater services

Operating surplus ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) excluding capital revenues	1,152	719	677	1,693	1,428	1,104	839	1,459	2,426	3,618	15,115
Total operating revenue	6,054	6,476	6,441	7,764	7,854	7,945	8,053	9,114	10,546	12,103	82,351
Operating surplus ratio	19.0%	11.1%	10.5%	21.8%	18.2%	13.9%	10.4%	16.0%	23.0%	29.9%	18.4%

Projected operating cash surpluses for stormwater services

Operating cash ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Operating surplus/(deficit) + depreciation + interest costs - capital revenue	3,822	3,961	4,001	4,988	4,971	4,953	4,942	5,932	7,420	8,912	53,903
Total operating revenue	6,054	6,476	6,441	7,764	7,854	7,945	8,053	9,114	10,546	12,103	82,351
Operating cash ratio	63.1%	61.2%	62.1%	64.2%	63.3%	62.3%	61.4%	65.1%	70.4%	73.6%	65.5%

Projected stormwater services investment is sufficient to meet levels of service, regulatory requirements and provide for growth



Renewals requirements for stormwater services

Asset sustainability ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure on renewals	7,364	1,350	2,145	3,714	4,625	2,694	4,152	2,892	6,166	9,029	44,131
Depreciation	2,345	2,502	2,579	2,694	2,831	3,012	3,191	3,404	3,665	3,876	30,099
Asset sustainability ratio	214.0%	(46.0%)	(16.8%)	37.9%	63.4%	(10.6%)	30.1%	(15.0%)	68.2%	132.9%	46.6%

Where the ratio is positive, this means that there is more projected renewals investment than projected depreciation. Where this ratio is negative, this means that projected renewals investment is less than projected depreciation. The proposed renewals investment has been determined using LTP, AMPs and associated Infrastructure Strategy.

Total stormwater services investment required over 10 years

Asset investment ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	Total
Capital expenditure	11,394	2,449	3,861	7,493	8,477	5,864	9,151	10,886	10,604	14,675	84,854
Depreciation	2,345	2,502	2,579	2,694	2,831	3,012	3,191	3,404	3,665	3,876	30,099
Asset investment ratio	385.9%	(2.1%)	49.7%	178.1%	199.4%	94.7%	186.8%	219.8%	189.3%	278.6%	181.9%

Average remaining useful life of stormwater network assets

Asset consumption ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Book value of infrastructure assets	115,403	115,350	116,632	121,431	127,077	129,929	135,889	143,371	150,310	161,109
Total estimated replacement value of infrastructure assets	215,505	282,384	322,274	338,075	357,949	375,383	390,492	403,336	421,315	438,128
Asset consumption ratio	53.6%	40.8%	36.2%	35.9%	35.5%	34.6%	34.8%	35.5%	35.7%	36.8%

Projected council borrowings against borrowing limits

Projected FNDC net debt to operating revenue



Projected stormwater services borrowings against borrowing limits





Projected borrowings for stormwater services

Net debt to operating revenue	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt (gross debt less cash)	10,935	10,164	10,768	13,874	18,092	19,840	24,960	30,983	35,496	42,678
Operating revenue	6,054	6,476	6,441	7,764	7,854	7,945	8,053	9,114	10,546	12,103
Net debt to operating revenue	181%	157%	167%	179%	230%	250%	310%	340%	337%	353%

Borrowing headroom/(shortfall) for stormwater services

Borrowings headroom/(shortfall) against limit	FY24/25	FY25/26	FY26/27	FY27/28	FY28,	/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Operating revenue	6,054	6,476	6,441	7,764		7,854	7,945	8,053	9,114	10,546	12,103
Debt to revenue limit	350%	350%	350%	350%		350%	350%	350%	350%	350%	350%
Maximum allowable net debt	21,188	22,667	22,545	27,174	2	27,489	27,809	28,187	31,898	36,911	42,360
Total net debt	10,935	10,164	10,768	13,874	1	18,092	19,840	24,960	30,983	35,496	42,678
Borrowing headroom/ (shortfall) against limit	10,253	12,503	11,777	13,299		9,397	7,970	3,226	915	1,415	(318)

Free funds from operations

Free funds from operations (FFO) to debt ratio	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Total net debt	10,935	10,164	10,768	13,874	18,092	19,840	24,960	30,983	35,496	42,678
Funds from operations	3,497	3,221	3,256	4,387	4,259	4,116	4,030	4,863	6,091	7,494
FFO to debt ratio	32.0%	31.7%	30.2%	31.6%	23.5%	20.7%	16.1%	15.7%	17.2%	17.6%

Part E: Projected financial statements for water services

Projected financial statements

Projected funding impact statement – joint CCO for water and wastewater services

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Funding impact statement (\$000)	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Sources of operating funding										
General rates	586	828	1,199	1,593	1,688	1,785	1,871	1,960	2,049	2,135
Targeted rates	81,402	88,497	97,064	113,858	118,330	123,759	128,571	133,501	137,798	142,239
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees and other receipts	3,234	2,873	2,101	1,307	0	0	0	0	0	0
Fees and charges	11,259	12,024	12,068	11,725	11,777	11,829	11,925	11,950	12,002	12,074
Total operating funding	96,480	104,221	112,432	128,483	131,795	137,373	142,367	147,411	151,850	156,448
Applications of operating funding										
Payments to staff and suppliers	48,629	48,321	49,297	49,237	50,568	52,010	53,644	55,322	56,705	58,288
Finance costs	5,123	6,014	7,873	21,706	23,506	25,699	26,615	27,008	26,609	26,308
Internal charges and overheads applied	7,690	8,076	7,965	8,509	8,784	9,078	9,262	9,530	9,816	10,023
Other operating funding applications	0	0	0	0	0	0	0	0	0	0
Total applications of operating funding	61,442	62,411	65,135	79,452	82,858	86,786	89,521	91,860	93,130	94,620
Surplus/(deficit) of operating funding	35,038	41,810	47,297	49,032	48,937	50,587	52,846	55,552	58,720	61,828
Sources of capital funding										
Subsidies and grants for capital expenditure	21,427	26,810	2,210	0	0	0	0	0	0	0
Development and financial contributions	5,628	6,323	16,368	11,017	11,018	11,261	11,500	12,556	17,675	15,963
Increase/(decrease) in debt	31,106	47,250	84,277	45,740	43,835	21,858	15,449	(6,123)	(9,714)	(11,178)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding	58,161	80,383	102,854	56,757	54,853	33,119	26,948	6,432	7,960	4,785
Applications of capital funding										
Capital expenditure - to meet additional demand	30,189	67,828	45,139	48,202	40,322	24,036	23,099	8,895	18,828	15,012
Capital expenditure - to improve levels of services	41,050	34,183	55,202	38,459	39,139	29,113	24,475	13,649	6,571	9,847
Capital expenditure - to replace existing assets	28,164	35,300	50,584	52,079	36,355	30,557	32,220	39,441	41,282	41,755
Increase/(decrease) in reserves	(6,203)	(15,120)	(774)	(32,954)	(12,026)	0	0	0	0	0
Increase/(decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding	93,200	122,192	150,150	105,786	103,789	83,706	79,794	61,985	66,681	66,614
Surplus/(deficit) of capital funding	(35,039)	(41,809)	(47,296)	(49,029)	(48,936)	(50,587)	(52,846)	(55,552)	(58,721)	(61,829)
Funding balance	(1)	1	1	2	1	(0)	0	(1)	(1)	(0)

Projected statement of comprehensive revenue and expense – joint CCO for water and wastewater services

Statement of comprehensive revenue and expense (\$000)	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Operating revenue	96,480	104,221	112,432	128,483	131,795	137,373	142,367	147,411	151,850	156,448
Other revenue	27,055	33,133	18,578	11,017	11,018	11,261	11,500	12,556	17,675	15,963
Total revenue	123,535	137,354	131,010	139,501	142,813	148,634	153,867	159,967	169,525	172,411
Operating expenses	48,629	48,321	49,297	49,237	50,568	52,010	53,644	55,322	56,705	58,288
Finance costs	5,123	6,014	7,873	21,706	23,506	25,699	26,615	27,008	26,609	26,308
Overheads and support costs	7,690	8,076	7,965	8,509	8,784	9,078	9,262	9,530	9,816	10,023
Depreciation & amortisation	34,261	37,249	40,191	44,820	46,418	50,481	53,934	57,820	58,967	62,120
Total expenses	95,703	99,660	105,326	124,272	129,276	137,267	143,455	149,679	152,097	156,740
Net surplus / (deficit)	27,832	37,694	25,684	15,228	13,538	11,367	10,412	10,287	17,428	15,671
Revaluation of infrastructure assets										
Total comprehensive income	27,832	37,694	25,684	15,228	13,538	11,367	10,412	10,287	17,428	15,671
Cash surplus / (deficit) from operations (excl depreciation)	62,093	74,943	65,875	60,049	59,955	61,848	64,345	68,107	76,394	77,791

Projected statement of cashflows – joint CCO for water and wastewater services

Statement of cashflows (\$000)	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Cashflows from operating activities										
Cash surplus / (deficit) from operations	62,093	74,943	65,875	60,049	59,955	61,848	64,345	68,107	76,394	77,791
[other items]										
Net cashflows from operating activities	62,093	74,943	65,875	60,049	59,955	61,848	64,345	68,107	76,394	77,791
Cashflows from investment activities										
[other items]	0	0	0	(100,000)	0	0	0	0	0	0
Capital expenditure	(99,403)	(137,311)	(150,925)	(138,740)	(115,815)	(83,706)	(79,794)	(61,985)	(66,681)	(66,614)
Net cashflows from investment activities	(99,403)	(137,311)	(150,925)	(238,740)	(115,815)	(83,706)	(79,794)	(61,985)	(66,681)	(66,614)
Cashflows from financing activities										
New borrowings	25,354	34,520	69,594	143,516	39,978	13,819	10,511	(8,148)	(4,652)	(6,090)
Repayment of borrowings	752	12,730	19,928	2,333	9,226	8,433	4,853	1,377	(5,228)	(4,816)
Net cashflows from financing activities	26,106	47,250	89,522	145,849	49,204	22,252	15,365	(6,771)	(9,880)	(10,906)
Net increase/(decrease) in cash and cash equivalents	(11,204)	(15,119)	4,472	(32,843)	(6,656)	394	(84)	(649)	(166)	272
Cash and cash equivalents at beginning of year	77,747	66,543	51,424	55,896	23,053	16,397	16,791	16,707	16,059	15,892
Cash and cash equivalents at end of year	66,543	51,424	55,896	23,053	16,397	16,791	16,707	16,059	15,892	16,164

Projected statement of financial position – joint CCO for water and wastewater services

Statement of financial position (\$000)	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Assets										
Cash and cash equivalents	66,543	51,424	55,896	23,053	16,397	16,791	16,707	16,059	15,892	16,164
Other current assets										
Infrastructure assets	1,182,484	1,282,546	1,449,201	1,543,121	1,612,518	1,704,564	1,730,424	1,734,589	1,805,350	1,809,844
Other non-current assets										
Total assets	1,249,027	1,333,971	1,505,097	1,566,174	1,628,916	1,721,355	1,747,131	1,750,647	1,821,242	1,826,008
Liabilities										
Borrowings - current portion										
Other current liabilities										
Borrowings - non-current portion	133,628	180,878	270,400	416,248	465,452	487,704	503,069	496,298	486,418	475,513
Other non-current liabilities										
Total liabilities	133,628	180,878	270,400	416,248	465,452	487,704	503,069	496,298	486,418	475,513
Net assets	1,115,399	1,153,093	1,234,698	1,149,926	1,163,464	1,233,650	1,244,062	1,254,349	1,334,824	1,350,495
Equity										
Revaluation reserve	422,002	422,002	477,923	477,923	477,923	536,743	536,743	536,743	599,790	599,790
Other reserves	693,396	731,090	756,774	672,003	685,540	696,907	707,319	717,606	735,034	750,705
Total equity	1,115,399	1,153,093	1,234,698	1,149,926	1,163,464	1,233,650	1,244,062	1,254,349	1,334,824	1,350,495

Water Services Delivery Plan: Additional information

Significant capital projects

For the purpose of this table the materiality threshold has been set at \$2m per programme/project across the 10-year period of this plan.

Significant Capital Projects – Joint CCO drinking water

Significant capital projects – drinking water	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Projects to meet additional demand										
Infrastructure Acceleration Fund Projects (Kawakawa & Kaikohe)	15,036	8,742	2,896	0	0	0	0	0	0	0
Kerikeri Water Network Upgrade, To Heritage Bypass	0	6,906	5,233	0	0	0	0	0	0	0
Kerikeri Water Source Connection Improvements, To Lake Waingaro	0	0	0	0	0	0	0	1,577	1,609	0
Kerikeri Water Treatment Plant Upgrade	1,000	2,474	4,243	0	0	0	0	0	0	0
Maungaturoto water treatment plant upgrade	725	0	430	1,651	0	0	0	0	0	0
KDC other projects	150	158		1,211	562	0	0	0	0	0
Poroti WTP upgrade	550	3,757	10,715	8,531	2,058	0	0	0	0	0
Kamo Reservoir (Dip Rd) Additional	3,083	2,058	0	0	0	0	0	0	0	0
Whau Valley New reservoir (inc decommisioning of existing)	0	309	0	2,058	59	0	0	0	0	0
WDC Other Projects	776	0	0	0	0	1,346	998	490	2,812	795
Total investment to meet additional demand	21,320	24,404	23,517	13,450	2,680	1,346	998	2,067	4,421	795
Projects to improve levels of services										
FNDC District Wide Water Minor Capital Works	461	483	508	471	482	492	502	512	523	532
FNDC District Wide Water Storage Improvements	0	639	1,308	1,310	0	0	0	0	0	0
Kaitaia Water Treatment Plant New Development	0	0	0	0	0	2,733	5,581	5,692	0	0
Kawakawa Water Treatment Plant Upgrades	0	0	0	0	5,353	4,099	4,185	0	0	0
Moerewa Water Network Upgrades	0	0	0	0	669	1,913	0	0	0	0
Paihia to Opua fire flows improvement	0	0	0	0	4,282	4,372	0	0	0	0
SCADA system upgrades	900	1,380	1,413	0	0	0	0	0	0	0
FNDC General LoS	5,005	1,523	2,465	550	1,847	383	0	0	0	0
Dargaville water Rotu pump station upgrade	0	0	0	2,201	2,250	0	0	0	0	0
Ruawai water treatment plant and bore upgrade	0	0	0	0	225	230	0	0	487	1,489
KDC other projects	206	736	753	110	112	1,837	117	239	122	992
SH1 Tarewa intersection to Maungakaramea	0	0	0	0	0	0	206	411	419	0
Three Mile Bush Reservoir and pipework	4,116	873	0	0	0	0	0	0	0	0
Fairway Dr pump station upgrade	222	1,029	2,058	0	0	0	0	0	0	0
WDC Other Projects	1,897	6,406	12,399	11,895	1,788	1,977	3,502	0	0	776
Total investment to meet improve levels of services	12,808	13,068	20,904	16,537	17,008	18,036	14,093	6,854	1,551	3,789
Projects to replace existing assets										
FNDC District Wide Water Reactive Renewals	300	307	314	367	375	437	446	512	523	592
FNDC District Wide Water Supply Meter Renewals	0	0	0	314	321	328	335	342	348	355
Kaikohe Water Network Reticulation Renewals	0	0	3,140	859	878	896	915	933	952	970
Kaikohe Water Treatment & Storage Renewals	0	0	0	314	321	328	335	342	348	355
Kaitaia Water Network Planned Renewals	0	0	0	0	0	230	703	956	975	994
Kawakawa Water Network Planned Renewals	0	0	4,186	1,058	1,081	1,104	1,127	1,150	1,173	1,195
Paihia Water Network Planned Renewals	0	0	0	0	0	262	815	1,116	1,138	1,160
Water treatment plant relocation Paihia	1,022	2,555	8,283	6,670	0	0	0	0	0	0
FNDC General Renewal	1,770	1,134	759	1,933	1,467	1,525	1,250	1,503	1,039	923
KDC Districtwide water network renewals	639	1,580	1,614	1,651	1,687	1,722	1,757	1,792	1,826	1,861
KDC other projects	750	50	0	0	1,294	230	234	358	1,096	0
SCADA upgrade renewal	0	0	0	0	0	0	0	0	206	2,058
Vinegar Hill trunk main	0	0	0	51	51	1,955	0	0	0	0
Reticulation Renewals	3,087	3,087	4,939	5,145	5,145	5,145	5,145	5,659	5,659	7,202
Whau Valley Dam Chimney Drain	0	0	0	0	0	257	257	2,264	0	0
WDC Other Projects	5,271	6,214	8,954	14,458	8,612	228	3,326	5,226	6,621	4,439
Total investment to replace existing assets	12,839	14,927	32,189	32,820	21,233	14,648	16,646	22,153	21,903	22,104
Total investment in drinking water assets	46,967	52,399	76,610	62,807	40,920	34,030	31,737	31,074	27,875	26,688

Significant Capital Projects – Joint CCO wastewater

Significant capital projects – wastewater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Projects to meet additional demand										
Infrastructure Acceleration Fund Projects (Kawakawa & Kaikohe)	5,560	34,013	3,316	0	0	0	0	0	0	0
Kerikeri Wastewater Treatment Plant Upgrade - Stage 2 and 3 (KK/Waipapa))	0	0	0	0	0	0	0	0	7606	7751
FNDC General Growth	600	0	0	0	0	0	0	0	0	0
Mangawhai wastewater treatment plant, network and disposal upgrade										
programme	1,029	2,629	4,841	2,201	6,186	12,631	14,641	5,974	3,652	5,582
Kaiwaka wastewater treatment plant upgrade	0	0	0	2,201	562	0	0	0	0	0
Dargaville wastewater PS1 and PS4 upgrades	309	1.262	1.076	, 0	0	0	0	0	0	0
KDC other projects	309	0	215	0		0				0
Te Hape sewer extension	0	0	0	1,029		0		_	0	0
Ruakaka WWTP - Effluent Disposal	515	1.543	5,145	17,493		8,232	5,145	0	0	0
Sewer capacity increase Growth areas	206	890	856	1,543	1,544	1,543	1,543	854	957	883
Ruakaka WWTP - Upgrade Design & Consent	309	3,087	6,174	10,285		0	,		0	003
WDC Other Projects	34	3,007	0,174	10,283		283	185	0	0	0
Total investment to meet additional demand	8.869	43,425	21.623	34.752		22,690		6,828	14.407	14.217
	8,809	43,425	21,023	34,/32	37,042	22,090	22,101	0,828	14,407	14,217
Projects to improve levels of services	625	639	654	655	669	683	698	712	726	740
FNDC District Wide Wastewater Minor Capital Works	025	383	392	393		410	419	712		740
FNDC District Wide Wastewater Pump Station Odour Devices Programme	0	383	392	393		328	3,348			
East Coast Wastewater Treatment Plant Upgrades	0	U	U	U	U	328	3,348	U	U	
East Coast Wastewater Treatment Plants Upgrade To Enable Land Discharge		0		775	4.010	4.919				
Stage 1	500	3,194	2,747	775 0	4,818 0	4,919	0		0	0
Hihi Wastewater Treatment Plant Replacement				-		0				
Kaikohe Wastewater Treatment Plant Upgrades	1,250	5,110	15,698	8,381 0	2,141	0			0	0
Kaitaia Wastewater Network Overflow	7,704 885	2,220 1.022	4.709	0						0
Kaitaia Wastewater Treatment Plant Upgrades - Stage 1		-,	-,			0			0	
Kaitaia Wastewater Treatment Plant Upgrades - Stage 2	0	0 161	1,308 2.605	4,190 1.575	4,282 0	0			0	0
Whatuwhiwhi Wastewater Treatment Plant Improvements						0			0	0
Opononi Wastewater Treatment Plants Upgrades	3,905	0 4.114	0	0 412		219	469		145	
FNDC General LoS	5,304		3,306					0		0
Kaiwaka wastewater additional wet weather storage	0	0	0	0		0			0 2,435	2,481
Dargaville wastewater additional wet weather storage							469	-/	2,435 487	
KDC other projects	1,235	465	366	550		459		2,867		1,737
Whangarei WWTP Odour Control	2,122	1,353	0	0		0		_	0	0
WWTP Building Seismic Upgrade	597	1,662	939	0		0			0	0
Kioreroa Main Upgrade	4,116	585	0	0						0
Waipu Cove/Langs Beach Network Improvement	0	206	1,574	1,209					0	0
Pressure WW system connections - Onerahi area	0	0	0	0			1,543	0		0
WDC Other Projects	0	0	0	3,783		3,544	3,437	826	1,227	1,100
Total investment to meet improve levels of services	28,243	21,114	34,298	21,923	22,130	11,077	10,383	6,795	5,020	6,058
Projects to replace existing assets										
FNDC District Wide Telemetry Upgrades	2,100	3,219	3,296	0					0	0
FNDC District Wide Wastewater Pump Station Renewals And Upgrades	0	1,431	1,517	0						0
FNDC District Wide Wastewater Reactive Renewals	300	307	314	367	375	437	446		523	592
Kaikohe Wastewater Network Renewals	0	511	523	953	974	1,323	1,350		1,405	1,432
Kaitaia Wastewater Network Renewals	0	0	837	838		1,279	1,741	1,776	1,811	1,846
Kawakawa Wastewater Above Ground Planned Asset Renewals	0	0	0	304		317	324	330	337	343
Kawakawa Wastewater Network Renewals	0	0	262	335		350	357	364	372	379
Paihia Wastewater Plant Renewals	0	0	0	335	343	350	357	364	372	379
FNDC General Renewal	3,324	3,007	2,210	3,625		3,017	1,546		1,666	1,698
KDC Districtwide wastewater network renewals	1,079	1,262	1,076	1,101	1,125	1,148	1,171	1,792	1,826	3,101
KDC other projects	201	205	48	1,926		115	234	239	1,339	248
Wastewater Network Renewals	2,058	2,058	3,190	4,630		4,630	4,630	5,659	5,659	5,659
WDC Other Projects	6,262	8,374	5,123	4,846	3,276	2,944	3,416	3,383	4,069	3,975
Total investment to replace existing assets	15,324	20,374	18,396	19,259	15,122	15,911	15,573	17,287	19,379	19,652
Total investment in wastewater assets	52,437	84,913	74,317	75,935	74,894	49,677	48,056	30,910	38,806	39,927

Significant Capital Projects – Kaipara stormwater

Significant capital projects - KDC stormwater	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34
Projects to meet additional demand										
Mangawhai Stormwater network extensions	206	210	215	550	562	574	586	597	609	620
KDC other projects	0	315	323	2,476	900	172	117	119	0	0
Total investment to meet additional demand	206	526	538	3,026	1,462	746	703	717	609	620
Projects to improve levels of services										
Dargaville stormwater network improvements	103	526	538	550	562	574	586	597	609	620
Mangawhai stormwater network improvement programme	752	1,367	0	550	562	574	586	1,792	1,826	620
KDC other projects	875	1,157	968	330	450	689	703	119	122	3,349
Total investment to improve levels of services	1,730	3,050	1,506	1,431	1,575	1,837	1,874	2,509	2,557	4,590
Projects to replace existing assets										
KDC Districtwide stormwater network renewals	206	684	699	550	562	574	1,171	1,195	1,217	1,241
KDC other projects										
Total investment to replace existing assets	206	684	699	550	562	574	1,171	1,195	1,217	1,241
Total investment in stormwater assets	2,141	4,259	2,743	5,007	3,599	3,158	3,748	4,420	4,383	6,451

Significant Capital Projects – Whangārei stormwater

Significant capital projects – WDC stormwater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Projects to meet additional demand										
WDC Stormwater Treatment (PJ00425)	326	103	103	309	309	309	309	309	309	309
Northern Future Growth - SW Attenuation Project	309	1,605	2,419	510	412	412	412	412	412	414
WDC Other Projects	302	0	0	0	27	42	58	73	88	0
Total investment to meet additional demand	937	1,708	2,522	819	747	762	778	793	808	722
Projects to improve levels of services										
Morningside flood relief upgrade	3,293	0	0	0	0	0	0	0	0	0
WDC Other Projects	1,214	1,265	1,487	1,246	1,139	1,163	1,186	983	1,099	852
Total investment to meet improve levels of services	4,507	1,265	1,487	1,246	1,139	1,163	1,186	983	1,099	852
Projects to replace existing assets										
WDC Stormwater Reticulation Renewals	1,544	1,634	1,671	1,655	1,691	1,726	1,761	1,904	2,035	1,440
WDC Other Projects	140	0	0	0	0	0	0	0	0	0
Total investment to replace existing assets	1,684	1,634	1,671	1,655	1,691	1,726	1,761	1,904	2,035	1,440
Total investment in stormwater assets	7,128	4,607	5,680	3,720	3,577	3,651	3,725	3,680	3,942	3,014

Significant Capital Projects – Far North stormwater

Significant capital projects – FNDC stormwater	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	FY2031/32	FY2032/33	FY2033/34
Projects to meet additional demand										
Growth										
Total investment to meet additional demand	0	0	0	0	0	0	0	0	0	0
Projects to improve levels of services										
District Wide Stormwater Minor Capital Works	375	383	392	393	401	410	419	427	435	444
Hobson Ave to Wairoa Stream catchment flood improvements	0	0	0	0	0	1,093	1,116	0	0	0
Kaikohe Stormwater Network Improvements, Station Road	0	0	212	2,469	2,594	0	0	0	0	0
Kerikeri Urban Stormwater - upgrades for consent	0	0	0	0	54	547	1,116	1,138	0	0
New stormwater discharge consent Kaikohe	0	0	0	0	0	0	0	85	871	1,775
New stormwater discharge consent Kaitaia	0	0	0	79	803	1,093	1,116	1,138	0	0
Moerewa Stormwater Improvements	3,388	0	0	0	0	0	0	0	0	0
General LoS	267	715	1,111	838	0	27	1,232	5,205	3,132	3,427
Total investment to meet improve levels of services	4,030	1,098	1,715	3,779	3,852	3,170	4,999	7,993	4,438	5,646
Projects to replace existing assets										
District Wide Stormwater Network Renewals	0	0	0	73	236	1,191	720	1,782	2,131	2,313
District Wide Stormwater Reactive Renewals	500	307	314	314	321	328	335	342	348	355
Kaikohe Stormwater Network Recreation Rd (East) & Purdy St (South) Renewal	o	0	0	0	0	0	0	0	1,452	1,479
Kaitaia Stormwater Network Intermediate School Renewal	0	0	0	0	0	0	0	0	726	2,219
Kaitaia Stormwater Network Lake Rd Pipe Renewal	0	0	209	2,514	2,569	0	0	0	0	0
Kaitaia Stormwater Network Matthews Ave To Awanui River Renewal	0	0	0	0	0	0	0	0	726	2,219
Kaitaia Stormwater Network North Rd (Grigg St To Watts) Renewal	0	0	0	0	0	683	2,093	0	0	0
General Renewal	6,864	1,043	1,622	812	1,499	492	1,004	768	784	444
Total investment to replace existing assets	7,364	1,350	2,145	3,713	4,625	2,694	4,152	2,892	6,167	9,029
Total investment in stormwater assets	11,394	2,448	3,860	7,492	8,477	5,864	9,151	10,885	10,605	14,675

Version 19 August 2025

Commitment Agreement

PARTIES

Far North District Council Whangārei District Council Kaipara District Council

Notes for using this template:

- This template provides how councils will work together to develop and establish a
 water organisation, including to list the key activities and programme, allocation of
 roles and sharing of resources, accountability measures and the governance
 structure during the period leading up to the establishment of the water organisation.
- Have a go at preparing a first draft of the Agreement by completing Schedule 1
 (Agreement Details), using the drafting notes highlighted in yellow to assist you.
 Please note that this Agreement will create legally binding obligations between the parties, so it is important to ensure that all parties can comply with any obligations included in the Agreement.
- This template should be promptly entered into by councils proceeding with the
 option of a multi-council owned water organisation to assist the councils to
 undertake the activities necessary to prepare the water services delivery plan by 3
 September 2025 and to establish the water organisation.
- For further guidance in preparing this template, please refer to the Guidance Material – Council Commitment Agreement Template for more information.

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AGREEMENT dated

2025

PARTIES

Far North District Council Whangārei District Council Kaipara District Council together, the "Councils".

INTRODUCTION

- A. The Councils each voted on 31 July 2025 (Far North), 24 July 2025 (Whangarei), and 30 July 2025 (Kaipara), to proceed with the planning for a joint operating model between the Councils in respect of the Service Areas.
- B. The Councils are required to submit a Water Services Delivery Plan ("WSDP") to the Secretary for Local Government (Department of Internal Affairs) by 3 September 2025 on how water services will be delivered in the Council's district as required under the Local Governance (Water Services Preliminary Arrangements) Act 2024.
- C. The Councils commit to working together to:
 - (a) develop a joint operating model for the delivery of drinking water and wastewater services for each Council's district, which is included in a joint WSDP; and
 - (b) establish the Water Organisation for the joint operating model in accordance with the accepted joint WSDP.
- Each Council agrees to undertake the activities and responsibilities allocated to it in this
 agreement to achieve the Objectives.
- E. The Councils have entered into this agreement to record the terms of their commitment to achieve the joint operating model and Objectives.

SIGNATURES	
SIGNED for and on behalf of	
FAR NORTH DISTRICT COUNCIL By:	
Signature of Authorised Signatory	Signature of Authorised Signatory
Name of Authorised Signatory	Name of Authorised Signatory
Date	Date
WHANGĀREI DISTRICT COUNCIL By:	
Signature of Authorised Signatory	Signature of Authorised Signatory
Name of Authorised Signatory	Name of Authorised Signatory
Date	Date
KAIPARA DISTRICT COUNCIL By:	
Signature of Authorised Signatory	Signature of Authorised Signatory
Name of Authorised Signatory	Name of Authorised Signatory
Date	

SCHEDULE 1

Agreement Details

Commencement Date (Clause 6.1, Schedule 2)	This agreement commences on the first date it has been signed by all Councils.	
Expiry Date (Clause 6.1, Schedule 2)	This agreement expires on the establishment of the Northland Waters CCO in accordance with the Local Government (Water Services) Act 2025.	
Service Areas (Background A)	The service area of the Council-Controlled Organisation shall comprise the combined districts of the Far North District Council, Whangārei District Council, and Kaipara District Council, as defined by Stats NZ and recognized under the Local Government Act 2002. This includes all land areas within the jurisdiction of each council, excluding any offshore or non-territorial zones, and shall be subject to updates in accordance with any future boundary reorganization approved by the Local Government Commission.	
Elected Member Steering Group Clause 4, Schedule 2)	Members: The Members of the Elected Member Steering Group will be comprised of: Two Elected Members appointed by Far North District Council and the Mayor of Far North District Council; Two Elected Members appointed by Whangārei District Council and the Mayor of Whangārei District Council and the Mayor of Whangārei District Council and the Mayor of Kaipara District Council and the Mayor of Kaipara District Council; and An independent expert appointed by the Elected Member Steering Group who will act in an advisory capacity. The independent expert will not have voting rights. Meetings: The Elected Member Steering Group will meet as required but no less than once every two months.	
Chief Executive Group Clause 4, Schedule 2) (Clause 4, Schedule 2)	Members: The Chief Executives of Far North District Council, Whangārei District Council and Kaipara District Council. Meetings: The Chief Executive Group will meet as required but no less than every two months.	
Project Steering Group	Members: The members of the Project Steering Group are:	

1-1

(Clause 4, Schedule 2)	Far North District Council member: Group Manager of Corporate Services Whangārei District Council member: General Manager - Water Kaipara District Council member: General Manager of Corporate Services Meetings: The Project Steering Group will meet as required but at a minimum of once per two months. Project Budget: The Project Steering Group is required to approve any Project Budget that exceeds that authorised under the council's financial delegation policies.	
Project Team (clause 4 and 5.4, Schedule 2)	The Project Team will be the relevant staff of the participating Council's and/or contractors who will meet as required as the project progresses. It is acknowledged that different skill sets and experience may be required at different times. Each Council agrees to invest sufficient time and free up sufficient resources (including staff) to commit to the implementation of this Project as to achieve successful outcomes. If the Councils agree to formally designate specific individuals as Project Team Leads or to establish a structured Project Team, the names and roles of those individuals may be recorded below by mutual consent. Such updates may be reflected here or documented through written agreement between the Councils, without requiring a formal variation under clause 11.7. Meetings: The Project Team will meet as required, but at a minimum once every two months.	
Project Funding (clause 5.2, Schedule 2)	Each Council will contribute an initial contribution of \$500,000 (excl GST) each to provide an initial total Project Funding of \$1.5 million.	
Address for notices	Far North District Council	Whangārei District Council
(clause 10, Schedule 2)	5 Memorial Drive, Kaikohe Private Bag 752 Kaikohe, 0440 Email: Guy.Holroyd@fndc.govt.nz Attention: Guy Holroyd, Chief Executive	9 Rust Avenue, Whangārei Private Bag 9023 Te Mai Whangārei 0143 Email: simon.weston@wdc.govt.nz Attention: Simon Weston, Chief Executive

Kaipara District Council	
32 Hokianga Road, Dargaville	
Unit 6, The Hub, 6 Molesworth Drive	
Private Bag 1001 Dargaville 0340	
Email: marris@kaipara.govt.nz	
Attention: Jason Marris, Chief Executive	

SCHEDULE 2

Agreement Terms and Conditions

1. DEFINITIONS AND INTERPRETATION

1.1 **Definitions**: In this agreement the following definitions apply:

"Agreement Details" means Schedule 1 of this agreement.

"Business Day" means any day other than a Saturday, Sunday, or a statutory public holiday in the Service Area(s) identified in the Agreement Details, New Zealand.

"Commencement Date" has the meaning given to that term in the Agreement Details.

"Confidential Information" means any of the following (whenever it was obtained):

- (a) all information of a confidential nature (reasonably determined) obtained by one Council from another Council under or in connection with this agreement;
- (b) all information relating to the operations and affairs of another Council; and
- (c) all information obtained by a Council in respect of all activities or information undertaken, produced, or discussed under the umbrella of the Project.

"Councils" means the councils who are named as counterparties to this agreement and who continue to be a participant of this agreement.

"Existing Material" means, in respect of any Council, all documentation and other materials used or provided by the Council under or in connection with this agreement that are:

- (a) owned by, or licensed to, that Council prior to the date of this agreement; or
- (b) developed independently from this agreement by that Council, and that are not developed, commissioned, or created under or in connection with this agreement.

"Expiry Date" has the meaning given to that term in the Agreement Details.

"Intellectual Property Rights" means, in respect of any person, all intellectual and industrial property rights and interests (including common law rights and interests) owned or held by that person, or lawfully used by that person, including:

- (a) patents, trade marks, service marks, copyright, registered designs, trade names, symbols and logos;
- patent applications and applications to register trade marks, service marks and designs; and
- (c) formulae, methods, plans, data, drawings, specifications, characteristics, equipment, designs, inventions, discoveries, improvements, know-how, experience, software products, trade secrets, price lists, costings, brochures, and other information used by that person.

"LGOIMA" means the Local Government Official Information and Meetings Act 1987.

"Objectives" has the meaning given to that term in clause 2.1.

"Project" means giving effect to the Objectives in the manner contemplated by this agreement.

"Representative" means, for the purposes of Clause 7, Dispute Resolution, the Chief Executive of any Council.

"Scope and Project Plan" has the meaning given to that term in clause 4.7(a).

"Water Organisation" has the same meaning as defined in the Local Government (Water Services) Act 2025 and which is to be established by the parties to this agreement.

"WSDP" has the meaning given to that term in paragraph B of the Introduction section of this agreement.

- 1.2 **Interpretation**: In this agreement unless the context otherwise requires:
 - (a) headings are for convenience only and do not affect interpretation;
 - the singular includes the plural and vice versa, and a gender includes other genders;
 - (c) another grammatical form of a defined word or expression has a corresponding meaning;
 - (d) reference to a party, person or entity includes:
 - (i) an individual, firm, company, trust, partnership, joint venture, association, corporation, body corporate, estate, state, government or any agency thereof, municipal or local authority and any other entity, whether incorporated or not (in each case whether or not having a separate legal personality); and
 - (ii) an employee, agent, successor, permitted assign, executor, administrator or other representative of such party, person or entity.
 - (e) a reference to dollars or \$ is to New Zealand currency and excludes every tax and duty;
 - (f) a reference to a clause or schedule is to a clause or schedule of this agreement;
 - (g) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
 - (h) references to the word 'include' or 'including' are to be construed without limitation;
 - references to any form of law is to New Zealand law, including as amended or reenacted:

- a reference to a document or instrument includes reference to that document or instrument as novated, altered, supplemented, or replaced from time to time;
- (k) "written" and "in writing" include any means of reproducing words, figures or symbols in a tangible and visible form;
- any obligation falling due for performance on or by a day other than a Business
 Day shall be performed on or by the Business Day immediately following that day;

 and
- (m) an obligation not to do something includes an obligation not to allow or cause that thing to be done.

2. PROJECT OVERVIEW

- 2.1 **Objectives**: The key objectives of this agreement ("**Objectives**") are:
 - (a) for the Councils to continue to work closely, collaboratively and successfully to prepare and adopt a joint WSDP that meets each Council's needs and objectives for their respective communities;
 - (b) to facilitate the Councils' making decisions in a timely manner to ensure the joint operating model can progress in a timely way to meet the requirements for submission of the joint WSDP and other requirements under the Local Government (Water Services Preliminary Arrangements) Act 2024 and the Local Government (Water Services) Act 2025;
 - to enable the Councils to consider how they would operate together in a way that facilitates an effective and efficient use of the Councils' resources, providing optimum benefit to the parties' ratepayers;
 - (d) to effectively establish the Water Organisation for the joint operating model in accordance with the accepted WSDP; and
 - to promote transparency, public accountability, and community engagement throughout the development and implementation of the joint operating model.

2.2 Relationship principles: The Councils will:

- (a) work together collaboratively and in good faith;
- (b) ensure communication between them is open, proactive, transparent and inclusive, to avoid any surprises;
- (c) make every effort to understand the other Council's needs and objectives for the joint operating model, and make all reasonable endeavours to ensure the joint operating model meets such needs and objectives;
- raise any issues that arise in connection with this agreement at the earliest opportunity, for joint resolution;
- (e) resolve disagreements between them promptly and amicably;

- (f) as a courtesy and in the interest of clear and consistent communication, consult with the other Councils before commenting publicly on the joint operating model, in the interest of clear and consistent communication;
- (g) uphold principles of good governance, including clarity of purpose, effective structures, stewardship, and accountability, as outlined by the Office of the Auditor-General; and
- (h) Respects each Council's obligations relating to relationships with their communities including iwi and hapū.

3. KEY ACTIVITIES

3.1 Council responsibilities: Each Council will:

- (a) work with the other Councils to:
 - develop and document the Council's financial, technical, operational, legal and other requirements for the joint operating model ("Requirements") and to agree reasonable and realistic timeframes for delivery of the joint operating model;
 - (ii) plan and design the joint operating model to meet the Requirements, including at such time(s) required by the other Councils; and
 - ensure timely and co-ordinated decision-making in relation to the WSDP, so that each Council meets the requirement to submit the WSDP to the Secretary of Local Government by 3 September 2025;
- (b) make decisions in relation to matters for the Project, within the indicative timeframes listed in the Scope and Project Plan;
- (c) provide subject matter experts where relevant to assist with the development and design of the joint operating model;
- (d) provide a dedicated single point of contact for that Council for the management of the project delivery (ideally a project manager, who will also be the person authorised to make decisions (for example, approvals of proposed public comments on the project) on behalf of that Council);
- (e) provide a dedicated and senior level 'sponsor' for the project;
- attend those meetings agreed by the Councils as appropriate or necessary for the effective governance of and/or the delivery of the joint operating model;
- (g) where there are any changes in Government policy or direction, which affects the purposes and activities of this agreement, inform the other Councils of those changes at the earliest possible opportunity thereafter, and the Councils agree to renegotiate, where necessary, any aspects of this agreement that has been or will be affected by this policy change.
- (h) fund and provide resources to undertake the project under this Agreement; and

- be responsible for complying with any requirements to undertake consultation or reporting in respect of its own council and local government processes.
- 3.2 Council individual responsibilities not affected: Each Council acknowledges that the Councils' commitment to the obligations under this agreement does not limit or pre-empt each Council's own obligations as local government authorities at law, including in respect of decision-making responsibility and public consultation obligations.

3.3 Lead council responsibilities:

- (a) The Councils unanimously agree that the Whangārei District Council will be the project lead ("Lead Council") with the following responsibilities:
 - (i) managing project expenditure and tracking against the Project Budget;
 - (ii) preparing agendas and scheduling governance meetings for the project;
 - (iii) preparing reporting for governance meetings for the project; and
 - (iv) entering into agreements for the benefit of the Project, with the prior approval of the Project Steering Group, on the basis that all costs incurred by Whangārei District Council under such agreements will be treated as Project costs.
- (b) The Project Steering Group ("PSG") may, from time to time, agree to replace the Lead Council, after which time, the relevant Council will assume the responsibilities of the Lead Council under this Agreement.

3.4 Development expectations and timelines:

- (a) Each Council acknowledges that the other Council(s) will be providing funding and resources to develop and design the joint operating model, and has an interest in ensuring a consistency of approach in the development and design of the joint operating model.
- (b) Accordingly, any Council may submit a request to the other Council(s), for consideration and agreement by all the Councils, to:
 - adjust expected timelines and/or reprioritise resources allocated to the development and design of the joint operating model as necessary to manage resource and funding constraints, subject to not compromising the achievement of the Objectives; and/or
 - (ii) change the Requirements that are not reasonably viable in order for a Council to meet its own needs, and the Councils will work together to agree and implement any agreed change to the joint operating model, including any consequential changes to the Requirements for that joint operating model.
- 3.5 Project communications: The Councils agree that media releases, public announcements and public disclosures by any Council relating to this agreement or its subject matter (including informational or promotional, but not including any announcement intended solely for internal distribution or any disclosure required by legal, accounting or regulatory

requirements beyond the reasonable control of such Council) shall be co-ordinated with, and approved by, all Councils, provided that this does not apply to any media release, public announcement or public disclosure made by a Council (the "Announcing Council"):

- (a) which does not identify any other Council to this agreement; or
- (b) about the Announcing Council's business and operations or the Announcing Council's Confidential Information, excluding anything about or in connection with this agreement.
- 3.6 Government communications: The Councils agree that no Council may communicate directly with the Department of Internal Affairs in relation to the content of the joint WSDP without the agreement of the other Councils.
- 3.9 Statement of Expectations: The Councils acknowledge that a Statement of Expectations will be jointly prepared and agreed after the Water Organisation has been established but before it commences operations, in accordance with the Local Government (Water Services) Act 2024 and the Shareholders' Agreement. The Statement of Expectations will reflect the principles agreed by the Shareholders including but not limited to good governance and community accountability.

4. PROJECT GOVERNANCE

- 4.1 Governance structure: The governance model for the Project comprises the following:
 - (a) Elected Member Steering Group ("EMSG")
 - (b) Chief Executive Group ("CEG");
 - (c) Project Steering Group ("PSG"); and
 - (d) Project Team.

4.2 Decisions made by the governance groups:

- Each Council will be responsible for their own decision-making using the Project Team's advice and assistance.
- (b) The EMSG, CEG, PSG, and Project Team will make decisions on a consensus basis.
- (c) Where consensus is not possible, decisions will be escalated to the next governance level, with final decisions to be made by the Council members of the EMSG by majority.
- (d) For decisions that materially affect the scope, budget, or governance structure of the joint operating model, a supermajority (at least 75% of the EMSG to this agreement) is required.
- (e) Any Council may also request a review at any time if there is a material change in law, policy, or project direction.

- 4.3 Meeting administration: Each of the governance meetings will be scheduled by the Lead Council, who will circulate agenda items and decisions to be discussed ahead of the meeting date.
- 4.4 Elected Member Steering Group: The Elected Member Steering Group shall be responsible for:
 - (a) Providing strategic oversight and regional leadership for the Project;
 - (b) Supporting collaboration and coordination across participating Council's, offering suggestions and direction on the overall approach and progress of the Project; and
 - (c) Monitoring key developments and risks and contributing to the governance of the Project through high-level engagement and leadership.
- 4.5 Chief Executive Group: The CEG shall be responsible for:
 - (a) overseeing the executive direction and expenditure on the Project;
 - (b) addressing issues that have been escalated to it by the PSG; and
 - (c) keeping informed on the project by information provided from the Project Team; and:
 - (d) appointing an Implementation Programme Director to provide independent advisory services to the Project.
- 4.6 **Project Steering Group**: The PSG shall be responsible for:
 - (a) providing strategic directions and decisions on the Project;
 - (b) addressing issues that have been escalated to it by the Project Team;
 - (c) reviewing and approving any proposed changes the direction of the Project;
 - (d) appointing members to the Project Team;
 - (e) ensuring the strategic direction of the Project continues to align with the Objectives and each Council's obligations under this agreement; and
 - (f) approving the Project Budget.
- 4.7 **Project Team**: The Project Team shall be responsible for:
 - (a) preparing a detailed scope of work and project plan (including project milestones) to deliver on the Objectives ("Scope and Project Plan"). The Scope and Project plan may take the form set out in Schedule 3. The project plan and progress against the Scope and Project plan will be reported to the PSG and CEG on a monthly basis;
 - (b) developing and maintaining a Project Budget;
 - (c) engaging external expertise as required;

- (d) preparing stakeholder/engagement framework ensuring all appropriate parties are included on an ongoing basis;
- (e) preparing and attending workshops with the Councils' elected members as required to achieve the project and Objectives;
- (f) preparing consultation packs in collaboration with individual Councils to support each Council's required consultation processes;
- (g) running and/or supporting consultation processes as required;
- (h) developing a joint WSDP in accordance with legislative requirements and each Council's requirements;
- approving the Project Budget in respect of costs that are up to [insert]the amount specified in the Agreement Details; and
- (j) any of matters required under a terms of reference agreed for the Project Team.
- 4.8 If the Councils agree to formally designate specific individuals as Project Team Leads or to establish a structured Project Team, the names and roles of those individuals may be recorded below by mutual consent. Such updates may be reflected here or documented through written agreement between the Councils, without requiring a formal variation under clause 11.7.

5. COST SHARING

- 5.1 **Cost sharing principles**: The Councils agree that costs covered by the Project Budget in clause 5.2 will be shared equally between the Councils.
- 5.2 Project funding: By no later than 20 Business Days after the date of this agreement, the Councils will (through the Project Team) prepare a project funding budget for approval by the PSG, that covers:
 - (a) the initial contribution for the activities under this agreement;
 - (b) the ongoing contribution by the Councils for the ongoing costs of the Project; and
 - (c) costs for the Lead Council to provide a project lead for the duration of the Project;
 and
 - (d) costs for any internal and external consultants (pre-approved by the PSG in each instance).

(together, the "Project Budget").

- 5.3 Project Budget: The Councils agree that the Project Team will record the Project Budget in the form set out in Schedule 4, or such other form as the Project Team determines.
- 5.4 Project Team delegation: The Project Team will have delegated authority to spend up to the approved Project Budget. Costs that exceed the approved Project Budget will require approval by the PSG.

- 5.5 **Council Exit**: If a Council exits this agreement, that Council remains responsible for:
 - a. Its share of all costs incurred up to the date of exit, including any committed costs which cannot be mitigated by the remaining participating Councils:
 - Any costs associated with demobilisation of resources or transition activities directly resulting from Council's exist;
 - c. Any costs incurred by the remaining Councils to reconfigure the joint operating model or project scope due to the exit, where such costs are reasonably attributable to the exiting Council's withdrawal;
 - any shared intellectual property or deliverables developed under this agreement prior to
 exit shall remain jointly owned, and the exiting Council shall not use such materials for
 any competing or conflicting purpose without the written consent of the remaining
 Councils

6. TERM

- 6.1 Term: This agreement commences on the Commencement Date and continues until the Expiry Date, unless terminated earlier by all Councils in accordance with clause 6.2.
- 6.2 **Termination by agreement**: This agreement may be terminated at any time with immediate effect by agreement of all current Councils to this agreement for any reason, including if there is a material change of law or policy direction that affects the Councils' obligations under the Local Government(Water Services Preliminary Arrangements) Act 2024 and Local Government (Water Services) Act 2025.

6.3 Council withdrawal:

- (a) Subject to clauses 5.5 and 6.3(b), any Council may withdraw its participation in this agreement at any time immediately by giving written notice to the other Councils.
- (b) Before a Council exercises its withdrawal right under subclause (a), that Council must use reasonable endeavours to:
 - provide as early as possible notification to the other Councils that the Council is considering, or intending to withdraw from the Project, including to provide the other Council(s) with sufficient time to respond to and agree on any public releases in accordance with clause 3.5; and
 - (ii) provide the other Council(s) an explanation for the withdrawing Council's reason(s) for the withdrawal.
- (c) Where any Council breaches a material obligation, or persistently does not perform its obligations, under this agreement, then the other Council(s) may request that such Council withdraws its participation from this agreement, in which case the parties will promptly discuss the next steps following such request.
- 6.4 **Effect of termination**: In addition to any other rights, powers or remedies a Council may have under this agreement or at law:
 - (a) if this agreement ends or is terminated, the following will apply:

- each Council is released from its obligations under this agreement, except clauses 5.5 (Council Exit), 6.4 (Effect of Termination), 7 (Dispute Resolution), 8 (Confidentiality and Information Disclosure), 9 (Intellectual Property Rights), 10 (Notices), and 11.11 (Governing Law), that shall survive expiry or termination of this agreement;
- (ii) each Council retains the rights and obligations it has accrued under this agreement as at the date of expiry or termination; and
- (iii) each Council must return any Confidential Information of another Council in its possession to that other Council or, if requested by the other Council, destroy the Confidential Information, except to the extent that it is required to retain the Confidential Information in order to meet its legal, contractual and governance obligations.
- (b) if a Council withdraws its participation in this agreement:
 - (i) clause 6.4(a) will apply only in respect of that Council; and
 - (ii) this agreement continues in force as between the remaining Councils.
- 6.5 The Councils will review the effectiveness and relevance of this agreement annually, or at key project milestones, to ensure alignment with legislative changes, community needs, and partnership commitments. Any amendments will be made in accordance with clause 11.7.
- 6.6 **Transition to Shareholders' Agreement**: The Councils agree that once the Water Organisation has been established, they will jointly prepare a Shareholders' Agreement to govern their respective rights and obligations as shareholders. The Shareholders' Agreement will include provisions for governance, decision-making, director appointments, and operational oversight consistent with the principles and objectives of this Commitment Agreement.

7. DISPUTE RESOLUTION

7.1 Notice in writing: If a Council claims that a dispute has arisen, that Council must give written notice to the other Councils(s). The written notice must specify the nature of the dispute.

7.2 Negotiation:

- (a) On receipt of a notice delivered in accordance with clause 7.1 and before any Council may refer a dispute to mediation, the Representatives must, in good faith and acting reasonably, do their best to resolve the dispute quickly and efficiently through negotiation.
- (b) If any Representative considers that the dispute is not being resolved in a timely manner, such Representative may serve written notice on the other parties' Representatives to escalate the dispute to the Chief Executives or equivalent (where the Representatives are not the Chief Executive or equivalent) of the applicable Councils for resolution.

(c) If the dispute has not been resolved within 20 Business Days (or within such other period as agreed by the Councils) of the date of the notice referred to in clause 7.2, any Council may submit the dispute to mediation.

7.3 Mediation:

- (a) If the Councils do not resolve the dispute by negotiation, the Councils must, in good faith and acting reasonably, do their best to resolve the dispute by participating in mediation with an independent mediator.
- (b) If the Councils do not agree on a mediator, then the mediator will be appointed by the New Zealand Dispute Resolution Centre.
- (c) The Councils must mediate the dispute in accordance with principles agreed between them or, if no agreement can be reached, the New Zealand Dispute Resolution Centre Mediation Rules.
- (d) Unless the Councils agree otherwise, the mediator's fee and any other costs of the mediation itself (such as for venue hire or refreshments) will be shared equally between the parties, but the parties will each pay their own costs of preparing for and participating in the mediation (such as for travel and legal representation).

7.4 Arbitration

- (a) If the dispute has not been resolved within 40 Business Days (or within such other period as agreed by the parties) of the dispute being referred to mediation, any Council (the "Initiating Council") may refer such dispute to binding arbitration by issuing a written notice ("Arbitration Notice") to the other Council(s) (together with the Initiating Council, the "Disputing Council(s)") for final resolution in accordance with the provisions of this clause 7.4 and in accordance with the provisions of the Rules of Arbitration of the New Zealand Dispute Resolution Centre, as amended or modified from time to time ("NZDRC Rules").
- (b) The arbitral panel shall consist of one arbitrator. The arbitrator will be appointed by the agreement of the Disputing Council(s) or, failing agreement within 10 Business Days of the date of the Arbitration Notice, in accordance with the NZDRC Rules.
- (c) The seat of arbitration shall be a location mutually agreed by the Disputing Parties at one of the participating Councils and the arbitration shall be conducted in one of the official languages of New Zealand, with interpretation services if required.
- (d) The award of the arbitration shall be in writing and must include reasons for the decision.
- (e) The award of the arbitration shall be final and binding on the Councils. No Council may appeal to the High Court under Clause 5 of the Second Schedule of the Arbitration Act 1996 on any question of law arising out of an award.
- (f) The award shall allocate or apportion the costs of the arbitration as the arbitrator deems fair.

- (g) Neither the existence of any dispute nor the fact that any arbitration is pending hereunder shall relieve any of the Councils of their respective obligations under this agreement.
- 7.5 Implementation of agreement: The Councils must do whatever is reasonably necessary to put into effect any negotiated or mediated agreement, arbitral award, or other resolution. This includes exercising voting rights and other powers as required.
- 7.6 Rights and obligations during a dispute: During a dispute, each Council must continue to perform its obligations under this agreement.
- 7.7 Interlocutory relief and right to terminate: This clause does not restrict or limit the right of a Council to obtain interlocutory relief, or to immediately terminate this agreement where this agreement provides such a right.

8. CONFIDENTIALITY AND INFORMATION DISCLOSURE

- 8.1 **Confidentiality**: Each Council will keep confidential and secure all Confidential Information, and no Council shall disclose the other Councils' Confidential information to any person, or use the other Councils' Confidential Information, other than:
 - to the extent that use or disclosure is necessary for the purposes of giving effect to
 or exercising the rights and benefits of this agreement (which for the purpose of
 each Council, may involve disclosure to that council's elected members and staff);
 - (b) if the discloser of the information has obtained the prior written approval of the providing Council to the use or disclosure;
 - (c) if the use or disclosure is required by law including under the Local Government Official Information and Meetings Act 1987 ("LGOIMA"), or the Local Government Act 2002, provided that prior to that Council making a disclosure, that Council will use reasonable endeavours to promptly consult in good faith with the other Councils:
 - regarding the requirement under which that Council is required to disclose the Confidential Information; and
 - so that the other Councils are informed to arrive at a view on whether those Councils would also be required to make such disclosure if a request is made of them; or
 - (d) in relation to disclosure, if the information has already become public, other than through a breach of the obligation of confidentiality by one of the Councils.
- 8.2 **LGOIMA**: Each Council acknowledges that the other Council(s) are subject to the LGOIMA. Accordingly, notwithstanding anything else in this agreement, each Council agrees to cooperate fully in providing the other Council(s) with any documents or other information that the other Council is required to provide pursuant to a request made under the LGOIMA.

9. INTELLECTUAL PROPERTY RIGHTS

- 9.1 Existing Intellectual Property Rights: Notwithstanding any of the provisions of this agreement, each Council or its licensors retain ownership of all Intellectual Property Rights, including in Existing Material belonging to that Council or its licensors at the Commencement Date ("Existing Intellectual Property Rights").
- 9.2 New Intellectual Property Rights: Any new Intellectual Property Rights which are created as a result of, or in connection with, the provision of the Services or Deliverables, or otherwise in connection with this agreement, shall be jointly owned by the Councils, unless otherwise agreed by the parties.
- 9.3 Licence: If any Council's Existing Intellectual Property Rights is included in any new Intellectual Property Rights, then that Council grants to the other Council(s) and the other Councils accept, a worldwide, perpetual, non-exclusive, transferable, sub-licensable licence during the term of this agreement to use the Council's Existing Material for the purposes relating to giving effect to and performing its obligations under this agreement. That licence will expire immediately on expiry or termination of this agreement.

10. NOTICES

- 10.1 Giving notices: Any notice or communication given to a Council under this agreement is only given if it is in writing and sent in one of the following ways:
 - (a) Delivered or posted to that Council at its address and marked for the attention of the relevant department or officer (if any) set out in Schedule 1.
 - (b) Emailed to that Council at its email address and marked for the attention of the representative set out in Schedule 1.
- 10.2 Change of details: If a Council gives the other Council three Business Days' notice of a change of its postal address or email address, any notice or communication is only given by that other Council if it is delivered, posted or emailed to the latest postal address or email address.
- 10.3 Time notice is given: Any notice or communication is to be treated as given at the following time:
 - (a) If it is delivered, when it is left at the relevant address.
 - (b) If it is sent by post, five Business Days after it is posted.
 - (c) If it is sent by email, when it is received in readable form addressed in the manner specified above.

However, if any notice or communication is given, on a day that is not a Business Day or after 5pm on a Business Day, in the place of the Council to whom it is sent it is to be treated as having been given at the beginning of the next Business Day.

11. GENERAL

11.1 No partnership, joint venture: Nothing in this agreement shall create or evidence any partnership, joint venture, agency, trust or employer/employee relationship between any of the Councils, and a Council may not make, or allow to be made, any representation that any

such relationship exists between any of the Councils. A Council shall not have authority to act for, or to incur any obligation on behalf of, any other Shareholder, except as expressly provided for in this agreement.

- 11.2 **No privity**: Other than as expressly provided for in this agreement, this agreement is not intended to confer a benefit on any person or class of persons who is not a party to it.
- 11.3 Counterparts: This agreement is deemed to be signed by a Council if that Council has signed or attached that Council's signature to any of the following formats of this agreement:
 - (a) an original;
 - (b) a photocopy; or
 - (c) an electronic copy,

and if every Council has signed or attached that Council's signature to any such format and delivered it to the other Council(s), the executed formats shall together constitute a single binding agreement between the Councils.

- 11.4 Entire agreement: This agreement contains everything the parties have agreed in relation to the subject matter it deals with. No Council can rely on an earlier written agreement or anything said or done by or on behalf of another Council before this agreement was executed.
- 11.5 Severance: If any provision of this agreement is, or becomes unenforceable, illegal or invalid for any reason it shall be deemed to be severed from this agreement without affecting the validity of the remainder of this agreement and shall not affect the enforceability, legality, validity or application of any other provision of this agreement.
- 11.6 Further assurance: Each Council shall make all applications, execute all documents and do or procure all other acts and things reasonably required to implement and to carry out its obligations under, and the intention of, this agreement.
- 11.7 **Variation**: No variation of this agreement will be of any force or effect unless it is in writing and signed by each Council to this agreement.
- 11.8 Assignments and transfer: A Council must not assign or transfer any of its rights or obligations under this agreement without the prior written consent of the other Council(s).
- 11.9 Costs: Except as otherwise set out in this agreement, each Council must pay its own costs and expenses, including legal costs and expenses, in relation to preparing, negotiating, executing and completing this agreement and any document related to this agreement.
- 11.10 Waivers:
 - (a) A waiver of any right, power or remedy under this agreement must be in writing signed by the Council granting it. A waiver only affects the particular right, obligation or breach for which it is given. It is not an implied waiver of any other right, obligation or breach or an implied waiver of that right, obligation or breach on any other occasion.

- (b) The fact that a Council fails to do, or delays in doing, something the Council is entitled to do under this agreement does not amount to a waiver.
- 11.11 Governing law: This agreement is governed by the laws of New Zealand and the Councils submit to the non-exclusive jurisdiction of the courts of New Zealand in respect of any dispute or proceeding arising out of this agreement.

SCHEDULE 3

Scope and Project Plan

Activities and Decisions	Indicative Timeframes
<u>Design phase</u>	[Before second quarter of 2025]
Agree project approach	
Agree preferred service delivery model	
Agree financial projections and approach to funding	
Agree approach to public consultation	
Planning phase	[Before 3 September 2025]
Prepare joint WSDP	
 Plan arrangements for the Water Organisation, including governance structures and financial arrangements 	
 Each Council ensures its governing body or a relevant committee adopts the joint WSDP. 	
Each Council ensures its chief executive certifies the joint WSDP for compliance with the Act and accuracy.	
Submit the joint WSDP to the Secretary for Local Government for acceptance. The WSDP may require amendments and resubmission for acceptance.	3 September 2025
Implementation phase	[After acceptance of the WSDP
Publish the accepted WSDP	under the LG(WSPA) Act]
Execute the corporate documents required to establish the Water Organisation	
Establish the Water Organisation	
Set up operational arrangements for the Water Organisation	

SCHEDULE 4

Funding Commitment Plan

Funding commitment	Payment Date	Payment Amount (share for each Council)

Department feedback on Far North, Kaipara and Whangarei joint Draft Water Services Delivery Plan

This is an initial review of the draft water services delivery plan you have provided and does not constitute formal assessment or acceptance of the plan. Once your final plan is submitted, the Secretary for Local Government holds responsibility for accepting or not accepting Plans.

The document that has been reviewed is named "Water-Services-Delivery-Plan NCCO3 v3 for review" and was provided to the Department on 31 July 2025.

General Comment

We note the intended approach to establish a multi-council WSCCO between Far North, Kaipara and Whangarei District Councils is an appropriate model to address the longstanding and future water infrastructure challenges in your region.

We have appreciated the opportunity to work constructively with you as this model has been developed. We will continue to engage with you to address the matters raised below as you finalise your plan.

As mentioned, due to the short timeframe in which to review this, we have focussed on assessing for any key material issues. These are highlighted in the sections below. We would welcome the opportunity to review further iterations of this plan.

Legislative compliance

As you have noted, as this is an incomplete draft, it does not currently meet the content requirements set out in sections 13 and 14 of the Preliminary Arrangements Act.

Section 8 of the Preliminary Arrangements Act requires that a water services delivery plan is financially sustainable.

Financially sustainable means, in relation to delivery of water services, that:

- the revenue applied to the authority's delivery of those water services is sufficient to
 ensure the authority's long-term investment in delivering water services; and
- the authority is financially able to meet all regulatory standards and requirements for the authority's delivery of those water services.

Overall, from our assessment, we believe the model presented meets the financial sustainability requirements above. However, our assessment has identified some key matters below for your consideration as you finalise your plan.

Financing sufficiency - The borrowing headroom for the WSCCO is calculated against
an operating revenue to debt ratio instead of using the minimum FFO to debt ratio of
8%. We recommend this is updated for your final plan. However, we note that the
model you have presented shows an FFO that is compliant with the Local
Government Funding Agency's (LGFA) FFO to debt guidelines.

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- Kaipara District Council Stormwater the Council's stormwater financial position
 continues to decline over the period of the plan. We recommend the Council add an
 internal debt limit, or some commentary about how stormwater finances will be
 managed inhouse, to ensure the delivery of these services are sustainable and do not
 accrue a large amount of debt relative to the revenue collected.
- Far North District Council Stormwater
 - Stormwater services are in deficit in 2032/33 and 2033/34 financial years. A
 revenue adjustment is required to bring stormwater services into surplus in the
 outer years.
 - Debt continues to increase throughout the plan to 711% of revenue by 2033/34.
 We recommend including commentary about how stormwater debt will be managed as an inhouse business unit.

Further information recommended

- Regulatory compliance Details needed regarding actual or expected noncompliances, i.e. drinking water and resource consents, along with indications of initiatives and funding required to mitigate these. We would also recommend including a list of consents with expiry dates alongside this information.
- Levels of Service summary on pages 29 and 30 is useful but requires some further detail. There are other key levels of service listed in Annual Plans we recommend you include here. Specifically, those required via the August 2024 update to non-financial performance measure requirements.
- We note there is significant investment required over the 10 years listed for Mangawhai (\$60 million) and Ruakaka (\$87 million) treatment plants. We recommend additional commentary is included here to provide context for this level of investment i.e. if they relate to land-based disposal, will this need to be adjusted to reflect any changes to the wastewater disposal standards?

Additional Comments from reviewers

- The reviewers noted there was a lot of good detail on the implementation plan and the consultation was well described.
- We note that the model to accompany the draft plan had calculation errors which
 impacted the cash balances for Far North District Council. This stemmed from the
 drawdown of reserves that weren't available as well as some formula issues in the
 Far North worksheets. These corrections did not change any of the financial metrics
 or change the revenue required in the model.
- Noting this is a working draft with incomplete sections, we recommend more discussion and information is included to support the data presented in tables and graphs. Ultimately this plan should read as a standalone document. It would be good to refer to regional/district plans and policies to show how the joint organisation is aligned with the aspirations of the communities and the operations of the three councils i.e. tables, graphs and maps in the respective councils' long-term plans would give good additional context to this document.

Page 2 of 2

7.5 DECISION ON COMMUNITY ADAPTATION PROGRAMME

File Number: A5221822

Author: Katy Simon, Adaptation Programme Lead Climate Action and Resilience

Authoriser: Roger Ackers, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To recommend that Te Kaunihera o Te Hiku o Te Ika – Far North District Council approve Te Hōtaka Urutau Hapori | Community Adaptation Programme (Programme), and to present an alternative option to accelerate the Programme.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Council has legislative requirements to climate adaptation under existing and upcoming resource management, civil defence and emergency management and local government legislation.
- Under current and forthcoming legislation, Council needs to:
 - o provide information on natural hazards and risks,
 - o reduce risk from natural hazards and climate-related emergency events,
 - o work with communities to prepare for, respond to and recover from emergency events,
 - o guide appropriate land-use and resource planning; and
 - o provide core infrastructure services to standard and ensure water services are resilient to external factors (e.g. climate change and natural hazards).
- Council recognises climate change and the failure to transition to a low-carbon, climateresilient future as significant strategic and operational risks.
- Te Hōtaka Urutau Hapori | Community Adaptation Programme (Programme) sets the fundamentals of Council community adaptation planning.
- The Programme seeks to address the confusion, inconsistency and inefficient use of resources caused by a gap in statutory standards on adaptation planning.
- The Programme establishes the foundational elements of community adaptation planning:
 - o vision
 - purpose
 - scope
 - o role and responsibilities
 - goals and quality standards
- The Programme also sets *Piki tū rangi*, the three pou | pillars of Council's adaptation work.
- This report presents an accelerated option of the Programme for Council's consideration, in response to Elected Member direction at the May 2025 workshop.

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) approve Te Hōtaka Urutau Hapori | Community Adaptation Programme presented in Option A; and
- b) note the timeframes outlined in the programme.

1) TĀHUHU KŌRERO / BACKGROUND

Since 2020, Council has:

- Approved its Climate Change Roadmap.
- Adopted Te Taitokerau Climate Adaptation Strategy and priority actions plan.
- Adopted a Climate Action Policy.
- Designed and publicly announced community adaptation planning stages to address areas with the highest coastal hazards and flood risk.

Staff referred to central government guidance, best practice examples, adopted strategy and policy, and early informal engagement from Far North communities to design the Programme. The Programme aligns with early content released on the national <u>adaptation framework</u>, still in development.

From September 2024 to March 2025, staff sought early direction from Te Kuaka and Council through online briefs and an information report at the <u>March Council Meeting</u>.

May 2025, staff workshopped with the draft Programme with Elected Members and Te Kahu o Taonui representatives.

24 July 2025, the regional Joint Climate Change Adaptation Committee <u>endorsed the draft</u> <u>Programme</u>.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

This report presents three decision options for the Programme. This report introduces an accelerated option in response to Elected Member direction at the May 2025 workshop.

Option A – Existing timeframes (Recommended)

 Approve Te Hōtaka Urutau Hapori | Community Adaptation Programme with existing Pou 1 Community Adaptation Planning timeframes, to be delivered in four stages by 2035, as presented in Attachment 1, page 9.

Option B – Accelerated timeframes

 Approve Te Hōtaka Urutau Hapori | Community Adaptation Programme and direct staff to change the Programme to include an accelerated workstream for Pou 1 Community Adaptation Planning, to be delivered in two stages by 2030, as described in the delivery changes below.

Option C – Do not approve Te Hōtaka Urutau Hapori | Community Adaptation Programme

This table below compares key differences in delivery and summarise advantages and disadvantages.

The policy and planning implications section and financial implications section provide more detailed comparisons.

Option	Delivery changes
Option A Existing timeframes	Pou 1 delivery by 2035, in four stages (see Figure 1 below and page 9 on the Programme).
	Pou 2 and Pou 3 will start 2025-2026 on rolling basis, with restricted resource.
	Requires the Kaupapa Māori Lead role to move to a permanent FTE in the 2026-2027 Annual Plan, estimated \$112,000. The Lead is currently resourced to October 2026. After October 2026 Pou 2 Tangata Whenua-Led Adaptation Planning will significantly reduce and will require external consultants to lead, if the role is not made permanent. Delivers strategy, policy and planning requirements, with likely delays.

	Some ability to meet legislative changes and inform new practices, on a rolling basis.			
	Advantages	Disadvantages		
	Sets clear Council direction for adaptation planning, that staff can implement and deliver on over the next 10+ years	Medium risk to Programme delivery due to insufficient, permanent staff capacity Minimal staff capacity for in-kind		
	Implements policy and strategy requirements	support to other Council functions. Reduced collaboration Medium risk to implementation of		
	Puts Council on track to comply with legislative changes	adaptation plans due to legislative changes		
	Reduces risks to Council reputation and supports transparency of climate-related work			
Option B Accelerated timeframes	Pou 1 delivery by 2030, in two s Figure 2 below).	stages, combing stages two to four (see		
	Pou 2 and Pou 3 will start 2025	-2026, with full resource.		
		nd establishing the Kaupapa Māori Lead he 2026-2027 Annual Plan, estimated		
	Best delivery on strategy, policy	/ and planning requirements.		
	Best ability to meet legislative of	changes and inform new practices.		
	Advantages	Disadvantages		
	Programme is fully deliverable with two additional FTE / no risk from insufficient staff capacity	adaptation plans due to legislative changes		
	Provides staff capacity for in- kind support to related Council functions:	Increased resource for FTEs		
	Civil defence emergency management			
	Infrastructure planning			
	District planning			
	Māori relationships			
	Reduced professional service fees overall			
Option C Do not approve the Programme	No official Pou 1 Community Adaptation Planning workstream. High likelihood that Council will not deliver on staged areas and timeframes (see Figure 1 below and page 9 on the Programme).			
		anning on an ad-hoc basis. Adaptation ncil planning activities and infrastructure		

No official Pou 2 Tangata Whenua Led workstream.

No official Pou 3 Community Adaptation Toolkits workstream.

Does not deliver on strategy, policy and planning requirements.

Significantly increases compliance risks to Council. Advantages Disadvantages Council will still undertake No dedicated work programme to limited community adaptation reduce risk of harm and damage from planning, where 1 FTE increasing natural hazards capacity and budget will allow All adaptation planning will be ad hoc as time and resourcing allows No plans to support delivery of appropriate infrastructure and lifelines services into the future No plans to strengthen local economies in increasing natural hazards Does not deliver on adaptation commitments to tangata whenua / Harm to relationships with tangata whenua Increased risk to Council reputation and lack of transparency around climate-related work Council will not address statutory gap on standards to define adaptation planning services Higher likelihood of increased costs to future ratepayers to respond to

increasing natural hazard

Figure 1. Option A, existing timeframes [currently in the Programme on page 9]

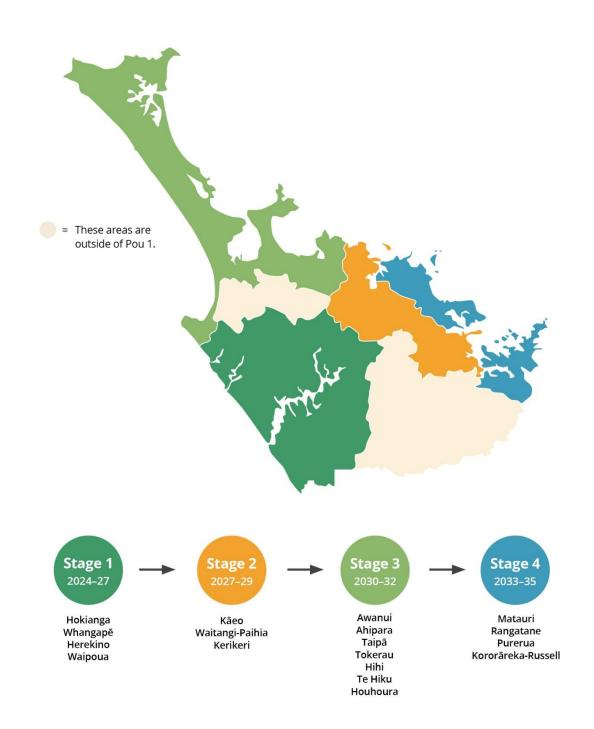
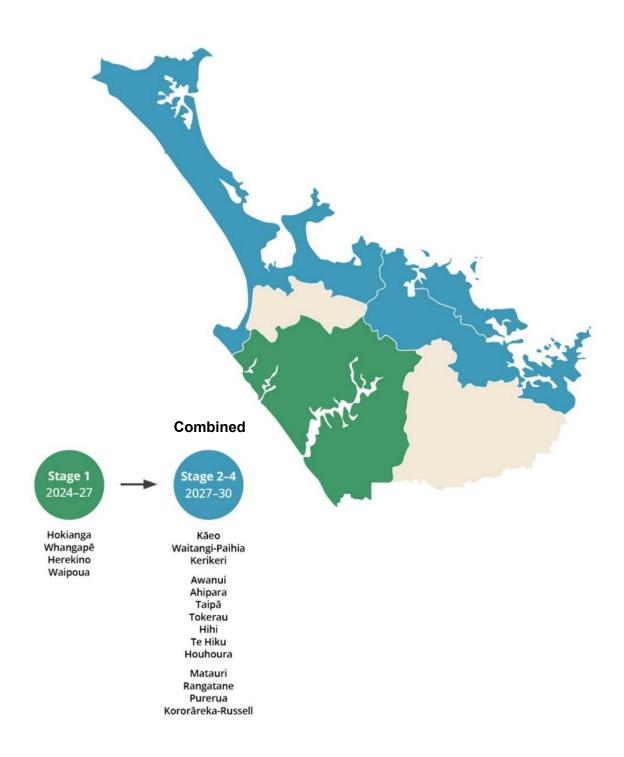


Figure 2. Option B, accelerated timeframes



Community adaptation planning under new and proposed legislation

Staff advise that adaptation planning is still a required process to be compliant with legislative changes. Under Local Waters Done Well, the Resource Management Reform and proposed Local Government (System Improvements) Amendment Bill Councils will still need to:

- provide information on natural hazards and risks,
- reduce risk from natural hazards and climate-related emergency events,
- work with communities to prepare for, respond to and recover from emergency events,
- guide appropriate land-use and resource planning; and
- provide core infrastructure services to standard and ensure water services are resilient to external factors, specified as climate change and natural hazards.

Under the proposed Local Government (System Improvements) Amendment Bill, Council's purpose will be to meet current and future needs of communities for cost-effective and good-quality local infrastructure, local public services, and performance of regulatory functions and to support local economic growth and development (Clause 6, Section 10). Council will need to undertake robust, risk-based adaptation planning to meet these proposed purposes.

Additionally, all documentation on the upcoming <u>national adaptation framework</u> reinforces Council's distinct role and responsibility in adaptation decision-making.

Planning and policy implications

Option	National resource management and regulatory changes	National water services changes	Regional and council strategy and policy
Option A Existing timeframes	Stage One and Stage Two adaptation plan decisions may be ready to integrate into upcoming resource management, land- use planning, spatial planning legislative changes.	 Stage One adaptation plan decisions may be ready for Council to inform water services, for a Northland-wide water organisation established under Local Waters Done Well and the proposed Local Government (Water Services) Bill. Stages Two-Four will need to be integrated after 2030. 	 Directly delivers Objectives 7.1-7.2 and 9.1 – 9.4 of Council's Climate Action Policy , Te Taitokerau Adaptation Strategy, Far North 2100 and the Climate Change Roadmap. Indirectly supports Te Rerenga - Regional Economic Development Strategy.
Option B Accelerated timeframes	 Presents a combined series of adaptation plan decisions to integrate, rather than rolling stages. Combined adaptation plan decisions put Council in a stronger position to integrate into upcoming resource management, land- 	Streamlines adaptation plan decisions for Council to inform water services planning for a Northland-wide water organisation.	Faster delivery on Objectives 7.1-7.2 and 9.1 – 9.4 of Council's Climate Action Policy , Te Taitokerau Adaptation Strategy, Far North 2100 and the Climate Change Roadmap.

plannir change	ng legislative es.				
Do not ada will be integra High	likelihood that il will not meet ing national tion	•	High likelihood that no adaptation plans will be ready in time to integrate.	•	Does not deliver on Climate Action Policy, Te Taitokerau Adaptation Strategy and Climate Change Roadmap. Does not deliver on commitments to tangata whenua adaptation. Does not deliver on 2024-2027 Long Term Plan commitments.

Risk delivery under all options

- Under all options, A, B and C, Council faces a medium risk to delivery of community adaptation
 plans due to legislative uncertainty around roles, responsibilities, funding obligations and
 adaptation planning standards.
- This risk exists under current legislation. The risk will continue to exist under future legislation, unless clarified in the national adaptation framework. Collaborative governance arrangements and supportive operational working agreements help mitigate this risk.
- Council has accepted this risk under previous strategy, policy and Long-Term Plan decisions.
- A medium risk to delivery is considered minor in comparison to the overarching high to extreme natural hazards risks and the generational environmental, social, economic and cultural impacts of those increasing hazards.

TAKE TÜTOHUNGA / REASON FOR THE RECOMMENDATION

To respond to Council direction at the May 2025 workshop to finalise the Programme and seek Council approval.

To respond to Elected Member direction at the May 2025 workshop to present an option for accelerated adaptation planning.

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

Under the 2024-2027 Long Term Plan, to deliver the Programme, Council has:

- \$300,000 Programme budget in 26/27 financial year
- one permanent FTE
- 0.6 fixed-term FTE to 30 June 2026 (partially externally funded)

Resourcing changes following a decision to approve the Programme (A or B) will go through the 2026-2027 Annual Plan process. Under all options, A, B and C, staff will seek adequate budgeting resource in the 2027-2037 Long Term Plan to deliver community adaptation planning.

The table below compares changes to 2026-2027 Annual Plan, advantages, costs and High-level financial implications for 2027-20237 Long Term Plan.

Option	Change	Advantages	Additional Cost	Financial
	2026 – 2027 Annual Plan		2026 – 2027 Annual Plan	considerations 2027-2037
Option A Existing timeframes	Moves Kaupapa Māori Lead, fixed-term to permanent FTE*	Enables the ongoing delivery of Pou 2 Tangata Whenua Led Adaptation	• Estimated \$112,000	Prolonged planning is likely to have greater professional service fees overall
		Reduces risk to Programme delivery from insufficient staff capacity		More spread out over the financial years
Option B Accelerated timeframes	Moves Kaupapa Māori Lead, fixed-term to permanent FTE*	In-house adaptation planning capacity increase	• Estimated \$292,000	Professional fees will increase for Years 2 and 3 of the next Long
	• Adds two permanent FTE, estimated \$85,000 - \$95,000 each per	• Increased capacity to support related functions across Council		Term Plan (2028 – 2030) • Less spend on professional fees overall
	annum	Opportunity to reduce professional services fees		
Option C Do not approve the Programme	No change	 Limited ad hoc community adaptation planning embedded into other Council activities and projects Possible delayed delivery of Stage 1 (est. by 2028) 	• None	Defers adequate resourcing to 2027-2037 LTP

^{*}This position is currently funded by an external grant and is budgeted through to October 2026.

ĀPITIHANGA / ATTACHMENTS

1. Te Hōtaka Urutau Hapori - Community Adaptation Programme - A5315859 🗓 🖼

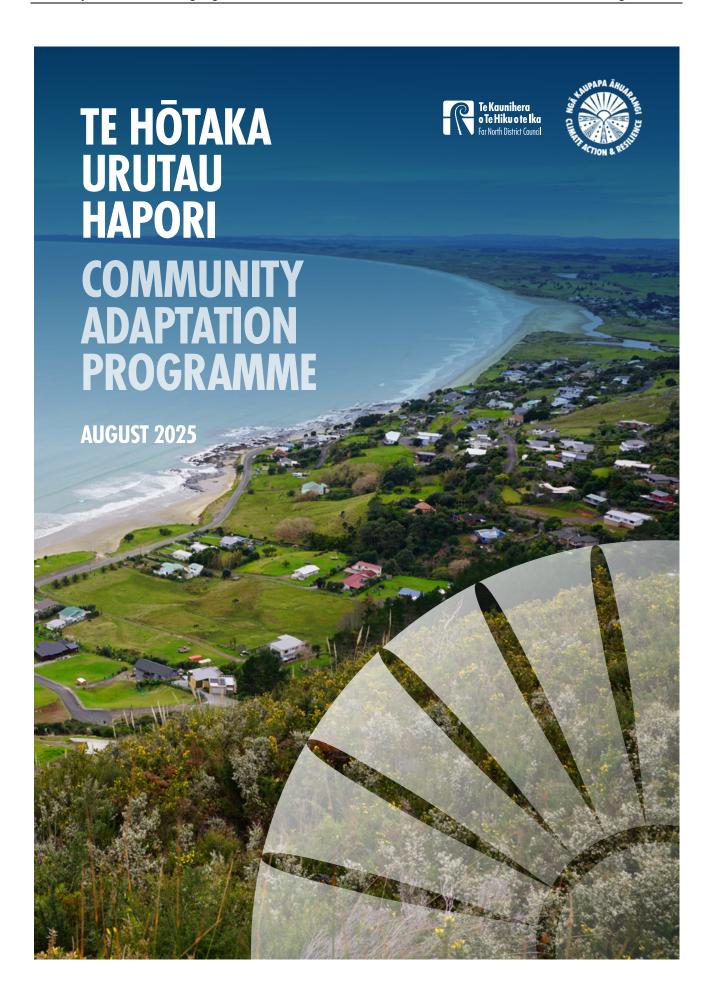
Hōtaka Take Ōkawa / Compliance Schedule:

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,
 - 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 Ökseye / Camplians	
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 <u>Council's Significance and Engagement Policy</u>	Council names climate change and climate change adaptation as matters of significance. This Programme is designed around community collaboration and empowerment to meet the level of significance of this matter and the scope of decisions on strategic assets.
	A decision on this Programme is considered low significance since community adaptation planning work was already consulted on under the 2024-2027 Long Term Plan.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The Programme delivers on Te Taitokerau Climate Adaptation Strategy, the Climate Action Policy, Far North2100 and on 2024-2027 Long Term Plan activity and community outcomes.
	Community adaptation planning is required to comply with current and forthcoming resource management, civil defence and emergency management, local government and climate response legislation.
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	The Programme provides community adaptation planning services across the District. The Community Board Members were invited to the Council workshop and received previous briefs.
sought.	Staff sought early Community Board member feedback on their communities' adaptation needs and issues.
	The Community Boards will have oversight Pou 1 Community Adaptation Planning and can refer their communities to Pou 2 and Pou 3 for adaptation support.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision	The Programme is designed to deliver on Council commitments to tangata whenua on adaptation and adaptation planning.
making if this decision is significant and relates to land and/or any body of water.	The Programme sets up multiple avenues to participation, leadership, and partnership. This includes
State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	dedicating time and resource to support hapū, iwi, whānau, haukāinga and hapori Māori in their own adaptation planning and activities.

	A fixed-term Kaupapa Māori Lead role has been established to guide and help deliver on Pou 2 Tangata Whenua Led Adaptation.
	Please note: Staff sought direction from Te Kuaka and Te Kahu o Taonui related to implications of the Programme for Māori through briefings and workshops. However, a formal paper was not presented to Te Kuaka due to scheduling and quorum issues.
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	The Programme covers adaptation planning for a wide range of services and elements of value. These are elements that Council either has direct decision-making power or indirect influence over, and that affect the daily lives and wellbeing of everyone in the District.
disabilities).	The Programme will offer many kinds of engagement and opportunities to participate in adaptation planning to cover different perspectives, abilities and access needs.
State the financial implications and where budgetary provisions have been made to support this decision.	Financial implications are addressed in Section 3 of the report.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.



Piki tū rangi ana te kakau o te hoe, kumea te uru o taku waka ki runga ki te kiri waiwai o Papatūānuku e takoto mai nei, ki runga ki te uru tapu nui o Tāne e tū mai nei

These lines are from a karakia recited by Nukutawhiti upon the arrival of the waka hourua Ngātokimatawhaorua into the Hokianga Harbour. Revised by Himiona Kāmira (Te Taomauī, Te Hokokeha).

Piki tū rangi calls us to move and work together. It reminds us that resilience is collective and that our strength lies in kotahitanga, with each other and with te taiao.

This document sets out Te Kaunihera o Te Hiku o Te Ika — Far North District Council's work to support our people and places to adapt to a changing climate.



Contents

Purpose and Vision	
Why a Community Adaptation Programme?	
What changes do we face?	
What is the adaptation opportunity?	
What is the Community Adaptation Programme?	
Pou 1. Community adaptation planning	
What can communities expect?	
What might the process look like within a stage area?	
Pou 2. Tangata whenua-led adaptation	
What can communities expect?	
Pou 3. Community adaptation toolkits	
What can communities expect?	
How does adaptation planning work and what's included?	
Natural hazards	
Elements of value	
Adaptation responses	
Does the Community Adaptation Programme include the delivery of on-ground actions?	
What is Council's role and responsibility in adaptation?	
How we will make sure each adaptation planning process is a succe	SS
How we will get it right	
Supporting information	

² Community Adaptation Programme



Why a Community Adaptation Programme?

Outcomes: What we seek to achieve in the long term.



Why do we need to adapt?

The buildup of greenhouse gases in the atmosphere is causing our climate to change, disrupting the normal functioning of weather patterns and our environment.

We are seeing increasing storms, floods and sea levels now. These changes will continue in our lifetime and in our children's and grandchildren's lifetimes.

We are uncertain about how intense these changes will be and when exactly they will occur. This uncertainty mostly depends on the intensity and timeline for the changes in global greenhouse gas emissions.

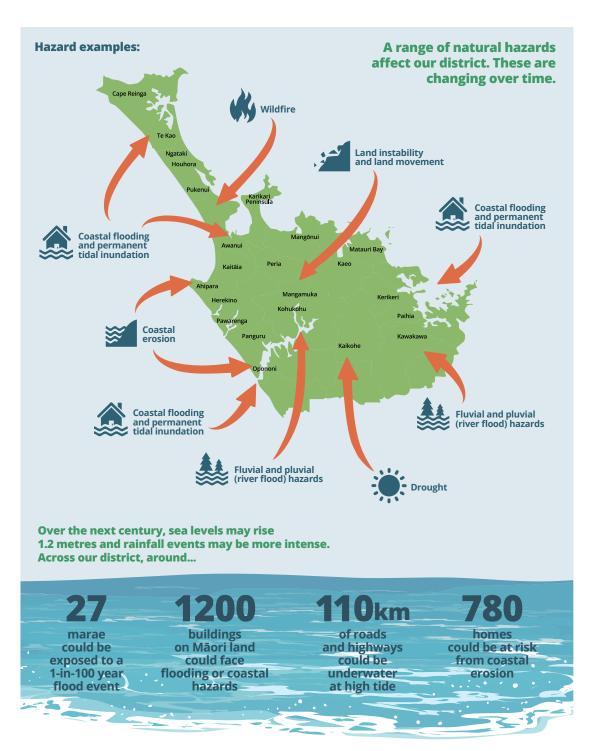
There could be significant generational impacts if we are not prepared or able to adapt, or if we make poor decisions now that affect our ability to respond in the future.

However, even with uncertainty, we can still plan for the future.

We don't know exactly when, how, or how severely different hazards will impact us. This makes planning difficult. However, doing nothing is not an option—the risks and costs are too high.

⁴ Community Adaptation Programme

What changes do we face?



^{*} Based on exposure counts using Northland Regional Council hazard data.

What is the adaptation opportunity?

Adaptation planning involves anticipating future impacts and making plans that are responsive to change. This means we are able to change our approach if and when needed.

An adaptation plan is like having a map for a road trip that can change depending on how the weather plays out. The maps sets different route options to choose between and trigger points to move from one route to the next.

Communities can continue to grow resilience and thrive if we are able to change at the right time and in the right way – i.e, not too early or too late, meeting community objectives and being sustainable in the long run.

We know these are going to be big conversations to have and will likely involve robust discussions

about what are the most appropriate options, what's feasible and what communities can afford.

Local communities and tangata whenua are at the heart of responding to climate change. They face the risks, bear the costs, and resource local solutions. Communities and tangata whenua need to be intimately involved in any decisions about adaptation. At the same time, Council has a role to play in supporting adaptation planning and delivering core services.



What is the Community Adaptation Programme?

PIKI TŪ RANGI OUR THREE POU

These pou hold up Far North District Council's adaptation work. They are the core pillars to achieve our adaptation outcomes.

'Piki tū rangi' comes
from a karakia used by
Nukutawhiti upon arriving
on Ngātokimatawhaorua
waka into the Hokianga
Harbour. The name reminds
us of the collective nature
of adaptation.

Tangata whenua-led adaptation

Support towards tangata whenua in their own plans and actions to adapt. Community adaptation

planning

Major collaborative planning process where there are significant risks to community values and public infrastructure. 3

Community adaptation toolkits

Resources
to help
communities
identify their
adaptation needs
and to kick start
community
adaptation
planning.

Pou 1. Community adaptation planning

Ī

Community adaptation planning

Major collaborative planning process where there are significant risks to community values and public infrastructure.

What is community adaptation planning?

Council will facilitate local community adaptation plans for increasing natural hazards. The plans will come from recommendations from the community, tangata whenua partners and stakeholders. Council will ultimately decide on these plans.

What are the objectives of this pou?

Facilitate the development of Community Adaptation Plans across the Far North that:



Deliver on community supported objectives around local wellbeing and resilience.



Enable provision of resilient infrastructure services.



Support planning that avoids intolerable impacts and maladaptive futures.



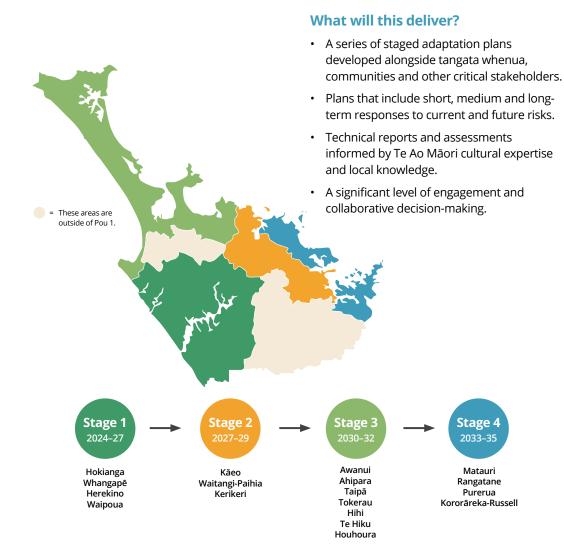
Coordinate adaptation responses of Council and other regional and national agencies.



Elevate tangata whenua partnerships.

⁸ Community Adaptation Programme

What can communities expect?



What's the reason for these areas and timeframes?

In 2022, Council voted on criteria that should be used to identify communities where adaptation planning should start.

The top four criteria were

- Exposure to coastal hazards (risk to elements in all domains)
- Honouring Tiriti (risk to Māori cultural assets)
- Critical community lifelines (risk to transport and lifelines domains)
- · What's at stake (social vulnerability)

These criteria were used alongside a quantitative risk assessment results to set the stage areas and timeframes.

Our programme is based on what Council can support with the current number of staff and funding. Additional resources are available for tangata whenua and for communities who want to start adaptation planning outside these areas or timeframes (see Pou 2 and 3).

What's included?

Community adaptation plans will consider a range of climate-affected natural hazards, elements and adaptation responses. Council, communities and tangata whenua will agree on scope at the beginning of each adaptation planning process. The scope will depend on the needs of each place and on available resources, data and knowledge.

Council will initially focus within each stage area where there are public assets and infrastructure at risk to coastal hazards.

What's not included?

Each Community Adaptation Plan will need to clarify the main focus of effort for the adaptation plan, based on local needs. In many cases, adaptation responses will intersect with other mahi such as water quality or civil defence – while these may not be the primary focus of the adaptation plans, they could be important considerations during decision-making.

How will it work?

We will follow a structured process that aligns where possible with the nationally accepted adaptation cycle*, based around the first four of five key questions:



 $[\]hbox{*-} A dapted from Ministry for the Environment \textit{Coastal hazards and climate change guidance} \ (2024).$

¹⁰ Community Adaptation Programme

What might the process look like within a stage area?

1. What is happening?

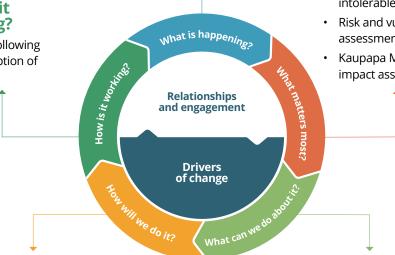
- · Early engagement and relationship building.
- Gathering information on hazards, climate impacts and the local context.
- Scoping hazards, elements and adaptation areas.
- Project structure and governance arrangements.

2. What matters most?

- Community engagement on long term objectives, local values and intolerable risks.
- Risk and vulnerability assessments.
- Kaupapa Māori risk and impact assessments.

5. How is it working?

This is done following Council's adoption of the plan.



4. How will we do it?

- · Combine response options to show how they might work over time, and to show when different approaches are needed to avoid intolerable risks.
- Develop adaptation pathways based on recommendations from tangata whenua and community.
- · Choose preferred pathways and test with the wider community.
- Draft adaptation plan/s and seek Council's final adoption.
- Follow adaptation plan/s and bring into existing Council services and responsibilities.

3. What can we do about it?

- Community engagement on adaptation response options.
- Technical input and analysis of adaptation response options.
- Kaupapa Māori decision-making processes for cultural assets.

Pou 2. Tangata whenua-led adaptation

2

Tangata whenua-led adaptation

Support towards tangata whenua in their own plans and actions to adapt.

What is tangata whenua-led adaptation?

Council will support tangata whenua and Māori communities to lead their own adaptation efforts for their rohe.

What are the objectives of this pou?



Support tangata whenua adaptation and resilience goals.



Support korero on adaptation and resilience.



Meet Council's goals under Te Pae o Uta Te Ao Māori Framework.



Meet Council's obligations and responsibilities under Te Tiriti o Waitangi.



Support mana motuhake and recognise He Whakaputanga o te Rangatiratanga o Nu Tireni.

Who is this for?

Tangata whenua, hapū, marae, whānau, haukāinga and hapori Māori across Te Hiku o Te Ika – The Far North.

What can communities expect?

What will this deliver?

- Kaupapa Māori adaptation resources and tools.
- Te Ao Māori decision-making resources.
- · Staff time and technical advice to use resources and tools.
- · Strong working relationships with hapū, whānau, haukāinga and hapori Māori.

What's included?

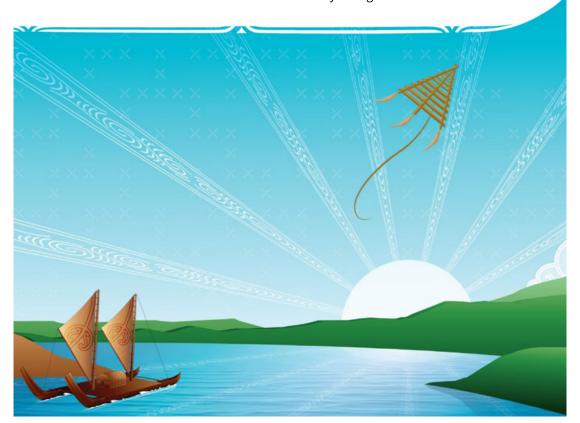
Tangata whenua-led planning activities relating to adaptation, resilience and climate change.

What's not included?

- Adaptation work that is not led by tangata whenua.
- Adaptation work under Pou 1, community adaptation planning, where tangata whenua are asked to participate.
- · Tangata whenua-led kaupapa that is not climate change related.

How will it work?

Council staff will support with resources, tools and templates for tangata whenua that want to undertake adaptation-focussed mahi. Council staff and tangata whenua will agree on Council's involvement on a case-by-case basis. Data sovereignty and intellectual property rights will always be agreed on at the outset.



Pou 3. Community adaptation toolkits

3

Community adaptation toolkits

Resources to help communities identify their adaptation needs and to kick start community adaptation planning.

What are the Community Adaptation Toolkits?

Council will provide the community with resources and tools to introduce adaptation. These tools will support communities to identify their adaptation needs and get a head start on their community adaptation planning.

What are the objectives of this pou?



Support communities to understand their adaptation issues and needs.



Support communities to start their adaptation planning process by identifying what is happening and what matters most.



Support communities to understand and navigate Council processes.

Who is this for?

Any self-identified community groups in Te Hiku o Te Ika – The Far North who are concerned about climate impacts in their local area. The groups must fall outside of Pou 1. community adaptation planning **or** be in a stage area starting later on.

What can communities expect?

What will this deliver?

- Digital and physical community toolkits (intro toolkit + head start toolkit).
- Staff support to help communities to use the toolkits as appropriate.
- Actions to build working relationships between community groups and Council staff.

What's included?

The toolkits are resources for community groups who want to address concerns about climate impacts and kick start their own local adaptation planning.

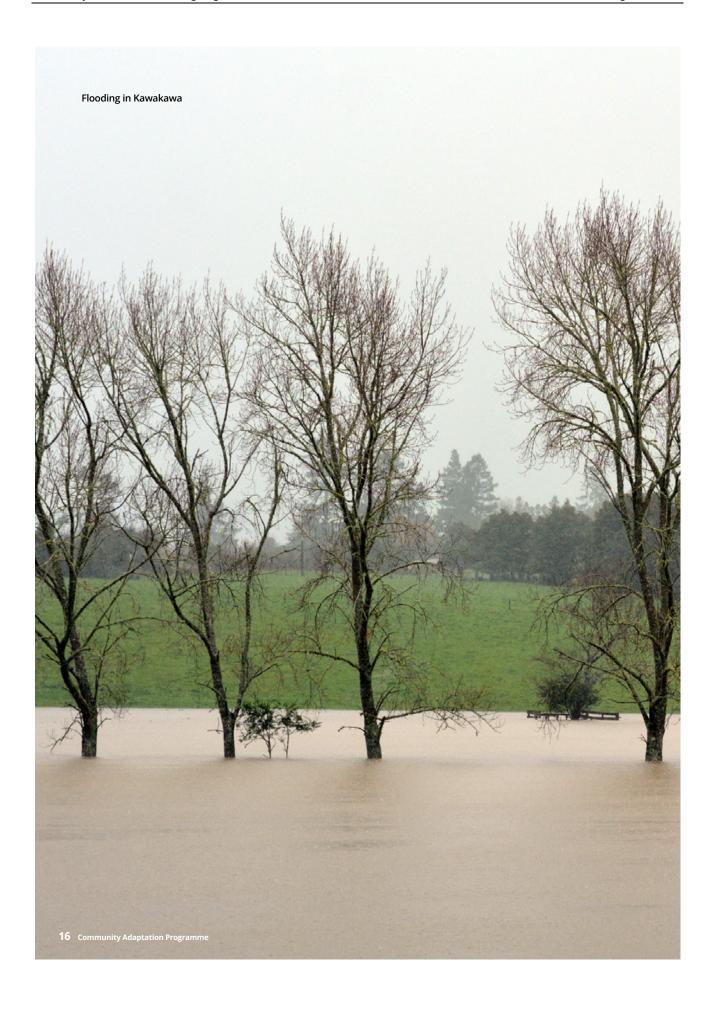
What's not included?

Toolkits are not meant for adaptation planning for individual property owners and are not a part of any Resource Management Act-related hazards planning or consent process. Any community decisions made through the tools will need to line up with later decisions in Pou 1, community adaptation planning.

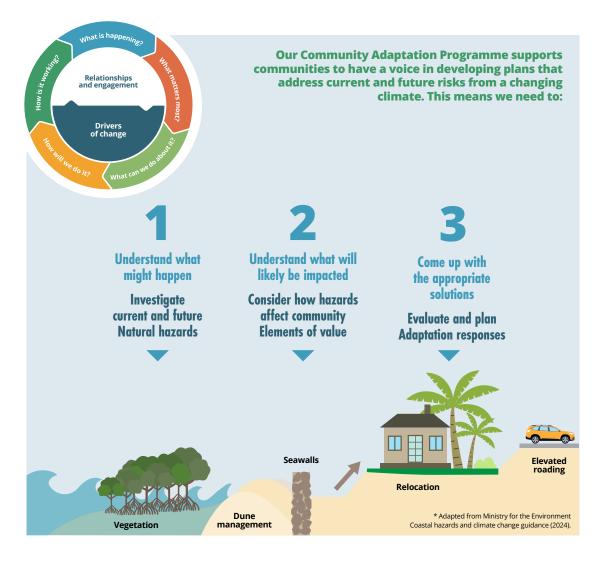
How will it work?

Council staff will connect with community groups to provide the resources. Staff will work with community members to figure out their starting point and decide which resources will be most useful. Some of the resources will be available for anyone to use.





How does adaptation planning work and what's included?



In adaptation planning we consider how different combinations of natural hazards have impacts on elements of value. Then we come up with a range of adaptation responses.

The **natural hazards**, **elements of value** and **adaptation responses** that we consider will differ for each community. It will depend on needs of local people and places and on the available resources, information and knowledge.

This is the adaptation planning approach we will use in Pou 1. Community adaptation planning and Pou 3. Community adaptation toolkits.

For Pou 2. Tangata whenua-led adaptation, we will support tangata whenua in their own approaches.

What do we mean by 'Natural hazards'?

Natural hazards

Natural hazards are the forces of nature that can impact the environment and community wellbeing.

The Far North's changing climate will make most natural hazards more intense and more frequent. This is because of rising sea levels, higher temperatures, higher intensity rainfall events, and stronger storms. This is also because seasonal rainfall patterns are changing.

What's included?

The Community Adaptation Programme will consider all relevant natural hazards that impact communities, depending on available information and resources.

Pou 1. Community adaptation planning will, at a minimum, address coastal hazards.

Natural hazards in Te Hiku o Te Ika – The Far North



Flooding (rivers, ponding and flash flooding)



Coastal erosion



Groundwater



Coastal flooding (storm surge)



Extreme wind (increased storminess)



Drought



Chronic coastal inundation (permanent sea level rise)



Landslides and slips



Wildfire



What do we mean by 'Elements of value'?

Elements of value

Elements of value are things that support environmental and community health and wellbeing, our overall quality of life. Natural hazards impact elements of value.

The Community Adaptation Programme will consider public, private and cultural elements across the natural environment, cultural and spiritual domain, community and social domain, local economy, and built environment and infrastructure.

Elements of value in

What's included?

Pou 1. Community Adaptation Planning will, at a minimum, address existing Counciladministered public assets exposed to coastal hazards. It may also consider private and cultural elements.

Pou 2. Tangata whenua-led adaptation will be open to all Māori cultural elements. In limited situations it may include public assets. This will be agreed on by Council and by tangata whenua on a case-by-case basis.

Pou 3. Community adaptation toolkits is open to public and private elements but only progresses to identifying impacts and importance for elements. Any decisions on adaptation is not included.

Te Hiku o Te Ika - The Far North

Māori Elements



Wai



Kai



Whenua



Kāinga



Moana



Rangi



Marae



Wāhi Rongonui

Private Elements



Private homes, businesses and properties

Public Elements



Water and wastewater



Stormwater, drainage and flood management



Transport in all forms

District and



community facilities



Historic and heritage sites



Emergency and medical services



Landfill and waste management



Schools and education



Power and telecommunication



Reserves, parks and public spaces



Community readiness Emergency response and recovery

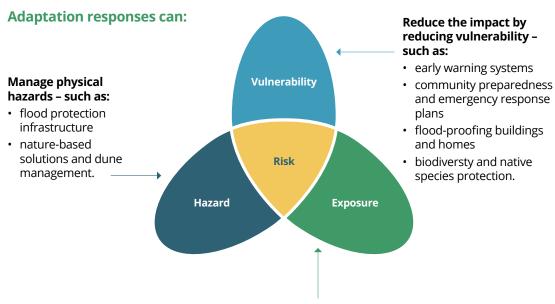


Education, awareness tools and resources

What do we mean by 'Adaptation responses'?

Adaptation responses

Adaptation responses are actions and activities that manage the risks from current and future natural hazards on elements of value. They can act on different drivers of risk including the physical hazards themselves (such as infrastructure that stops floodwaters), the exposure of elements to hazards (such as moving buildings out of flood plains), or by reducing vulnerability (such as by raising buildings above the flood level).



- * Adapted from Intergovernmental Panel on Climate Change (IPCC). AR6 Synthesis Report: Climate Change 2023 (2023)...
- Reduce the exposure to elements of value -
- · limiting new development where there is risk
- · relocating people and assets out of harms way

In national guidance, adaptation responses are also categorised by approach towards the hazard.

Accomodate – Continue to use land in an area by lowering our sensitivity or exposure.

Protect - Try to keep the hazard away.

Relocate – Move away from the hazard, relocating existing and planned development to reduce our exposure.

Avoid – Don't move into the way of the hazard in the first place.

What's included?

The Community Adaptation Programme will consider a wide range of adaptation responses to manage hazards, reduce exposure and manage vulnerability.

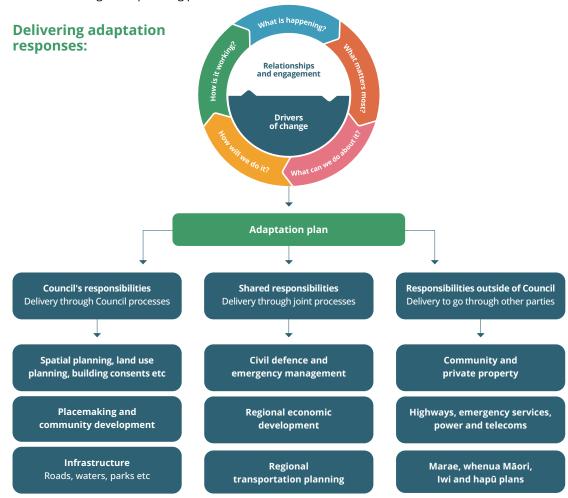
Pou 1. Community adaptation planning will look at accommodate, protect, relocate and avoid options. Adaptation response options may be short-term, medium-term and long-term. All adaptation responses will be designed to uphold community values and avoid intolerable risks.

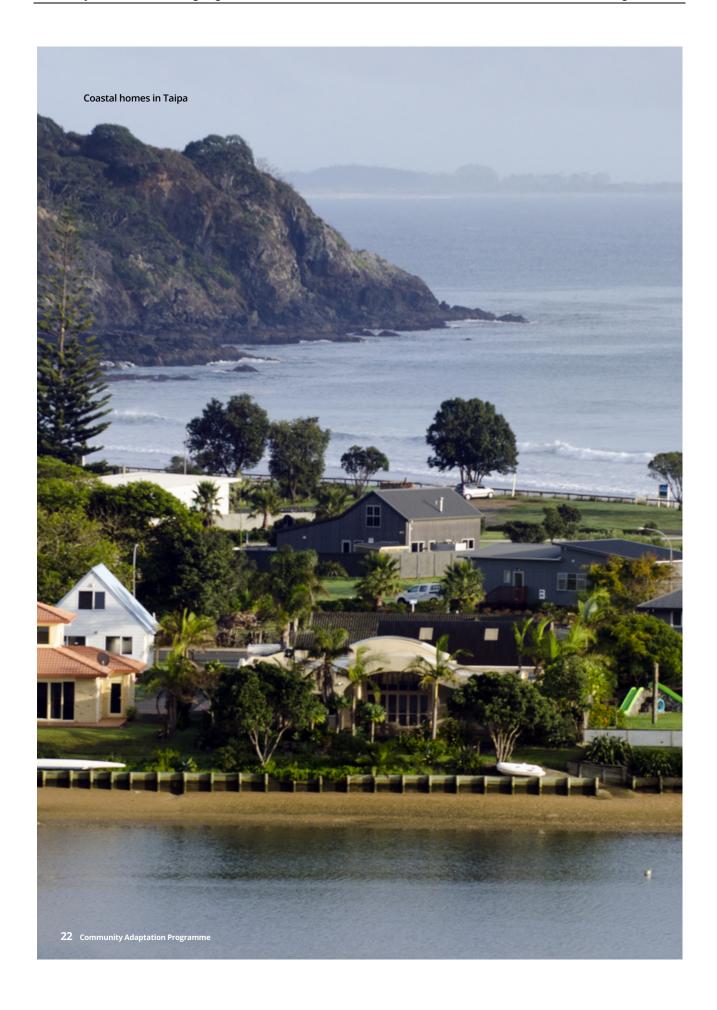
Does the Community Adaptation Programme include the delivery of on-ground actions?

The delivery of any adaptation responses and actions in adaptation plans will be the responsibility of a range of entities, depending on the elements of value included.

It is expected that Council will be responsible for the delivery of many of the adaptation responses and actions in the adaptation plans. How these are funded depends on the specific activity, and will be subject to consultation through the Annual and Long-Term planning process. Iwi and hapū, regional and central government authorities and agencies, infrastructure providers and community groups, are likely to be involved in delivering adaptation plans.

Council will seek to work collaboratively with other parties to enable the coordinated delivery of all adaptation responses. In some cases, funding from other government agencies or involved parties may be available.





What is Council's role and responsibility in adaptation?

Council's role is to facilitate community adaptation planning and to deliver adaptation responses that come under our legislative responsibility. Council also has a role of coordinating actions across key parties, such as Northland Regional Council, hapū, iwi, infrastructure providers, and government agencies. Individuals, community members and private landowners also have adaptation responsibilities.

Council's adaptation responsibilities include:

- · Reduce risk from emergency events
- Prepare for, respond to and recover from emergency events
- Provide natural hazards information.
- Manage the risks of natural hazards.
- Provide infrastructure services to the relevant standards.
- Guide appropriate resource and land-use planning.
- Give effect to Te Tiriti o Waitangi.

Individual and community responsibilities include:

- Meet the consenting standards for building and development.
- Bear the costs of investing in their own assets or relocating if required.
- Invest in their own protection this is optional and not an obligation.
- Prepare for emergencies at the individual and family level.

What's included?

Some of these roles and responsibilities may change as central government legislation changes.

The **Community Adaptation Programme** will always support Council to give effect to Te Tiriti o Waitangi and to comply with legislative requirements.

We may go above and beyond legislative requirements in order to best promote the wellbeing of current and future communities.



How we will make sure each adaptation planning process is a success

Council is committed to delivering a high-quality adaptation planning process. This means we will aim to:



How we will get it right

Working alongside tangata whenua and communities

- We will be community centred. Each Pou 1.
 Community adaptation planning project will always have some form of a community panel or community advisory group that provides formal recommendations to Council.
- We will always seek tangata whenua collaboration and participation. This will be guided by tikanga and rooted in relationships, including Council's tangata whenua governance model and existing relationship agreements.
- We will work with iwi, hapū, marae and whānau across takiwā, rohe and haukāinga areas of interest. This will always be agreed

- upon by tangata whenua and can vary from operational input to Māori technical expertise and formal representation.
- We will use focused engagement with groups, organisations, neighbourhoods, schools, etc. that make up different communities, as well as community-wide consultation and opportunities for input.
- We will always be open to tangata whenua

 led adaptation and resilience planning. We
 will take a supportive role that will be agreed upon in each project.

Using the best available technical information

To ensure our adaptation plans are robust, our work will be grounded in the latest scientific and technical information.

Where Council doesn't have the in-house expertise, we will seek support from other councils, research institutes, consultants and stakeholders to access the highest quality technical information and advice. This includes compensated Te Ao Māori expertise and mātauranga-ā-hapū / ā-marae representation.

This might include datasets (e.g. sea level rise projections), models (e.g. hydraulic flood models), methods (e.g. risk assessment) and advice (e.g. technical and engineering support for adaptation options).

Council works in close partnership with Northland Regional Council to identify gaps and opportunities for improving information on climate hazards and risk. Pou 1. Community adaptation planning will always include a formal technical advisory structure, supported by a terms of reference, to ensure that all adaptation plans are fit for purpose and meet delivery requirements across the involved parties.

Our commitment for how we will access the best technical information:

- Seek the highest quality data and use peer reviewed approaches.
- Partner with other technical and research organisations to deliver technical information.
- Support the analysis of local hazards and risk where needed.
- Adequately compensate Te Ao Māori expertise.

Community Adaptation Programme 25

Supporting information

You can view this programme and supporting information on:

FNDC Climate Action and Resilience website https://www.fndc.govt.nz/district/climate-action

Te TaitokerauCAN

https://ttcan.nz/

Community Adaptation Programme Risk-Screening Report: Mutlicriteria Analysis

Council engaged Urban Intelligence and Adapterra Ltd. to undertake a risk screening and multicriteria analysis to identify high risk areas in the Far North District and help prioritise Councilfacilitated community adaptation planning. A spatial risk analysis identified exposure and vulnerability of infrastructure assets, community assets, private assets and tangata whenua cultural assets. Risk was assessed across four types of hazards (coastal erosion, coastal flooding, river flooding and tidal inundation), at a range of timeframes from present-day to 2130. Criteria identified by councillors prioritised areas for the adaptation programme. Recommended sites were phased to balance geographic representation, community needs and available resources.

Te Taitokerau Climate Adaptation Strategy and Priority Actions

Northland councils and tangata whenua representatives adopted Te Taitokerau Climate Adaptation Strategy in April 2022. The Strategy establishes a framework for climate adaptation work across Northland. The Strategy outlines a comprehensive programme of actions covering four areas where the Northland councils can improve their response to climate change. It commits Far North District Council to undertake communtiy adaptation planning.

References

Coastal hazards and climate change guidance. (2024). Ministry for the Environment. https://environment.govt.nz/publications/coastal-hazards-and-climate-change-guidance/

Intergovernmental Panel on Climate Change (IPCC). (2023). AR6 Synthesis Report: Climate Change 2023.

https://www.ipcc.ch/report/sixth-assessment-report-cycle/

Aotearoa New Zealand's first national adaptation plan. (2022). Ministry for the Environment. 2022. https://environment.govt.nz/publications/aotearoa-new-zealands-first-national-adaptation-plan/

Natural Hazards Portal. (n.d.). Northland Regional Council.

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Cover photo:

Ahipara & Te Oneroa-a-Tōhe | Ninety Mile Beach



7.6 KEEPING OF ANIMALS BYLAW - ANALYSIS OF SUBMISSIONS AND ADOPTION OF A NEW BYLAW

File Number: A5290889

Author: Shayne Storey, Team Leader - Policy & Bylaws

Authoriser: Roger Ackers, Group Manager - Planning & Policy

TAKE PÜRONGO / PURPOSE OF THE REPORT

To seek approval from Council to adopt a new Keeping of Animals Bylaw under the Local Government Act 2002 and the Health Act 1956.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- On 04 May 2023, the governing body of the Council approved the development of a new Keeping of Animals Bylaw under the Local Government Act 2002 and the Health Act 1956
- On 21 September 2023, the governing body of the Council resolved to include cat management in the new Keeping of Animals Bylaw
- On 12 September 2024 Council approved a Statement of Proposal for a new Keeping of Animals Bylaw for public consultation
- Initial consultation on the Statement of Proposal was from 23 September to 18 November 2024. Oral submissions were heard on 5 March 2025
- Council staff have analysed the submissions and recommend changes to the draft amended Bylaw in response to these submissions (see attachment 1).
- Attachment 2 shows recommended changes to the draft
- Attachment 3 is the proposed final amended Bylaw for adoption.

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) Approves the recommendations in the staff report on the Keeping of Animals Bylaw Submissions in attachment 1 that:
 - i) no changes are made to clauses 1, 2, 3, 9, 11, 14 and 16
 - ii) clauses 4, 5, 6, 7, 8, 10, 12, 13 and 15, are amended to improve certainty and clarity.
- b) Makes the Keeping of Animals Bylaw 2025 in attachment 3 under the Local Government Act 2002 and the Health Act 1956 and every other enabling power and authority.

1) TĀHUHU KŌRERO / BACKGROUND

On 04 May 2023 (resolution 2023/46 refers), the governing body of the Council approved the development of a new Keeping of Animals Bylaw under the Local Government Act 2002 and the Health Act 1956

On 21 September 2023 (resolution 2023/116 refers), the governing body of the Council resolved to include cat management in the new Keeping of Animals Bylaw

On 12 September 2024 (resolution 2024/124 refers), Council approved a Statement of Proposal for a new Keeping of Animals Bylaw for public consultation

The period during which people could make written submission on the Statement of Proposal was from 23 September to 18 November 2024. Oral submissions were heard on 5 March 2025. Two hundred and seventy-two submissions were received in total – 257 written submissions (220 online and 37 by email) and 15 oral submissions.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Support for the proposed Bylaw

The report in Attachment 1 summarises the public submissions and makes recommended changes to the draft Bylaw in response to these submissions.

From 257 written submissions:

- 174 submitters (67%) supported the proposed Bylaw 119 gave full support (46%) while 55 supported the proposed Bylaw in part (21%)
- 79 submitters did not support the proposed Bylaw (31%)
- 4 submitters were unsure (2%)

Main reasons for supporting the proposed bylaw in part or in full were:

- The draft Bylaw addresses public health and nuisance issues
- It provides a consistent framework for managing animal-related complaints
- De-sexing and microchipping of cats will reduce unwanted litters and stray populations.

Concerns and queries:

1. General concerns:

- Exclusion of dogs from the Bylaw and dog control
- Animal welfare
- Biodiversity

2. Concerns about Council's and the government's role regarding the proposed Bylaw:

- Council and government overreach
- Loss of property rights
- Overregulation
- Threats to rural lifestyles

3. Enforcement, socioeconomic and resourcing concerns:

- Scepticism regarding enforceability
- Affordability
- Lack of resources
- Compliance systems

Feedback on specific clauses in the Bylaw:

In addition to the general positive feedback and concerns summarised above, submitters commented or made suggestions on eleven clauses in the draft Bylaw. This feedback is analysed in Attachment 1. The analysis resulted in nine recommendations by Council staff to amend these clauses to improve certainty and clarity:

1. Amendments to Clause 4 – Purpose

- Clause 4 states "The purpose of this Bylaw is to regulate the keeping of animals, including bees, pigs, poultry, and cats, so that they do not create a nuisance or endanger the health of the public.
- Council staff recommend including horses, goats, sheep, llamas, alpacas and cattle in this clause.
- Staff agree with a submission suggesting including an explanatory note to clarify applicable legislation.

Clause 4 - recommended amendments:

"The purpose of this Bylaw is to regulate the keeping of animals, including bees, pigs, poultry, horses, goats, sheep, llamas, alpacas, cattle, and cats, so that they do not create a nuisance or endanger the health of the public."

"Explanatory note: The Bylaw supplements, rather than duplicates other animal owner obligations, including but not limited to; the Animal Products Act 1999, Animal Welfare Act 1999, related codes of welfare and the Northland Regional Pest and Marine Pathway Management Plan 2017 – 2027. Council also has responsibilities and powers regarding animals under the Biosecurity Act 1993, Health Act 1956, Impounding Act 1955, Reserves Act 1977, Resource Management Act 1991 and the Far North District Plan. Matters relating to the control of dogs are addressed in the Dog Management Bylaw 2018, the Dog Management Policy 2018 and the Dog Control Act 1996."

2. Amendments to Clause 5 – Interpretation

- Staff agree with a submission requesting that a definition of the term "owner", is included in the Interpretation clause of the Bylaw.
- Clause 5 recommended amendments:

"Owner, in relation to any animal, means a person who has an animal in their possession or custody, or under that person's care, control, or supervision, and includes the parent or guardian of a person under the age of 16 years who – (a) owns the animal; and (b) is a member of the parent's or guardian's household, living with and dependent on the parent or guardian; but does not include any person who has seized or taken custody of an animal under the Animal Welfare Act 1999 or the National Parks Act 1980 or the Conservation Act 1987 or any order made under the Animal Welfare Act 1999.

3. Amendment to Clause 6 - General Requirements

- Staff agree with a submission requesting a reference to animal welfare be added to the general requirements. Animal welfare is outside the scope of the Bylaw, but this can be addressed by an explanatory note.
- Clause 6 recommended amendment:

"Explanatory note: Animal owners are required under the Animal Welfare Act 1999 to provide for the physical, health and behavioural needs of their animals, including food, water, shelter and exercise."

4. Amendments to Clause 7(4)(a)(b) - Bee Keeping

- Staff agree with submissions regarding the prohibitive nature of hive number restrictions in rural zones and the 5-meter setback condition in the draft Bylaw.
- Clause 7(4)(a) and (b) and inserting subclause 7(5) recommended amendments:
- 7(4) A person may keep bees on any property zoned Residential, Rural, Commercial or Industrial in the Far North District Plan provided they comply with the following conditions a. Hives are placed no closer than 5 metres to any property boundary where there is no solid fence 1.8 metres or taller on that boundary; or
 - b. Where there is a solid fence 1.8 metres or taller on any property boundary, the hives are placed no closer than 3 metres from that boundary; and
 - a. the property area is 500 square metres or greater; and
 - b. the number of hives does not exceed that which is allowed for the area of the property as indicated in the following table:

Property Area	Maximum no. of hives
500 – 2000 m2	2
2001 – 4000 m2	4
4001m2 or greater	6

and

- c. take reasonable steps to prevent public safety and nuisance risks; and
- d. where bees are kept in a Residential area, in relation to those bees and associated beehives:
 - i. Take all reasonable steps to ensure any beehive is positioned and managed in a way that has minimal impact to any other person;
 - ii Take all reasonable steps to control swarming;
 - iii Ensure that there is a suitable water source for the bees on the premises on which the beehives are kept.
- 7(5) Properties in Rural or General Coastal Zones are excluded from the requirement to comply with clause 7(4).

5. Amendments to Clause 8(1) and 8(2) - Pig Keeping

- Staff acknowledge that pig keeping should be allowed in the General Coastal zone, as one submission identified.
- Clause 8(1) recommended amendments:
 - "Except with the prior written approval of the Council, no person shall keep pigs in any part of the District except on property zoned Rural Living, Rural Production, Rural Lifestyle, Rural Residential or General Coastal, in the District Plan."
- Staff agree with submissions stating people may keep pigs as pets and will want them near their dwellings.
- Clause 8(2) recommended amendments:

"No person shall allow any pig (excluding kunekune, Vietnamese pot-bellied and miniature or teacup breeds) to wander freely on any property within 10 meters of a dwelling or any other building used for food storage or preparation of food for sale, or on any street or public place."

6. Amendment to Clause 10(1)(b)(i) – Keeping of Cats

- Staff agree with a submission stating that, to exclude a cat from mandatory de-sexing, it should be currently registered to breed with a nationally recognised organisation.
- Clause 10(1)(b)(i) recommended amendments:
 "the cat is kept for breeding purposes and is currently registered to breed with a nationally recognised cat breeders' organisation,"

7. Amendment to Clause 12(1) – Horse Riding in a Public Place

- Staff acknowledge it may be unsafe to remove horse manure from public places in some circumstances as several submissions stated.
- Clause 12(1) recommended amendments:

"Any person riding or taking a horse or horses on any public place within any area zoned Residential, Commercial or Industrial in the District Plan must promptly remove or safely dispose of any horse manure or droppings deposited by that horse or horses in that place, if it is safe to do so."

8. Amendments to Clause 13(1) – Killing of Animals

- Staff agree with submitters who were concerned that the Bylaw restricts the killing of animals for personal consumption and would require Council approval to euthanise a pet or conduct pest control.
- Clause 13(1) recommended amendments:

"No person shall kill or slaughter or allow to be killed or slaughtered, any animal on any property zoned Residential in the District Plan except with the written approval of the Council. Any person that kills and /or disposes of any animal must do so in a manner that does not cause nuisance or endanger the health of the public."

9. Amendments to Clause 15(1) - Offences

- Staff acknowledge that penalties should be more clearly defined, as one submitter suggested.
- Clause 15(1) recommended amendments:

"Every person who fails to comply with the requirements of this Bylaw or breaches this Bylaw commits an offence under the Local Government Act 2002 and is liable to the penalties set out in that Act, upon conviction, being a fine not exceeding \$20,000."

COMPLIANCE WITH SECTION 155 OF THE LOCAL GOVERNMENT ACT

1) Bylaw is the most appropriate way to address the problem

Council staff identified that a bylaw is the most appropriate way to address perceived problems regarding the keeping of animals as there is no other regulatory instrument or method Council could use to manage and regulate animals (excluding dogs). This was agreed by Council on 04 May 2023 for the purposes of section 155(1) of the Local Government Act 2002.

2) Form of the Bylaw

If the recommended changes are agreed to, Council staff advise that the amended Keeping of Animals Bylaw 2025 in Attachment 3 is an appropriate form of bylaw for the purposes of section 155(2)(a) of the Local Government Act 2002.

3) Compliance with the New Zealand Bill of Rights Act 1990

As required by section 155(2)(b) of the Local Government Act 2002, before a local authority makes a bylaw, it must determine whether the proposed bylaw has any implications under the New Zealand Bill of Rights Act 1990 (NZBORA).

Part 2 of the New Zealand Bill of Rights Act 1990 sets out twenty rights that are affirmed and protected, that may only be subject to reasonable limits that can be demonstrably justified in a free and democratic society. Section 155(2)(b) of the Local Government Act 2002 requires the Council to determine if the proposed bylaw gives rise to any implications under the New Zealand Bill of Rights Act 1990.

There are no apparent implications under NZBORA and therefore, it follows that the proposed bylaw is consistent with NZBORA.

Implementation Plan

The Compliance Team, in the Delivery and Operations Group, will be responsible for the administration and enforcement of the Bylaw. The Compliance staff will take an educational stance in the first year. Staff will re-evaluate this approach after the first year, and if required, seek funding for additional resources through the annual plan process. Staff will also work closely with local animal rescue groups and the SPCA to educate the public, rehome unwanted cats, provide information regarding de-sexing and microchipping, and promote cost free programs such as Snip 'n Chip.

TAKE TÜTOHUNGA / REASON FOR THE RECOMMENDATION

The new Keeping of Animals Bylaw 2025 (Attachment 3) can be made, under the Local Government Act 2002 and the Health Act 1956 because, following the changes recommended in the Analysis of Submissions (Attachment 1):

- a) A bylaw is the most appropriate way to address the problem; and
- b) The bylaw is an appropriate form of bylaw; and
- c) The bylaw provisions are reasonable limits on the rights in the New Zealand Bill of Rights Act 1990.

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

The operational costs for making the Bylaw are expected to be minimal (less than \$3,000 plus staff time and resources) and will be met from existing operational budgets. The costs associated with implementation will be met from existing operational budgets in the first year. An evaluation will take place after the first year, and if it is determined additional resources are required, a business case will be developed for the annual plan process.

ĀPITIHANGA / ATTACHMENTS

- 1. Analysis Report on Keeping of Animals Submissions 2025 A5311753 🗓 🖫
- 2. Draft Animal Bylaw with track changes A5312041 🗓 🖺
- 3. Final Animal Bylaw August 2025 A5312135 🗓 🖼

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:

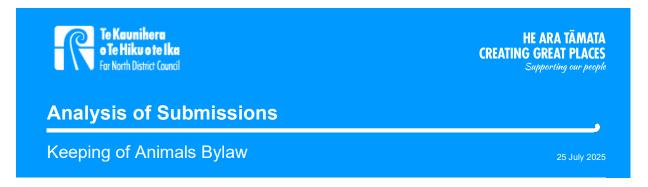
- 1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified 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 <u>Council's</u> <u>Significance and Engagement Policy</u>	In line with the Council's Significance and Engagement Policy, due to the mandatory requirement to microchip and de-sex cats, the new bylaw met the threshold for requiring the special consultative procedure as the proposal for the new bylaw was:	
	likely to generate considerable interest and views may deeply divide the community.	
	 likely to have an impact on the social, economic, environmental or cultural wellbeing of the District or an aspect of the District (e.g., a particular ward, a community of interest, a geographic area, or demographic). 	
	likely to result in a change in the level of service and that the change may incur unbudgeted financial impacts in the future.	
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Sections 83, 145, 146, and 156 of the Local Government Act 2002, and section 64 of the Health Act 1956 apply to the decision recommended in this report.	
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.	The Keeping of Animals Bylaw has district-wide relevance. It is not within the delegations of the Community Boards. As the recommendation is to develop a district-wide Bylaw, the Community Boards' views have not been sought.	
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision	North District. The decision does not relate to land and/or any body of water.	
making if this decision is significant and relates to land and/or any body of water.	Seeking the views and input of hapū and iwi in the development of bylaws is integral. Māori were given a	
State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	opportunity to contribute during the consultation process	

Chief Financial Officer review.

Affected and interested parties were given Identify persons likely to be affected by opportunity to share their views and preferences during or have an interest in the matter, and how you have given consideration to the consultation process. their views or preferences (for example This includes: - youth, the aged and those with Tangata whenua disabilities). Animal owners Animal breeders Beekeepers Animal rescue organisations Equine community Farmers Local communities Department of Conservation Northland Regional Council **SPCA** Veterinarians Horticultural Society MPI State the financial implications and The operational costs for making the Bylaw are expected where budgetary provisions have been to be minimal (less than \$3,000 plus staff time and resources) and will be met from existing operational made to support this decision. budgets. The costs associated with implementation will be met from existing operational budgets in the first year. An evaluation will take place after the first year, and if it is determined additional resources are required, a business case will be developed for the annual plan process.

The Chief Financial Officer has reviewed this report.



1 Background

On 4 May 2023 (resolution 2023/46 refers), the governing body of the Council approved the development of a new Keeping of Animals Bylaw under the Local Government Act 2002 and the Health Act 1956.

On 21 September 2023 (resolution 2023/116 refers), the governing body of the Council resolved to include cat management in the proposed new Keeping of Animals Bylaw.

On 12 September 2024 Council approved a Statement of Proposal for a new Keeping of Animals Bylaw for public consultation (resolution 2024/124 refers). The Local Government Act 2002 requires that Council consults with the public when making a bylaw. Section 83 of the Local Government Act (2002) stipulates that consultation must take place over a minimum period of four weeks.

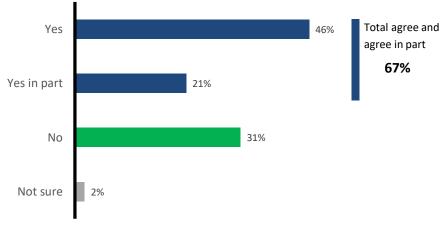
The period during which people could make submissions was 23 September to 18 November 2024. A total of 257 written submissions were received. Verbal submissions took place on 5 March 2025, where 15 verbal submissions were heard.

This report analyses the submissions and makes recommendations for amendments to the draft Keeping of Animals Bylaw.

2 Summary of submissions

Two hundred and fifty seven written submissions were received, with 220 received online and 37 via email.

Figure 1: Support for the proposed Keeping of Animals Bylaw



Base: 257 submissions

One hundred and nineteen responses were fully in support of the proposed bylaw, 55 supported the bylaw in part, 79 were not supportive of the proposed bylaw and 4 were not sure. One hundred and forty-five bulk email

submissions were received in support of the proposed bylaw, and for purposes of this analysis, were counted as one submission. Thirteen people who made written submissions requested to submit verbally to Council and along with two others, were heard by the Council on 5 March 2025. All fifteen of these submitters fully supported or supported the proposed bylaw in part.

Where submitters did not fully support the proposed bylaw and made suggestions for changes, these suggestions are included in section four of this report.

3 General feedback

The following feedback was received that is not related to specific clauses in the draft Bylaw.

3.1 Dog Control

Submissions received

Forty-one submissions questioned the exclusion of dogs from the bylaw, given ongoing problems with wandering, aggressive, and unregistered dogs. Several respondents expressed frustration that the Council was introducing new regulations for other animals while dog issues remained unresolved. Others called for inclusion of dog desexing, limiting the number of dogs per property, and stricter enforcement of the Dog Control Act.

Staff analysis

Dogs are regulated under the Dog Management Bylaw 2018, the Dog Management Policy 2018, and the Dog Control Act 1996. Therefore, these submissions are out of scope for this Bylaw.

Staff recommendation

Council staff recommend no changes to the draft Bylaw in response to these submissions.

3.2 Animal Welfare

Submissions received

Six submissions wanted stronger emphasis on animal welfare, urging the Council to ensure that ownership remains a privilege with responsibilities. Submitters supported provisions for removing animals from negligent owners and expressed concern for neglected horses and wandering dogs.

Staff analysis

Local councils do not have direct responsibility for animal welfare. Councils may create bylaws related to animal control and nuisance, but these are not intended to manage animal welfare in a legal or veterinary sense. The primary legal and operational responsibility for animal welfare lies with the central government and is therefore out of scope for this Bylaw.

Staff recommendation

Council staff recommend no changes to the proposed Bylaw in response to these submissions regarding animal welfare.

3.3 Concerns about Council's role regarding the proposed Bylaw- overreach/loss of property rights

Submissions received

Thirty-eight submissions opposed the bylaw on the grounds that it represented overreach by the Council and posed a threat to rural lifestyles and property rights. Some of these submitters viewed the bylaw as a disproportionate response to isolated problems, potentially penalising responsible owners. Some saw the bylaw as part of a pattern of creeping control that undermines self-sufficiency.

Staff analysis

RE: Council Overreach

The proposed new Keeping of Animals Bylaw aims to protect public health and safety, protect the public against offensive behaviour, prevent nuisances due to animals, provide council with abilities to regulate animal odours and noise and provide guidance to the community. While community members are entitled to their views, Council does have a role to play regarding the regulation of animal keeping under current legislation.

RE: Threat to Rural Lifestyles

This is discussed further in this report when analysing submissions on clause 7 and clause 9. Regarding these clauses staff agree that it is unnecessary to include rural zoning with reference to bees and poultry, as it is prohibitive and inappropriate for the purposes of this Bylaw.

Staff recommendation

Council staff recommend that rural and rural lifestyle be omitted from the Bylaw in Clause 7 – Bee Keeping and Clause 9 – Poultry Keeping, as discussed below in section 4, where track changes can be found.

No other changes to the proposed Bylaw are recommended by Council staff regarding these submissions.

3.4 Enforcement and Resourcing

Submissions received

Sixty-six submitters expressed scepticism regarding the enforceability of the proposed bylaw given existing issues with under-resourced animal control services. Many doubted whether new rules would be implemented effectively without significant investment in staffing, education, and compliance systems. Concerns were also raised about funding and the risk of overregulation without the capacity to follow through.

Staff analysis

The Compliance Team, in the Delivery and Operations Group, will be responsible for the administration and enforcement of the Bylaw. The Keeping of Animals Bylaw (2007) automatically revoked in 2019. Since then, Council staff have monitored and responded to animal issues directly under the Health Act 1956. Staff have experience in this area and are aware of the resourcing required for enforcement. Regarding cats, the Compliance staff will take an educational stance in the first year. Staff will re-evaluate this approach after the first year, and if required, seek funding for additional resources. Staff will also work closely with local animal rescue groups and the SPCA to educate the public, rehome unwanted cats and provide information regarding desexing and microchipping at no cost, such as the Snip 'n Chip program, if funding is available.

Staff recommendation

No changes are recommended by Council staff in response to these submissions.

4 Analysis and recommendations regarding the Bylaw wording

The following section analyses submissions made about specific clauses in the draft Bylaw and recommends how to address these submissions.

4.1 Clauses not referred to in submissions

No submissions were made about the following clauses in the draft Bylaw:

Part 1: Preliminary provisions

- Clause 1 Title
- Clause 2 Commencement
- Clause 3 Application

Part 2: Substantive provisions

• Clause 11 Keeping of horses, goats, sheep, llamas, alpacas and cattle

Part 4: Enforcement

Clause 16 Removal of works

4.2 Submissions on Preliminary Provisions

Clause 4 - Purpose

Submission received

One submitter suggested a more comprehensive introduction (similar to that in the Whangārei District Council *Animals Bylaw 2017*) would be helpful for people to understand what other legislation is applicable to keeping animals.

Staff analysis

Upon review of other local council's animal bylaws, staff agree that the addition of an explanatory note at the end of Clause 4 – Purpose, would add clarity regarding legislation that supplements the Bylaw.

Staff recommendation

Staff recommend the addition of the following:

Explanatory note: The Bylaw supplements, rather than duplicates other animal owner obligations, including but not limited to; the Animal Products Act 1999, Animal Welfare Act 1999, related codes of welfare and the Northland Regional Pest and Marine Pathway Management Plan 2017 – 2027. Council also has responsibilities and powers regarding animals under the Biosecurity Act 1993, Health Act 1956, Impounding Act 1955, Reserves Act 1977, Resource Management Act 1991 and the Operative Far North District Plan. Matters relating to the control of dogs are addressed in the Dog Management Bylaw 2018, the Dog Management Policy 2018 and the Dog Control Act 1996.

Tracked changes to the clause as recommended to be amended Clause 4

Explanatory note: The Bylaw supplements, rather than duplicates other animal owner obligations, including but not limited to; the Animal Products Act 1999, Animal Welfare Act 1999, related codes of welfare and the Northland Regional Pest and Marine Pathway Management Plan 2017 – 2027. Council also has responsibilities and powers regarding animals under the Biosecurity Act 1993, Health Act 1956, Impounding Act 1955, Reserves Act 1977, Resource Management Act 1991 and the Operative Far North District Plan. Matters relating to the control of dogs are addressed in the Dog Management Bylaw 2018, the Dog Management Policy 2018 and the Dog Control Act 1996.

Clause 5 - Interpretation

Submissions received

One submitter requested definitions for the terms "owner", "companion", "stray" and "feral" in the Interpretation section of the Bylaw.

Staff analysis

Council staff agree that a definition of the term "owner" should be included in Clause 5 – Interpretation to provide clarity. The terms "companion", "stray" and "feral" are not used in the substantive text of the Bylaw and therefore from a drafting best practice point of view, it does not make sense to include definitions of the terms in Clause 5.

Staff recommendation

Council staff recommend amending this clause by inserting a definition for the term Owner,.

Tracked changes to the clause as recommended to be amended

Clause 5

Owner, in relation to any animal, means a person who has an animal in their possession or custody, or under that person's care, control, or supervision, and includes the parent or guardian of a person under the age of 16 years who – (a) owns the animal; and (b) is a member of the parent's or guardian's household, living with and dependent on the parent or guardian; but does not include any person who has seized or taken custody of an animal under the Animal Welfare Act 1999 or the National Parks Act 1980 or the Conservation Act 1987 or any order made under the Animal Welfare Act 1999.

4.3 Submissions on Substantive Provisions

Clause 6 - General Requirements

Submissions received

One submitter requested adding a reference to animal welfare in the general requirements. Another submitter requested adding "reasonable" before specified steps to ensure compliance in clause 6(2).

Staff analysis

RE: animal welfare

Local councils do not have direct responsibility for animal welfare. Councils may create bylaws related to animal control and nuisance, but these are not intended to manage animal welfare in a legal or veterinary sense. The primary legal and operational responsibility for animal welfare lies with central government and is therefore out of scope for this Bylaw. However, the addition of an explanatory note that refers to the Animal Welfare Act 1999, would be beneficial for clarity.

RE: adding "reasonable" before specified steps to ensure compliance in clause 6(2)

Clause 6(2) has been written in this manner to ensure compliance with clause 6(1) and staff advise this does not require additional wording.

Staff recommendation

Insert an explanatory note following Clause 6(3) as follows: Explanatory note: Animal owners are required under the Animal Welfare Act 1999 to provide for the physical, health and behavioural needs of their animals, including food, water, shelter and exercise.

Tracked changes to the clause as recommended to be amended

Explanatory note: Animal owners are required under the Animal Welfare Act 1999 to provide for the physical, health and behavioural needs of their animals, including food, water, shelter and exercise.

Clause 7 - Bee Keeping

Submissions received

Twelve submissions were not in support of this clause. There was strong opposition to the limits on the number of hives in rural areas and the 5-meter placement from fence rule, which was considered unrealistic for commercial bee operators and would be detrimental to their business operations. One submitter stated "We feel the proposed changes are impractical for any commercial apiary operation, including operations for the purposes of queen breeding, honey harvesting or pollination services. If adopted as proposed, it would severely restrict beekeepers from adhering to proven best practices to maintain healthy bee colonies and would not be economically viable."

Another submitter stated "Bees are a keystone species, responsible for directly pollinating our local food supplies. The Far North and specifically the localised area of Kerikeri, is a primary food production area responsible for tens of millions of dollars of fruit production annually, including but not limited to, kiwifruit, citrus, olives, blueberries, persimmon, avocado and tamarillo."

Staff analysis

Staff agree the draft bylaw is too restrictive in its current form as it would negatively impact commercial beekeepers and orchardists, as well as the local economy.

Staff recommendation

Staff recommend amending this clause to accommodate the practical needs of beekeepers regarding hive numbers and placement of hives near boundaries by excluding rural areas and General Coastal zones from the current bee keeping clause of the draft Bylaw. Staff also recommend amending the conditions by removing clauses 7(4)(a) and (b) and inserting new subclauses which include requirements that:

- (a) beekeepers must ensure that hives are positioned to avoid the flight path impinging on any neighbouring dwellings or living areas;
- (b) a suitable water source must be provided for the bees;
- (c) management techniques are employed to reduce the likelihood of causing a nuisance.

Tracked changes to the clause as recommended to be amended

7

- 7(4) A person may keep bees on any property zoned Residential, Rural, Commercial or Industrial in the Operative Far North District Plan provided they comply with the following conditions
 - a. Hives are placed no closer than 5 metres to any property boundary where there is no solid fence 1.8 metres or taller on that boundary; or
 - b. Where there is a solid fence 1.8 metres or taller on any property boundary, the hives are placed no closer than 3 metres from that boundary; and
 - a. the property area is 500 square metres or greater; and
 - b. the number of hives does not exceed that which is allowed for the area of the property as indicated in the following table:

Property Area	Maximum no. of hives
500 – 2000 m2	2
2001 – 4000 m2	4
4001m2 or greater	6

and

- c. take reasonable steps to prevent public safety and nuisance risks; and
- d. where bees are kept in a Residential area, in relation to those bees and associated beehives:
 - i. Take all reasonable steps to ensure any beehive is positioned and managed in a way that has minimal impact to any other person;
 - ii Take all reasonable steps to control swarming;
 - iii Ensure that there is a suitable water source for the bees on the premises on which the beehives are kept.

7(5) Properties in Rural or General Coastal Zones are excluded from the requirement to comply with clause 7(4).

Clause 8 - Pig Keeping

Submissions received

Submitters expressed broad agreement that some regulation around pig keeping is necessary to avoid environmental and neighbour-related issues.

Concerns about the draft Bylaw wording were as follows:

1) Zones where pigs can be kept

Nine submitters objected to what they perceived as a blanket ban on pigs in residential zones, advocating instead for a case-by-case approval process or use of permits.

One submitter requested that pigs are allowed to be raised in the Horticultural Zone. It is less densely populated and is essentially a rural zoning. Pigs and horticulture are mutually beneficial.

Another submission questioned why the keeping of pigs on lifestyle property zoned as General Coastal has been excluded.

One submitter did not support clause 8(1) which applies a blanket ban to the keeping of pigs within designated zones.

2) Keeping pigs as pets

Four submitters did not agree with clause 8(2), stating people may keep pigs as pets and have them near, or inside of, their dwelling. One submitter requested clarity regarding this clause, so that pigs do not wander outside of the property boundaries.

3) The distance a pigsty should be from a house

Two submitters did not agree with the 50m distance of pigsty from the house. A request was made to reduce this to 25m.

4) The food that pigs can be fed

Federated Farmers would like the Council to consider putting a control on the type of food that can be fed to pigs. In order to prevent the development and spread of diseases such as food and mouth, it should be a requirement in the bylaw that only cooked food can be used for feeding pigs and it is not allowed to feed pigs raw meats and non-pasteurised milk products.

Staff analysis

Re: Clause 8(1) – zones where pigs can be kept

Pigs are banned in most urban zones throughout New Zealand due to concerns about odour, noise, and space limitations. Council staff acknowledge the General Coastal zone should be included in the areas where pig keeping is allowed, as this zone is rural. The Horticultural Zone is still in deliberation for the Proposed District Plan, but staff recommend this becomes part of the Rural Production zone and managed within a precinct framework. This would have no effect on the rural nature of the area and would allow pigs under the draft Bylaw as part of the Rural Production zone.

RE: Clause 8(2) – keeping pigs as pets

Staff acknowledge that some breeds of pigs are considered companion animals, such as kunekune, Vietnamese pot-bellied and miniature or teacup pigs. These breeds are smaller in size and typically have easy going temperaments compared to commercial pig breeds. Therefore, it seems reasonable that these breeds would be excluded from the rules relating to dwelling distance.

RE: Clause 8(3) - distance of pigsty from a dwelling

Councils throughout New Zealand require pigsty setback from a dwelling from between 20m-100m. Staff believe 50m is a reasonable distance.

RE: food that pigs can be fed

New Zealand has specific legislation that regulates what pigs can be fed under the Biosecurity Regulations 2005, so this is out of scope for this Bylaw.

Staff recommendation

Council staff recommend amending clause 8(1) of the Bylaw to add General Coastal to the zones where pigs are allowed to be kept.

Staff also recommend including an exemption for specific companion animal pig breeds (kunekune, Vietnamese pot-bellied and miniature or teacup) from clause 8(2) with regard to wandering freely on property within 10m of a dwelling.

Council staff recommend no further changes in response to these submissions.

Tracked changes to the clause as recommended to be amended

Clause 8(1) Except with the prior written approval of the Council, no person shall keep pigs in any part of the District except on property zoned Rural Living, Rural Production, Rural Lifestyle, Rural Residential or General Coastal, in the District Plan.

Clause 8(2) No person shall allow any pig (excluding kunekune, Vietnamese pot-bellied and miniature or teacup breeds) to wander freely on any property within 10 m of a dwelling or any other building used for food storage or preparation of food for sale, or on any street or public place.

Clause 9 - Poultry Keeping

Submissions received

Seventeen submissions were opposed to the proposed limit of 10 hens per property. Many rural residents felt this was too restrictive and should be based on property size.

Fourteen submissions supported banning roosters in residential areas due to noise. "This Bylaw will give some assurance to people living in residential areas that their neighbours will not be allowed to keep roosters".

Staff analysis

Re: Limit of Hens per Property in Rural Zones

The Rural Living zone supports low-density residential development and is typically between 2000-4000 square metres. Council staff consider the restriction is appropriate in this area. There are no restrictions on poultry keeping in the Rural Production, Rural Lifestyle or General Coastal zones, which are larger lots of land that allow for poultry keeping without causing nuisance to neighbours.

Staff recommendation

No changes are recommended by Council staff regarding these submissions.

Clause 10 - Keeping of Cats

Submissions received

A total of one hundred forty-five submissions were received that specifically mentioned the keeping of cats, with seventy-nine explicitly supporting the mandatory desexing, microchipping, and registration of cats by 4 months of age.

Submissions in Support included:

Bay Bush Action Trust - "absolutely supportive of compulsory microchipping and registration at eight weeks old, and compulsory desexing for companion cats at 4 months of age"

Coast to Coast Cat Rescue - "support the proposed new Keeping Of Animals Bylaw; for the mandatory desexing, microchipping and microchip registration, of cats by 4 months of age"

 ${\sf SPCA-"support\ the\ mandatory\ desexing\ of\ all\ cats\ by\ four\ months\ of\ age\ and\ mandatory\ microchipping\ and\ registration"}$

Forest & Bird – "support compulsory microchipping and registering of owned cats and the compulsory requirement to desex cats"

"Strong support for clause 10 on microchipping and desexing of cats. Unwanted cats and feral cats are a huge problem"

"We fully support the measures described in section 10 'The keeping of cats'. A much needed by-law"

Submissions in Opposition mentioned the following issues:

Cost and Accessibility Concerns

Twenty-one submitters expressed that the financial burden of desexing and microchipping would disproportionately affect low-income households, elderly residents, and rural communities. Some noted that while SPCA programs offer temporary relief, long-term affordability remains a barrier.

"The Far North is one of the poorest areas of New Zealand... Punitive measures will almost certainly fail unless enforcement is heavily increased to a level that the Council cannot afford."

Doubts Over Effectiveness

Eleven submissions questioned whether mandatory microchipping and desexing would actually reduce feral cat populations, arguing that responsible owners already comply voluntarily.

"Responsible animal owners already spay/neuter, microchip. Irresponsible animal owners will ignore these proposed bylaws so it's pointless making them."

Impact on Cat Welfare and Dumping

Eighteen submissions mentioned the unintended consequences of the proposed Bylaw, for example, that it may lead to more cats being abandoned or euthanised due to increased costs or fear of penalties.

"More cats are likely to be dumped and/or be in the wild by increasing costs."

"We may even see kittens being killed to hide evidence."

Trap-Neuter-Return (TNR) and Feral Cat Management

Six submissions were concerned with TNR programs in that the Bylaw does not account for community cats without owners.

"How would you address a compulsory microchip when they in fact do not have an individual owner?"

Additional measures suggested by submitters

Thirty-one submissions also proposed additional complementary measures:

- Limit the number of cats per household
- Containment of cats to owner's property, especially at night
- Ban on breeds such as Bengal and Maine Coon cats
- · Support for subsidised desexing and microchipping, especially for low-income households
- Use of microchip-sensitive traps to protect pet cats during pest control operations
- Mandatory microchip scan prior to euthanising trapped/feral cats
- The breeder exemption must clearly state that the breeder is approved to breed currently. They must be
 registered to and a current member of an approved organisation, such as NZ Cat Fancy and/ or Catz Inc.

Staff analysis

RE: Cost and Accessibility Concerns

Council staff acknowledge the need for subsidised desexing and microchipping and will work with the SPCA and local animal rescue groups to explore ways in which to provide this service.

RE: Doubts Over Effectiveness and Impact on Cat Welfare/Dumping

International studies have shown unwanted litters are a major driver of dumping. Cats not desexed often produce litters that are abandoned in rural areas or near farms, contributing to feral populations. Studies show that desexing before puberty (around 4–6 months) is critical to preventing unwanted litters. Additionally, microchipping has been shown to discourage abandonment. Owners are less likely to dump identifiable cats, as councils can trace responsibility when cats are found.

RE: Limiting the number of cats per household

The Local Government Act 2002 allows bylaws to regulate the keeping of animals and to prevent nuisance and protect public health and safety. However, it does not expressly authorise limits to be imposed on the number of pets that are allowed to be kept. Numerical limits tend to be unpopular, difficult to enforce, and risk unfairly penalizing responsible owners. Additionally, there is a lack of evidence linking cat numbers per household to public nuisance or health risks.

RE: Containment of cats to owner's property, especially at night

There is no central government legislation that provides a framework for regulating domestic cats specifically. Mandating containment could be challenged if not clearly linked to public nuisance or health risks. Without robust evidence, such a clause may be seen as disproportionate or unenforceable. Furthermore, mandating indoor containment may conflict with welfare principles under the Animal Welfare Act 1999.

RE: Trap-Neuter-Return (TNR) and Feral Cat Management, ban on breeds such as Bengal and Maine Coon cats, use of microchip-sensitive traps to protect pet cats during pest control operations and mandatory microchip scan prior to euthanising trapped/feral cats.

The purpose of this Bylaw is to regulate the keeping of animals so that they do not create a nuisance or endanger the health of the public. Cat trapping and biodiversity protection fall outside the scope of the Bylaw and these activities are governed by the Northland Regional Council's ecological mandate under the Northland Regional Pest and Marine Pathway Management Plan 2017-2027. This plan provides the framework for managing invasive species, including feral cats, as part of regional biosecurity and biodiversity protection efforts Therefore, these submissions are out of scope.

RE: Cat must be currently registered to breed

Staff acknowledge the need to ensure the cat is currently registered to breed with a nationally recognised organisation to be excluded from mandatory de-sexing condition.

Staff recommendation

Council staff recommend only one change, an amendment to 10(1)(b)(i) to include "currently registered to breed"

Tracked changes to the clause as recommended

 the cat is kept for breeding purposes and currently registered to breed with a nationally recognised cat breeders body, or

Clause 12 - Horse Riding in a Public Place

Submissions received

Seven submissions were opposed to requiring riders to pick up horse manure. Submitters stated this is:

- Impractical and unsafe: Dismounting to collect manure while managing a horse poses risks to both rider and public.
- Unnecessary: Horse manure is natural, biodegradable, and often collected by gardeners.
- Disproportionate: Compared to dog waste, horse manure is less offensive and less of a public health issue.

Staff analysis

Staff acknowledge it may be unsafe to remove horse manure in some circumstances. However, manure in public places, such as town squares, may pose a health and safety risk. Manure dropped on roads is regulated under the Road Use Bylaw 2022.

Staff recommendation

Staff recommend inserting, at the end of clause 12(1), "if it is safe to do so".

Tracked changes to the clause as recommended

Clause 12(1) Any person riding or taking a horse or horses on any public place within any area zoned Residential, Commercial or Industrial in the District Plan must promptly remove or safely dispose of any horse manure or droppings deposited by that horse or horses in that place, if it is safe to do so.

Clause 13 - Killing of Animals

Submissions received

Eleven submitters expressed concern that the bylaw might restrict traditional practices such as home killing poultry or livestock for personal consumption.

One submitter criticised Clause 13 for potentially requiring written Council approval for pest control on residential properties. Amendments were requested to allow humane pest control without bureaucratic barriers.

Another submitter stated "You should be allowed to kill animals on your own property including residential. Think about killing a chook for food. Killing a rat... What is the alternative? Vets? Or will it end up at the local park?"

Staff analysis

Staff agree that the clause requires simplification.

Staff recommendation

Staff recommend amending clause 13(1) to "Any person that kills and /or disposes of any animal must do so in a manner that does not cause nuisance or endanger the health of the public."

Tracked changes to the clause as recommended

13(1) No person shall kill or slaughter or allow to be killed or slaughtered, any animal, on any property zoned Residential in the District Plan except with the written approval of the Council. Any person that kills and /or disposes of any animal must do so in a manner that does not cause nuisance or endanger the health of the public."

Clause 14 - Approvals

Submissions received

One submitter criticised 14(3) for lacking a right of review. They suggested that if a pigsty is denied approval, there should be a clear process for the resident to respond. It was requested that the bylaw reduce and clarify FNDC's power in the approvals section.

Staff analysis

Staff acknowledge the process for applying for written approvals could be clarified.

Staff recommendation

Council staff recommend that consideration be given to developing guidance regarding the process of applying for approval.

4.4 Submissions on Enforcement

Clause 15 – Offences

Submission received

One submitter requested that penalties be defined more clearly with reference to the Local Government Act 2002.

Staff analysis

Council staff acknowledge the penalty for breach of the Bylaw should be clarified by way of the inclusion of reference to the relevant penalty available under the Local Government Act 2002.

Staff recommendation

Council staff recommend amending clause 15(1) to: Every person who fails to comply with the requirements of this Bylaw or breaches this Bylaw commits an offence under the Local Government Act 2002 and is liable to the penalties set out in that Act, upon conviction, being a fine not exceeding \$20,000.

Tracked changes to the clause as recommended

15(1) Every person who fails to comply with the requirements of this Bylaw or breaches this Bylaw commits an offence under the Local Government Act 2002 and is liable to the penalties set out in that Act, upon conviction, being a fine not exceeding \$20,000.

Draft Keeping of Animals Bylaw

Part 1: Preliminary provisions

1 Title

This bylaw is the Far North District Council Keeping of Animals Bylaw 2025.

2 Commencement

- (1) This Bylaw comes into force on 26 August 2025
- (2) The provisions of this Bylaw that refer to the zones described in the **Proposed District Plan** apply to the land in those zones as from the date the rules for those zones have legal effect pursuant to section 86B of the Resource Management Act 1991.

3 Application

This Bylaw applies to the keeping of animals, including bees, pigs, poultry, and cats within the Far North District. This bylaw was written pursuant to the Local Government Act 2002, Part 8 and the Health Act 1956, Part 2.

4 Purpose

The purpose of this Bylaw is to regulate the keeping of animals, including bees, pigs, poultry, and cats, so that they do not create a nuisance or endanger the health of the public.

Explanatory note: The Bylaw supplements, rather than duplicates other animal owner obligations, including but not limited to; the Animal Products Act 1999, Animal Welfare Act 1999, related codes of welfare and the Northland Regional Pest and Marine Pathway Management Plan 2017 – 2027. Council also has responsibilities and powers regarding animals under the Biosecurity Act 1993, Health Act 1956, Impounding Act 1955, Reserves Act 1977, Resource Management Act 1991 and the Operative Far North District Plan. Matters relating to the control of dogs are addressed in the Dog Management Bylaw 2018, the Dog Management Policy 2018 and the Dog Control Act 1996.

5 Interpretation

- (1) Any words, phrases or expressions in this Bylaw which have meanings assigned to them by the Local Government Act 2002 and Health Act 1956 shall have the meanings as are respectively assigned in those Acts and corresponding supplementary legislation, unless inconsistent with the context in which such words occur.
- (2) In this Bylaw, unless the context otherwise requires:

Animal means any live member of the animal kingdom that is a mammal (excluding humans and dogs), bird, or any other member of the animal kingdom which is declared from time to time by the Governor-General, by Order in Council, to be an animal as defined under Section 2(a) of the Animal Welfare Act 1999.

Approval means an Approval granted under this Bylaw and includes all conditions to which the Approval is subject

Beehive and hive mean any receptacle housing a honeybee colony for the purposes of honey production and includes 1 receptacle per colony used solely for the purposes of queen breeding, hive maintenance and swarm prevention purposes.

Bee keeping means the keeping of beehives and includes the removal of honey and bee products from the hive, but not the further processing of such products.

Beekeeper means a person who is keeping bees or owns hives.

Council means the Far North District Council.

District means the area with the territorial boundary of the Far North District Council.

District Plan means the operative plan approved by the Far North District Council under Schedule 1 of the Resource Management Act 1991 and includes any proposed district plans. Upon adoption of the Proposed District Plan (24 May 2024), Council approves staff to make any changes to allow alignment with the operative plan.

Dwelling means a building that a person lives in and includes any separate buildings on a site that are lived in or used for sleeping in but are accessory to the main dwelling.

Enforcement officer means an enforcement officer appointed under section 177 of the Local Government Act 2002.

Keep or keeping includes owning, looking after, caring for, being in charge of, a custodian of or in possession of any animal.

Nuisance means, without limiting the meaning of the term "nuisance', any unreasonable interference with the peace, comfort, or convenience of another person, whether by way of excessive noise or offensive odours, and includes the nuisances defined in section 29 of the Health Act 1956.

Owner, in relation to any animal, means a person who has an animal in their possession or custody, or under that person's care, control, or supervision, and includes the parent or guardian of a person under the age of 16 years who – (a) owns the animal; and (b) is a member of the parent's or guardian's household, living with and dependent on the parent or guardian; but does not include any person who has seized or taken custody of an animal under the Animal Welfare Act 1999 or the National Parks Act 1980 or the Conservation Act 1987 or any order made under the Animal Welfare Act 1999.

Person has the meaning given by the Legislation Act 2019.

Pigsty means a pen or enclosure of a pig or pigs.

Poultry means any live bird that is kept or raised to produce eggs, hatching eggs, or poultry products, or for rearing on behalf of any other person, and includes geese, ducks, pigeons, turkeys, emus, ostriches, pheasants, and all types of domestic fowls.

Poultry keeping means the keeping of poultry on a small scale for domestic use only.

Proposed District Plan means the Far North Proposed District Plan (24 May 2024).

Public place means:

- a. a place that is-
 - (i) under the control of Council and/or

(ii) that is open to or being used by the public, whether or not there is a charge for admission and

b. includes:

- (i) a road, whether or not the road is under the control of Council, and
- (ii) any part of the public place.

Swarm means a cluster or flying mass of honeybees, including workers, queen, and drones.

- (3) The Interpretation Act 1999 applies to this Bylaw.
- (4) Explanatory notes and related information boxes are for information purposes only, do not form part of this Bylaw, and may be inserted, amended, or removed by the Far North District Council without any formality at any time.

Part 2: Substantive provisions

6 General Requirements

- (1) Any person keeping, or permitting to be kept, bees, pigs, poultry, cats, and other animals as defined in this Bylaw on private land must always ensure that these animals:
 - a. do not cause or are unlikely to cause a nuisance to any person; and
 - are kept in conditions which are not offensive or injurious to public health and safety;
 - c. do not damage any property belonging to any person.
- (2) The Council may by written notice require that an owner or person keeping bees, pigs, poultry, cats, and other animals as defined in this Bylaw take specified steps to ensure compliance with clause 6.1 or to mitigate or abate the conditions referred to in clause 6.1.
- (3) The Owner or person keeping the bees, pigs, poultry, and cats must comply with the steps set out in the notice provided under clause 6.2 within the specified time period.

Explanatory note: Animal owners are required under the Animal Welfare Act 1999 to provide for the physical, health and behavioural needs of their animals, including food, water, shelter and exercise.

7 Bee Keeping

- (1) No person shall keep bees in the District if in the opinion of an enforcement officer the keeping of bees is likely to become a **nuisance** or potential danger to any person.
- (2) No person may keep bees in the District unless the beehive or the beekeeper is registered under the Biosecurity Act 1993 and the Biosecurity (National American Foulbrood Pest Management Plan) Order 1998.
- (3) Where an enforcement officer considers an existing hive or hives is likely to become a nuisance or potential danger to any person, they may require removal of the hive(s).

- (4) A person may keep bees on any property zoned Residential, Rural, Commercial or Industrial in the District Plan provided they comply with the following conditions:
 - a. Hives are placed no closer than 5 metres to any property boundary where there is no solid fence 1.8 metres or taller on that boundary; or
 - Where there is a solid fence 1.8 metres or taller on any property boundary, the hives are placed no closer than 3 metres from that boundary; and
 - e. a. The property area is 500 square metres or greater; and
 - **d. b.** The number of hives does not exceed that which is allowed for the area of the property as indicated in the following table:

Property Area	Maximum no. of hives
500 – 2000 m ²	2
2001 – 4000 m ²	4
4001m ² or greater	6

and

- c. take reasonable steps to prevent public safety and nuisance risks; and
- d. where bees are kept in a Residential area, in relation to those bees and associated beehives:
 - Take all reasonable steps to ensure any beehive is positioned and managed in a way that has minimal impact to any other person;
 - ii Take all reasonable steps to control swarming;
 - iii Ensure that there is a suitable water source for the bees on the premises on which the beehives are kept.

7(5) Properties in Rural or General Coastal Zones are excluded from the requirement to comply with clause 7(4).

8 Pig Keeping

- (1) Except with the prior written approval of the Council, no person shall keep pigs in any part of the District except on property zoned Rural Living, Rural Production, Rural Lifestyle, or Rural Residential or General Coastal in the District Plan.
- (2) No person shall allow any pig (excluding kunekune, Vietnamese pot-bellied and miniature or teacup breeds) to wander freely on any property within 10 m of a dwelling, or any ether building used for food storage or preparation of food for sale, or on any street or public place.
- (3) No person shall construct or permit the construction of a pigsty within 50 m of any dwelling, or any wholly or partly occupied building, or any street or public place, or any place used for the preparation, storage, or sale of food for human consumption, or from any boundary with any adjoining property.
- (4) All pigs kept in the District must be provided with a pigsty, which shall be maintained in good repair, in a clean condition, free from any offensive smell or overflow, accumulations of manure, food and vermin.

9. Poultry Keeping

- (1) No person may keep a rooster or cockerel on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan.
- (2) No person may keep more than 10 head of poultry hens on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan, except with the written approval of the Council.
- (3) All Poultry kept on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan shall at all times be confined to a poultry house or a run on the property on which they are kept.
- (4) All poultry kept on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan must be provided with a poultry house, which shall be maintained in good repair, in a clean condition, free from any offensive smell or overflow, accumulations of manure, food and vermin.
- (5) Poultry houses or poultry runs must be at least 10 metres away from any dwelling, factory, or any other building and at least 2 metres away from the boundary of adjoining properties.
- (6) The Council may by written notice, require that an owner or person keeping poultry take specified steps to ensure compliance with clause 9(4) or 9(5).
- (7) Nothing in this Bylaw shall prevent any person from keeping Poultry:
 - a. In an auction room for not more than 48 hours; or
 - b. In a shop for the purposes of sale; or
 - c. in a coop for the purposes of immediate consumption.

10. Keeping of Cats

- (1) Any person keeping, or permitting to be kept any cat(s) must always ensure that:
 - a. Any such cat(s) over the age of four (4) months is microchipped and the cat's microchip registered with New Zealand Companion Animal Register.
 - b. Any such cat(s) over the age of four (4) months is de-sexed, unless:
 - the cat is kept for breeding purposes and currently registered to breed with a nationally recognised cat breeders body, or
 - ii. the owner provides a certificate from a veterinarian stating that the de-sexing of the cat will adversely affect its health and/or welfare.

11. Keeping of Horses, Goats, Sheep, Ilamas, Alpacas and Cattle

(1) No person shall keep, or allow to be kept, horses, goats, sheep, llamas, alpacas or cattle on property zoned Residential, Commercial or Industrial in the District Plan.

12. Horse Riding in a Public Place

(1) Any person riding or taking a horse or horses on any public place within any area zoned Residential, Commercial or Industrial in the District Plan must promptly remove or safely dispose of any horse manure or droppings deposited by that horse or horses in that place, if it is safe to do so.

13. Killing of Animals

(1) No person shall kill or slaughter or allow to be killed or slaughtered, any animal on any property zoned Residential in the District Plan except with the written approval of the Council. Any person that kills and /or disposes of any animal must do so in a manner that does not cause nuisance or endanger the health of the public.

Part 3: Approvals

14. Approvals

- (1) Where any Approval from Council is required by this Bylaw, a person who seeks that Approval must:
- a. Apply in writing to Council for the approval using the prescribed form for that Approval;
- b. Provide the information required or requested by Council; and
- c. If applicable, pay the fee for that Approval as set out in the Far North District Council Fees and Charges Policy.
- (2) Council may grant or refuse to grant the requested Approval.
- (3) The Approval from Council will be in written form and may include a licence, permit, order, letter, or other written document.
- (4) The Approval may be granted on such terms and conditions as Council considers appropriate.
- (5) Council may revoke the Approval if any of the terms and conditions of the Approval are not complied with.
- (6) Council may revoke any Approval that has been granted at any time if the circumstances under which the Approval was granted have changed since the Approval was granted.

Part 4: Enforcement

15. Offences

(1) Every person who fails to comply with the requirements of this Bylaw or breaches this Bylaw commits an offence under the Local Government Act 2002 and is liable to the penalties set out in that Act upon conviction, being a fine not exceeding \$20,000.

16. Removal of works

(1) Council may, in accordance with section 163 of the Local Government Act 2002, remove or alter a work or thing that has been constructed in breach of this Bylaw or in a manner that is likely to become a nuisance or annoyance to any person or potentially dangerous or injurious to health and recover the costs of so doing from the person who committed the breach.



Keeping of Animals Bylaw 2025

Governing body of the Far North District Council Bylaw made under Section 145 of the Local Government Act 2002 and the Health Act 1956.

The bylaw was made on 28 August 2025.

The bylaw is due for review by 28 August 2030.

Last updated

28 August 2025 Keeping of Animals Bylaw 2025

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Part 1: Preliminary provisions

1 Title

This bylaw is the Far North District Council Keeping of Animals Bylaw 2025.

2 Commencement

- (1) This Bylaw comes into force on 26 August 2025
- (2) The provisions of this Bylaw that refer to the zones described in the Proposed District Plan apply to the land in those zones as from the date the rules for those zones have legal effect pursuant to section 86B of the Resource Management Act 1991.

3 Application

This Bylaw applies to the keeping of animals, including bees, pigs, poultry, and cats within the Far North District. This bylaw was written pursuant to the Local Government Act 2002, Part 8 and the Health Act 1956, Part 2.

4 Purpose

The purpose of this Bylaw is to regulate the keeping of animals, including bees, pigs, poultry, and cats, so that they do not create a nuisance or endanger the health of the public.

Explanatory note: The Bylaw supplements, rather than duplicates other animal owner obligations, including but not limited to; the Animal Products Act 1999, Animal Welfare Act 1999, related codes of welfare and the Northland Regional Pest and Marine Pathway Management Plan 2017 – 2027. Council also has responsibilities and powers regarding animals under the Biosecurity Act 1993, Health Act 1956, Impounding Act 1955, Reserves Act 1977, Resource Management Act 1991 and the Operative Far North District Plan. Matters relating to the control of dogs are addressed in the Dog Management Bylaw 2018, the Dog Management Policy 2018 and the Dog Control Act 1996.

5 Interpretation

- (1) Any words, phrases or expressions in this Bylaw which have meanings assigned to them by the Local Government Act 2002 and Health Act 1956 shall have the meanings as are respectively assigned in those Acts and corresponding supplementary legislation, unless inconsistent with the context in which such words occur.
- (2) In this Bylaw, unless the context otherwise requires:

Animal means any live member of the animal kingdom that is a mammal (excluding humans and dogs), bird, or any other member of the animal kingdom which is declared from time to time by the Governor-General, by Order in Council, to be an animal as defined under Section 2(a) of the Animal Welfare Act 1999.

Approval means an Approval granted under this Bylaw and includes all conditions to which the Approval is subject

Beehive and hive mean any receptacle housing a honeybee colony for the purposes of honey production and includes 1 receptacle per colony used solely for the purposes of queen breeding, hive maintenance and swarm prevention purposes.

Bee keeping means the keeping of beehives and includes the removal of honey and bee products from the hive, but not the further processing of such products.

Beekeeper means a person who is keeping bees or owns hives.

Council means the Far North District Council.

District means the area with the territorial boundary of the Far North District Council.

District Plan means the operative plan approved by the Far North District Council under Schedule 1 of the Resource Management Act 1991 and includes any proposed district plans. Upon adoption of the Proposed District Plan (24 May 2024), Council approves staff to make any changes to allow alignment with the operative plan.

Dwelling means a building that a person lives in and includes any separate buildings on a site that are lived in or used for sleeping in but are accessory to the main dwelling.

Enforcement officer means an enforcement officer appointed under section 177 of the Local Government Act 2002.

Keep or keeping includes owning, looking after, caring for, being in charge of, a custodian of or in possession of any animal.

Nuisance means, without limiting the meaning of the term "nuisance', any unreasonable interference with the peace, comfort, or convenience of another person, whether by way of excessive noise or offensive odours, and includes the nuisances defined in section 29 of the Health Act 1956.

Owner, in relation to any animal, means a person who has an animal in their possession or custody, or under that person's care, control, or supervision, and includes the parent or guardian of a person under the age of 16 years who – (a) owns the animal; and (b) is a member of the parent's or guardian's household, living with and dependent on the parent or guardian; but does not include any person who has seized or taken custody of an animal under the Animal Welfare Act 1999 or the National Parks Act 1980 or the Conservation Act 1987 or any order made under the Animal Welfare Act 1999.

Person has the meaning given by the Legislation Act 2019.

Pigsty means a pen or enclosure of a pig or pigs.

Poultry means any live bird that is kept or raised to produce eggs, hatching eggs, or poultry products, or for rearing on behalf of any other person, and includes geese, ducks, pigeons, turkeys, emus, ostriches, pheasants, and all types of domestic fowls.

Poultry keeping means the keeping of poultry on a small scale for domestic use only.

Proposed District Plan means the Far North Proposed District Plan (24 May 2024).

Public place means:

- a. a place that is-
 - (i) under the control of Council and/or

- (ii) that is open to or being used by the public, whether or not there is a charge for admission and
- b. includes:
 - (i) a road, whether or not the road is under the control of Council, and
 - (ii) any part of the public place.

Swarm means a cluster or flying mass of honeybees, including workers, queen, and drones.

- (3) The Interpretation Act 1999 applies to this Bylaw.
- (4) Explanatory notes and related information boxes are for information purposes only, do not form part of this Bylaw, and may be inserted, amended, or removed by the Far North District Council without any formality at any time.

Part 2: Substantive provisions

6 General Requirements

- (1) Any person keeping, or permitting to be kept, bees, pigs, poultry, cats, and other animals as defined in this Bylaw on private land must always ensure that these animals:
 - a. do not cause or are unlikely to cause a nuisance to any person; and
 - are kept in conditions which are not offensive or injurious to public health and safety;
 - c. do not damage any property belonging to any person.
- (2) The Council may by written notice require that an owner or person keeping bees, pigs, poultry, cats, and other animals as defined in this Bylaw take specified steps to ensure compliance with clause 6.1 or to mitigate or abate the conditions referred to in clause 6.1.
- (3) The Owner or person keeping the bees, pigs, poultry, and cats must comply with the steps set out in the notice provided under clause 6.2 within the specified time period.

Explanatory note: Animal owners are required under the Animal Welfare Act 1999 to provide for the physical, health and behavioural needs of their animals, including food, water, shelter and exercise.

7 Bee Keeping

- (1) No person shall keep bees in the District if in the opinion of an enforcement officer the keeping of bees is likely to become a **nuisance** or potential danger to any person.
- (2) No person may keep bees in the District unless the beehive or the beekeeper is registered under the Biosecurity Act 1993 and the Biosecurity (National American Foulbrood Pest Management Plan) Order 1998.
- (3) Where an enforcement officer considers an existing hive or hives is likely to become a nuisance or potential danger to any person, they may require removal of the hive(s).

- (4) A person may keep bees on any property zoned Residential, Commercial or Industrial in the District Plan provided they comply with the following conditions:
 - a. The property area is 500 square metres or greater; and
 - b. The number of hives does not exceed that which is allowed for the area of the property as indicated in the following table:

Property Area	Maximum no. of hives
500 – 2000 m ²	2
2001 – 4000 m ²	4
4001m ² or greater	6

and

- c. take reasonable steps to prevent public safety and nuisance risks; and
- d. where bees are kept in a Residential area, in relation to those bees and associated beehives:
 - Take all reasonable steps to ensure any beehive is positioned and managed in a way that has minimal impact to any other person;
 - ii Take all reasonable steps to control swarming;
 - iii Ensure that there is a suitable water source for the bees on the premises on which the beehives are kept.

7(5) Properties in Rural or General Coastal Zones are excluded from the requirement to comply with clause 7(4).

8 Pig Keeping

- (1) Except with the prior written approval of the Council, no person shall keep pigs in any part of the District except on property zoned Rural Living, Rural Production, Rural Lifestyle, or Rural Residential or General Coastal in the District Plan.
- (2) No person shall allow any pig (excluding kunekune, Vietnamese pot-bellied and miniature or teacup breeds) to wander freely on any property within 10 m of a dwelling, or any building used for food storage or preparation of food for sale, or on any street or public place.
- (3) No person shall construct or permit the construction of a pigsty within 50 m of any dwelling, or any wholly or partly occupied building, or any street or public place, or any place used for the preparation, storage, or sale of food for human consumption, or from any boundary with any adjoining property.
- (4) All pigs kept in the District must be provided with a pigsty, which shall be maintained in good repair, in a clean condition, free from any offensive smell or overflow, accumulations of manure, food and vermin.

9. Poultry Keeping

- (1) No person may keep a rooster or cockerel on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan.
- (2) No person may keep more than 10 head of poultry hens on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan, except with the written approval of the Council.
- (3) All Poultry kept on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan shall at all times be confined to a poultry house or a run on the property on which they are kept.
- (4) All poultry kept on any property zoned Residential, Rural Living, Commercial or Industrial in the District Plan must be provided with a poultry house, which shall be maintained in good repair, in a clean condition, free from any offensive smell or overflow, accumulations of manure, food and vermin.
- (5) Poultry houses or poultry runs must be at least 10 metres away from any dwelling, factory, or any other building and at least 2 metres away from the boundary of adjoining properties.
- (6) The Council may by written notice, require that an owner or person keeping poultry take specified steps to ensure compliance with clause 9(4) or 9(5).
- (7) Nothing in this Bylaw shall prevent any person from keeping Poultry:
 - a. In an auction room for not more than 48 hours; or
 - b. In a shop for the purposes of sale; or
 - c. in a coop for the purposes of immediate consumption.

10. Keeping of Cats

- (1) Any person keeping, or permitting to be kept any cat(s) must always ensure that:
 - a. Any such cat(s) over the age of four (4) months is microchipped and the cat's microchip registered with New Zealand Companion Animal Register.
 - b. Any such cat(s) over the age of four (4) months is de-sexed, unless:
 - the cat is kept for breeding purposes and currently registered to breed with a nationally recognised cat breeders body, or
 - ii. the owner provides a certificate from a veterinarian stating that the de-sexing of the cat will adversely affect its health and/or welfare.

11. Keeping of Horses, Goats, Sheep, Ilamas, Alpacas and Cattle

(1) No person shall keep, or allow to be kept, horses, goats, sheep, llamas, alpacas or cattle on property zoned Residential, Commercial or Industrial in the District Plan.

12. Horse Riding in a Public Place

(1) Any person riding or taking a horse or horses on any public place within any area zoned Residential, Commercial or Industrial in the District Plan must promptly remove or safely dispose of any horse manure or droppings deposited by that horse or horses in that place, if it is safe to do so.

13. Killing of Animals

(1) Any person that kills and /or disposes of any animal must do so in a manner that does not cause nuisance or endanger the health of the public.

Part 3: Approvals

14. Approvals

- (1) Where any Approval from Council is required by this Bylaw, a person who seeks that Approval must:
- a. Apply in writing to Council for the approval using the prescribed form for that Approval;
- b. Provide the information required or requested by Council; and
- c. If applicable, pay the fee for that Approval as set out in the Far North District Council Fees and Charges Policy.
- (2) Council may grant or refuse to grant the requested Approval.
- (3) The Approval from Council will be in written form and may include a licence, permit, order, letter, or other written document.
- (4) The Approval may be granted on such terms and conditions as Council considers appropriate.
- (5) Council may revoke the Approval if any of the terms and conditions of the Approval are not complied with.
- (6) Council may revoke any Approval that has been granted at any time if the circumstances under which the Approval was granted have changed since the Approval was granted.

Part 4: Enforcement

15. Offences

(1) Every person who fails to comply with the requirements of this Bylaw or breaches this Bylaw commits an offence under the Local Government Act 2002 and is liable to the penalties set out in that Act upon conviction, being a fine not exceeding \$20,000.

16. Removal of works

(1) Council may, in accordance with section 163 of the Local Government Act 2002, remove or alter a work or thing that has been constructed in breach of this Bylaw or in a manner that is likely to become a nuisance or annoyance to any person or potentially dangerous or injurious to health and recover the costs of so doing from the person who committed the breach.

8 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

8.1 COMMUNITY BOARD MINUTES - AUGUST 2025

File Number: A5070117

Author: Amber Wihongi-Alderton, Democracy Advisor
Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PÜRONGO / PURPOSE OF THE REPORT

To provide an overview of resolutions made by Community Boards with an opportunity for Chairpersons to speak with Council about pertinent discussions held at Community Board.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Minutes from Te Hiku, Bay of Islands-Whangaroa and Kaikohe-Hokianga Community Board August 2025 meetings are attached for Council information.

TŪTOHUNGA / RECOMMENDATION

That Council note the following Community Board minutes:

- 5 August 2025 Te Hiku Community Board;
- 7 August 2025 Bay of Islands-Whangaroa Community Board;
- 8 August 2025 Kaikohe-Hokianga Community Board.

TĀHUHU KŌRERO / BACKGROUND

This report is to provide Council with an overview of resolutions made at Community Board meetings and for Community Board Chairpersons to raise any Community Board issues with Council.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

From time-to-time Community Boards may make recommendations to Council. This report is not considered to be the appropriate mechanism for Council to make a decision from a Community Board recommendation. Council could however move a motion to formally request a report on a particular matter for formal consideration at a subsequent meeting. The report would then ensure that Council have sufficient information to satisfy the decision-making requirements under the Local Government Act 2002 (sections 77-79).

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

There are no financial implications or need for budget provision in considering this report.

ĀPITIHANGA / ATTACHMENTS

- 1. 2025-08-05 Te Hiku Community Board Minutes A5300766 🗓 🖼
- 2. 2025-08-07 Bay of Islands-Whangaroa Community Board Minutes A5329605 🗓 🖺
- 3. 2025-08-08 Kaikohe-Hokianga Community Board Minutes A5308444 🗓 🖺

Te Hiku Community Board Meeting Minutes UNCONFIRMED

5 August 2025

MINUTES OF TE HIKU COMMUNITY BOARD MEETING HELD AT THE CONFERENCE ROOM - TE AHU, CNR STATE HIGHWAY 1 AND MATHEWS AVENUE, KAITĀIA ON TUESDAY, 5 AUGUST 2025 AT 10:00 AM

PRESENT: Chairperson Adele Gardner, Deputy Chairperson John Stewart, Councillor

Felicity Foy, Member Darren Axe, Member Sheryl Bainbridge, Member William

(Bill) Subritzky, Member Rachel Baucke.

IN ATTENDANCE: Councillor Hilda Halkyard-Harawira

STAFF PRESENT: Marysa Maheno (Democracy Advisor), Natasha Rmandic (Democracy

Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

Rachel Baucke (Community Board Member) commenced the meeting with karakia at 10.00am.

2 NGĀ KAIKŌRERO / SPEAKERS

Jen Gay spoke to agenda item 4.2A, funding application for Broadwood Mosaic Project

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

3.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5285783, pages 8 - 9 refers

RESOLUTION 2025/75

Moved: Member Darren Axe

Seconded: Deputy Chairperson John Stewart

That Te Hiku Community Board confirm the minutes of the meeting held 08 July 2025 to be

a true and correct record.

CARRIED

4 NGĀ PŪRONGO / REPORTS

4.1 PROJECT FUNDING REPORTS

Agenda item 7.1 document number A5249124, pages 16 - 17 refers

RESOLUTION 2025/76

Moved: Chairperson Adele Gardner Seconded: Member William (Bill) Subritzky

That Te Hiku Community Board note the project reports received from:

- a) Ahipara Takiwa
- b) Kaitaia Knights Chess Club
- c) Te Tai Tokerau Kapa Haka Festival

CARRIED

Te Hiku Community Board Meeting Minutes UNCONFIRMED

5 August 2025

4.2 FUNDING APPLICATIONS

Agenda item 7.2 document number A5287104, pages 26 - 29 refers

RESOLUTION 2025/77

Moved: Deputy Chairperson John Stewart

Seconded: Member Darren Axe

a) That Te Hiku Community Board approve the sum of \$6,500 (plus GST if applicable) be paid from the Board's Community Grant Fund account to <u>Broadwood Mosaic Project</u> for costs towards the relocation and installation of the mosaic tiles to Broadwood.

CARRIED

4.2 FUNDING APPLICATIONS

RESOLUTION 2025/78

Moved: Member Rachel Baucke Seconded: Councillor Felicity Foy

b) That Te Hiku Community Board approve the Graeme Dingle Foundation utilising the funds granted in the sum of \$3,000 (plus GST if applicable) in March 2025 (Resolution 2025/20) for Term 3 and 4 KiwiCan costs be allowed to be used towards costs in delivering the programme in terms 1 and 2 and the balance of \$3,000 that was granted be returned to the Board.

CARRIED

5 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

5.1 CHAIRPERSON AND MEMBERS REPORTS

Agenda item 8.1 document number A5277996, pages 42 - 42 refers

RESOLUTION 2025/79

Moved: Chairperson Adele Gardner Seconded: Member William (Bill) Subritzky

That Te Hiku Community Board note the August 2025 member reports from Chairperson Adele Gardner and member Bill Subritzky.

CARRIED

5.2 TE HIKU COMMUNITY BOARD AUGUST 2025 OPEN RESOLUTION REPORT

Agenda item 8.2 document number A5285861, pages 45 - 45 refers

RESOLUTION 2025/80

Moved: Chairperson Adele Gardner Seconded: Deputy Chairperson John Stewart

Te Hiku Community Board Meeting Minutes UNCONFIRMED

5 August 2025

That Te Hiku Community Board

- a) receive the report Te Hiku Community Board August 2025 Open Resolution Report.
- b) Request an update on the town digital sign in Kaitāia

CARRIED

6 TE KAPINGA HUI / MEETING CLOSE

The meeting closed at 11.10am with a karakia by Councillor Hilda Halkyard-Harawira .

The minutes of this meeting will be confirmed at the Te Hiku Community Board Meeting held on 2 September 2025.

CHAIRPERSON

Bay of Islands-Whangaroa Community Board Meeting Minutes

7 August 2025

MINUTES OF BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD MEETING HELD AT THE TURNER CENTRE, 43 COBHAM ROAD, KERIKERI ON THURSDAY, 7 AUGUST 2025 AT 10:00 AM

PRESENT: Chairperson Belinda Ward, Deputy Chairperson Lane Ayr, Councillor Ann

Court, Member Bruce Mills, Member Amy Slack, Member Roddy Hapati-

Pihema, Member Jane Hindle, Member Tyler Bamber

IN ATTENDANCE: Councillor Babe Kapa

STAFF PRESENT: Kim Hammond (Contracts Lead), Kathryn Trewin (Funding Advisor), Marysa

Maheno (Democracy Advisor), Natasha Rmandic (Democracy Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

Councillor Babe Kapa commenced the meeting with a karakia at 10:00AM.

2 NGĀ KAIKŌRERO / SPEAKERS

Kellie Hull - Friends of Northland Dance Charitable Trust

Jackie Sanders - Jackman Entertainment

Catherine Guerin - Tri-Ocean Education Trust (online)

Thryl Weber - Okaiahu College

Gerry Paul - The Centre

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

3.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5288410, pages 8 - 9 refers

RESOLUTION 2025/79

Moved: Chairperson Belinda Ward Seconded: Deputy Chairperson Lane Ayr

That Bay of Islands-Whangaroa Community Board confirm the minutes of the meetings held on 27 June and 10 July are a true and correct record.

CARRIED

4 NGĀ PŪRONGO / REPORTS

4.1 CHAIRPERSON AND MEMBERS REPORT

Agenda item 7.1 document number A5044419, pages 18 - 18 refers

RESOLUTION 2025/80

Moved: Member Jane Hindle Seconded: Member Tyler Bamber

That the Bay of Islands-Whangaroa Community Board note the reports from Chair Belinda Ward, Deputy Chair Lane Ayr and Member Jane Hindle.

Bay of Islands-Whangaroa Community Board Meeting Minutes

7 August 2025

CARRIED

4.2 PAIHIA VILLAGE GREEN ARTS AND CRAFTS GUIDELINES 2025-2026

Agenda item 7.2 document number A5272730, pages 27 - 29 refers

RESOLUTION 2025/81

Moved: Chairperson Belinda Ward Seconded: Member Tyler Bamber

That Bay of Islands-Whangaroa Community Board approve the Paihia Village Green Art and

Crafts Market Guidelines 2025-2026.

CARRIED

PROJECT FUNDING REPORTS 4.3

Agenda item 7.3 document number A5287115, pages 37 - 38 refers

RESOLUTION 2025/82

Deputy Chairperson Lane Ayr

Seconded: Member Bruce Mills

That Bay of Islands-Whangaroa Community Board note the project reports received from:

- Matariki Glow Show,
- b) Te Tai Tokerau Kapa Haka Festival,
- Our Kerikeri Christmas 2024, C)
- d) Paua Trust.

CARRIED

4.4 **FUNDING APPLICATION**

RESOLUTION 2025/83

Moved: Deputy Chairperson Lane Ayr Seconded: Member Tyler Bamber

a) That Bay of Islands-Whangaroa Community Board approve the sum of \$4,000 (plus

GST if applicable) be paid from the Boards Community Grant Fund account to

Friends of Northland Dance for costs towards the costumes for the Christmas 2025 showcase Festival.

Crs Belinda Ward, Lane Ayr, Bruce Mills, Amy Slack, Roddy Hapati-Pihema, Jane In Favour:

Hindle and Tyler Bamber

Against:

Abstained: Cr Ann Court

CARRIED 7/0

Bay of Islands-Whangaroa Community Board Meeting Minutes

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4.4 FUNDING APPLICATION

RESOLUTION 2025/84

Moved: Chairperson Belinda Ward Seconded: Member Bruce Mills

b) That Bay of Islands-Whangaroa Community Board approve the sum of \$4,807 (plus GST if applicable) be paid from the Boards Community Grant Fund account to

Jacman Entertainment for costs towards Kerikeri Street Party 2025.

In Favour: Crs Belinda Ward, Lane Ayr, Bruce Mills, Amy Slack, Roddy Hapati-Pihema, Jane

Hindle and Tyler Bamber

Against: Nil

Abstained: Cr Ann Court

CARRIED 7/0

4.4 FUNDING APPLICATION

RESOLUTION 2025/85

Moved: Member Roddy Hapati-Pihema Seconded: Deputy Chairperson Lane Ayr

 c) That Bay of Islands-Whangaroa Community Board approve the sum of \$2,500 (plus GST if applicable) be paid from the Boards Community Grant Fund account to

Okaihau College for costs towards the Okaihau and Districts Schools' 150th anniversary reunion.

In Favour: Crs Belinda Ward, Lane Ayr, Bruce Mills, Amy Slack, Roddy Hapati-Pihema, Jane

Hindle and Tyler Bamber

Against: Nil

Abstained: Cr Ann Court

CARRIED 7/0

4.4 FUNDING APPLICATION

RESOLUTION 2025/86

Moved: Member Jane Hindle Seconded: Member Bruce Mills

d) That Bay of Islands-Whangaroa Community Board let lie funding application by Robyn Tauroa for costs towards Manawanuitia Kaumatuatanga.

In Favour: Crs Belinda Ward, Lane Ayr, Bruce Mills, Amy Slack, Roddy Hapati-Pihema, Jane

Hindle and Tyler Bamber

Against: Nil

Abstained: Cr Ann Court

CARRIED 7/0

Bay of Islands-Whangaroa Community Board Meeting Minutes

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4.4 FUNDING APPLICATION

RESOLUTION 2025/87

Moved: Chairperson Belinda Ward Seconded: Member Jane Hindle

e) That Bay of Islands-Whangaroa Community Board approve the sum of \$6,000 (plus GST if applicable) be paid from the Boards Community Grant Fund account to The Centre for costs towards the show Tangihanga.

In Favour: Crs Belinda Ward, Lane Ayr, Bruce Mills, Amy Slack, Roddy Hapati-Pihema, Jane

Hindle and Tyler Bamber

Against: Nil

Abstained: Cr Ann Court

CARRIED 7/0

4.4 FUNDING APPLICATION

RESOLUTION 2025/88

Moved: Chairperson Belinda Ward Seconded: Member Tyler Bamber

f) That Bay of Islands-Whangaroa Community Board decline the application from Tri-Oceans Education Trust for the sum of \$35,000 (plus GST if applicable) for costs towards the planning and consents for the build of the 'Tui' Education Centre.

In Favour: Crs Belinda Ward, Lane Ayr, Bruce Mills, Amy Slack, Roddy Hapati-Pihema, Jane

Hindle and Tyler Bamber

Against: Nil

Abstained: Cr Ann Court

CARRIED 7/0

5 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

5.1 BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD OPEN RESOLUTION REPORT

Agenda item 8.1 document number A5288968, pages 128 - 128 refers

RESOLUTION 2025/89

Moved: Member Bruce Mills Seconded: Member Jane Hindle

That Bay of Islands-Whangaroa Community Board receive the Bay of Islands-Whangaroa Community Board Open Resolution Report.

CARRIED

Bay of Islands-Whangaroa Community Board Meeting Minutes

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6	TEKA		HIII /	MEETING	CLOSE
0	IENA	PINGA			CLUSE

The meeting closed at 12.27PM with karakia by Councillor Babe Kapa. The minutes of this meeting will be confirmed at the Bay of Islands-Whangaroa Community Board Meeting held on 4 September 2025.

CHAIRPERSON

Kaikohe-Hokianga Community Board Meeting Minutes - UNCONFIRMED

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MINUTES OF KAIKOHE-HOKIANGA COMMUNITY BOARD MEETING HELD AT THE COUNCIL CHAMBER, MEMORIAL AVENUE, KAIKOHE ON FRIDAY, 8 AUGUST 2025 AT 10:00 AM

PRESENT: Chairperson Chicky Rudkin, Member Mike Edmonds, Member Jessie

McVeagh, Cr John Vujcich

IN ATTENDANCE: Cr Babe Kapa (arrived 10:57am)

STAFF PRESENT: Melissa Wood (Community Board Coordinator), Kathryn Trewin (Funding

Advisor), Emma Manning (Senior Strategic Planner), Brooke Taylor (online – Team Leader – Property Management), Natasha Rmandic (Democracy Advisor), Marlema Baker (Te Kuaka Coordinator / Democracy Advisor).

1 KARAKIA TIMATANGA / OPENING PRAYER

Chair Chicky Rudkin commenced the meeting and opened with a karakia.

1.1 CHAIR ANNOUNCEMENTS:

Acknowledgement of the Te Tai Tokerau Kapa Haka Regionals held in Kaikohe:

- Congratulations to three kapa haka groups from the area who qualified for nationals.
- Thanks to the organising ropu for managing the event despite poor weather.

Tribute to a local sports legend Cheryl Smith

Acknowledgement of her contribution to the community and support during her treatment.

Condolences to the Walkley whānau:

• Recognition of a recent bereavement in the community.

Welcome to Natasha, a new member of the Democracy Services team.

Concern over a traffic incident on Hillcrest Road:

- Frustration expressed over Council's failure to act on previous safety recommendations.
- Criticism of misplaced traffic calming measures in Kaikohe.

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

2.1 APOLOGIES AND CONFILCTS OF INTEREST

RESOLUTION 2025/63

Moved: Chairperson Chicky Rudkin Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board receive the apologies from Deputy Chairperson Tanya Filia, Member Trinity Edwards and Harmonie Gundry and a leave of absence be granted.

CARRIED

3 TE WÄHANGA TÜMATANUI / PUBLIC FORUM

Shaun Reilly

Concerns about potholes in Countdown car park and other areas.

Criticism of street sweeping frequency and effectiveness.

Call for transparency around public funding and redacted documents.

Suggestion to engage local contractors for town maintenance.

Request for information on street sweeping schedules.

Linda Bracken (Kaikohe Business Association)

Acknowledgement of the tragic death of an 11-year-old near her home.

Support for the victim's whānau, including the father currently in Corrections.

Concerns about retail crime:

- Youth offending and lack of police follow-up for thefts under \$500.
- Hosting a government inquiry on retail crime at Innovation Park.

CCTV initiative:

- Regional business associations collaborating with Council and police.
- Preparing for the opening of the new Corrections facility.

Christmas event planning - Urgency around funding application before board elections.

Meet the Police Candidates event - Scheduled for 15 August.

Meet the Candidates & AGM - Scheduled for 17 September at Innovation Park.

Beautification efforts in Pioneer Village:

- Recent working bee and upcoming events:
 - ✓ Cancer fundraiser on 30 August.
 - ✓ Wild West Day on 20 September.

Under-veranda lighting - Noted increase in private installations and reassessment underway.

Joe Carr

Discussion on emergency route security and infrastructure planning.

Critique of Council performance and costs of governance.

Update on RMA reforms:

- Implications for regional councils and district planning.

Support for four-laning of Brindley's section:

- Importance for container traffic and economic development.
- Timeline aiming for completion by 2035.

Encouragement for community submissions:

- Especially regarding flood-prone areas like Tarawera Road.
- Emphasis on community-led advocacy for infrastructure improvements.

4 NGĀ TONO KŌRERO / DEPUTATIONS

No deputation requests were received for this meeting.

5 NGĀ KAIKŌRERO / SPEAKERS

Broadwood Mosaic Project	Jen Gay	Gay Semenoff
Umawera and Districts Community	Sarah Tammy	Wright Wooster

Bay of Islands Creative Charitable Trust Melanie Chandler-Winters

Okaihau College 150 Year Reunion Thyrl Weber

Cr Babe Kapa arrived 10:57am

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

6.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5279777, pages 8 - 16 refers

RESOLUTION 2025/64

Moved: Chairperson Chicky Rudkin Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board confirm the minutes of the meeting held 11 July 2025 to be a true and correct record.

CARRIED

7 NGĀ PŪRONGO / REPORTS

7.1 RECOMMENDATION ON THE GRANTING OF A GROUND LEASE OVER 36 RECREATION ROAD, KAIKOHE - SPORTSVILLE

Agenda item 7.1 document number A5188331, pages 17 - 26 refers

RESOLUTION 2025/65

Moved: Cr John Vujcich Seconded: Member Mike Edmonds

That the Kaikohe - Hokianga Community Board recommend to Council:

a) grant 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.

The terms of the proposed lease shall be:

- Term: 30 years (10+10+10) allowed for under the Reserves Act 1977
- Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule.
- b) authorises the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council.

CARRIED

7.2 FUNDING APPLICATION

Agenda item 7.2 document number A5287049, pages 27 -90 refers

RESOLUTION 2025/66

Moved: Member Jessie McVeagh Seconded: Member Mike Edmonds

a) That the Kaikohe-Hokianga Community Board approve the sum of \$4,727 (plus GST if applicable) be paid from the Boards Pride of Place Fund Account to the Broadwood Mosaic Project (Jen Gay) for the costs towards the reinstallation of a tile mosaic on a roading reserve in Broadwood.

CARRIED

7.2 FUNDING APPLICATION

Agenda item 7.2 document number A5287049, pages 27 - 90 refers

RESOLUTION 2025/67

Moved: Member Mike Edmonds Seconded: Cr John Vujcich

b) That the Kaikohe-Hokianga Community Board approve the sum of \$5,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to the <u>Umawera and Districts Hall</u> for the costs to repair the internal hall roof.

CARRIED

7.2 FUNDING APPLICATION

Agenda item 7.2 document number A5287049, pages 27 - 90 refers

RESOLUTION 2025/68

Moved: Member Jessie McVeagh Seconded: Chairperson Chicky Rudkin

c) That the Kaikohe-Hokianga Community Board approve the sum of \$3,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to the <u>Bay of Islands Creative Charitable Trust</u> towards the costs of KOAST 2025.

CARRIED

7.2 FUNDING APPLICATION

Agenda item 7.2 document number A5287049, pages 27 - 90 refers

RESOLUTION 2025/69

Moved: Member Jessie McVeagh

Seconded: Cr John Vujcich

d) That the Kaikohe-Hokianga Community Board approve the sum of \$2,512 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to the <u>Hokianga Country Music Club Inc</u> towards the costs of the 2025 Hokianga Country Music Festival.

CARRIED

7.2 FUNDING APPLICATION

Agenda item 7.2 document number A5287049, pages 27 - 90 refers

RESOLUTION 2025/70

Moved: Cr John Vujcich

Seconded: Chairperson Chicky Rudkin

e) That the Kaikohe-Hokianga Community Board approve the sum of \$5,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to the Okaihau College towards the costs of Okaihau and Districts Schools' 150th reunion.

CARRIED

7.3 PROJECT FUNDING REPORTS

Agenda item 7.3 document number A5287074, pages 91 - 112 refers

RESOLUTION 2025/71

Moved: Chairperson Chicky Rudkin Seconded: Member Mike Edmonds

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

- a) 2024 Kohukohu Spring Show
- b) Hokianga Community Education Trust He Kete Kai
- c) Momentum Charitable Trust
- d) Opononi Residents and Ratepayers
- e) Rob Pink Rawene Sand
- f) Solomon Group Youth Event
- g) Te Tai Tokerau Kapa Haka Festival
- h) Weet-Bix TRY Challenge

CARRIED

7.4 CHAIRPERSON AND MEMBERS REPORTS

Agenda item 7.4 document number A5279852, pages 113 - 116 refers

RESOLUTION 2025/72

Moved: Chairperson Chicky Rudkin Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board note the August 2025 member report from Deputy Chair Tanya Filia.

CARRIED

7.5 BROADWAY KAIKOHE PLACEMAKING PLAN

Supplementary Agenda item 7.5 document number A5275399, pages 5 - 90 refers

MOTION

Moved: Chairperson Chicky Rudkin Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board:

- a) endorse the Broadway Kaikohe Placemaking Plan in Attachment 1,
- approve incorporating the Broadway Kaikohe Placemaking Plan into the Kaikohe-Hokianga Community Board Strategic Plan 2023-2025, and
- c) recommend that Council also endorse the Broadway Kaikohe Placemaking Plan and approve its inclusion in the 2027-2037 Long-Term Plan.

AMENDMENT

Moved: Member Mike Edmonds

Seconded: Cr John Vujcich

That the Kaikohe-Hokianga Community Board:

a) endorse the Broadway Kaikohe Placemaking Plan, excluding the section entitled Kaikohe

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Market Place, in Attachment 1,

- approve incorporating the Broadway Kaikohe Placemaking Plan, excluding the section entitled Kaikohe Market Place, into the Kaikohe-Hokianga Community Board Strategic Plan 2023-2025, and
- c) recommend that Council also endorse the Broadway Kaikohe Placemaking Plan, excluding the section entitled Kaikohe Market Place, and approve its inclusion in the 2027-2037 Long-Term Plan.

CARRIED

The amendment became the substantive motion

RESOLUTION 2025/73

Moved: Member Mike Edmonds Seconded: Cr John Vujcich

That the Kaikohe-Hokianga Community Board:

- a) endorse the Broadway Kaikohe Placemaking Plan, excluding the section entitled Kaikohe Market Place, in Attachment 1,
- approve incorporating the Broadway Kaikohe Placemaking Plan, excluding the section entitled Kaikohe Market Place, into the Kaikohe-Hokianga Community Board Strategic Plan 2023-2025, and
- c) recommend that Council also endorse the Broadway Kaikohe Placemaking Plan, excluding the section entitled Kaikohe Market Place, and approve its inclusion in the 2027-2037 Long-Term Plan.

CARRIED

7.5 BROADWAY KAIKOHE PLACEMAKING PLAN

Supplementary Agenda item 7.5 document number A5275399, pages 5 - 90 refers

RESOLUTION 2025/74

Moved: Member Jessie McVeagh Seconded: Member Mike Edmonds

That the Kaikohe-Hokianga Community Board express our concern about the chemical use in the water-blasting in the Placemaking project, due to the possibility of the chemical entering the waterways via stormwater. The warning on the label states that the chemical, should not enter waterways.

CARRIED

8 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

8.1 OPEN RESOLUTIONS AND ACTIONS UPDATE

Agenda item 8.1 document number A5279825, pages 117 - 127 refers

RESOLUTION 2025/75

Moved: Cr John Vujcich

Seconded: Chairperson Chicky Rudkin

That the Kaikohe-Hokianga Community Board receive the Open Resolution Report for August 2025.

CARRIED

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9 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2025/76

Moved: Member Mike Edmonds Seconded: Cr John Vujcich

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:

	matter	the passing of this resolution
9.1 - Confirmation of Previous Minutes - Public Excluded	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	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
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	CARRIED

At the closing of the Public Excluded part of the meeting the Community Board made the following resolution.

9.2 CONFIRMATION OF INFORMATION AND DECISIONS TO BE RELEASED IN PUBLIC

RESOLUTION 2025/77

Moved: Chairperson Chicky Rudkin

Seconded: Cr John Vujcich

That the Kaikohe-Hokianga Community Board confirms the information and decisions contained in the part of the meeting held with the public excluded, in relation to item 9.1 Confirmation of Previous Minutes – Public Excluded be restated in public.

CARRIED

10 TE KAPINGA HUI / MEETING CLOSE

The meeting closed at 12pm

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The minutes of this meeting will be confirmed at the Kaikohe-Hokianga Meeting held on 5 September 2025.	a Community Boar
	CHAIRPERSOI

8.2 COMMITTEE AND JOINT COMMITTEE MINUTES - AUGUST 2025

File Number: A5312449

Author: Amber Wihongi-Alderton, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

This report highlights recent Council and Joint Committee meetings and the availability of minutes for reference.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Recent meetings are listed below, with links to minutes included where available at the time of publication.

Far North District Council Committee Meetings:

- 6 August 2025 Te Miromiro Assurance, Risk and Finance Committee
- 12 August 2025 Te Koukou Transport and Infrastructure Committee (Minutes pending)
- 13 August 2025 Te Koekoeā Council Controlled Organisation Committee

Joint Committee Meetings:

- 24 July 2025 Joint Climate Change Adaptation Committee
- 25 July 2025 Joint Regional Economic Development Committee (Minutes pending)
- 5 August 2025 Regional Transport Committee

Note: Any recommendations from committee meetings will be presented separately on the Council agenda for consideration.

TŪTOHUNGA / RECOMMENDATION

That Council receive the report Committee and Joint Committee Minutes.

TĀHUHU KŌRERO / BACKGROUND

Council operates several Committees that meet regularly:

- Te Huia Executive Review Committee
- Te Kuaka Te Ao Māori Committee
- Te Koekoeā Council Controlled Organisation Committee
- Te Koukou Transport and Infrastructure Committee
- Te Miromiro Assurance, Risk and Finance Committee

Agendas and minutes for these meetings are publicly available at https://infocouncil.fndc.govt.nz/

Council also has appointed representatives to joint and external committees in collaboration with Northland Regional Council (NRC):

- Te Oneroa-a-Tōhe Beach Board Committee
- Joint Regional Economic Development Committee
- Joint Climate Change Adaptation Committee
- Civil Defence Emergency Management Committee
- Regional Transport Committee

Further details, including Terms of Reference, can be found on the <u>NRC Website</u>. Agendas and minutes are updated on the NRC <u>Agendas and Minutes</u> page.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

This report highlights where information is available.

Any recommendations will be presented separately on the Council agenda for consideration.

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

This report has no financial implications.

ĀPITIHANGA / ATTACHMENTS

Nil

8.3 COUNCIL OPEN RESOLUTIONS UPDATE - AUGUST 2025

File Number: A5056526

Author: Amber Wihongi-Alderton, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PÜRONGO / PURPOSE OF THE REPORT

To provide Council with an overview of outstanding Council and the previous term Committee decisions 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.

TŪTOHUNGA / RECOMMENDATION

That Council receive the report Council Open Resolution Update August 2025.

1) TĀHUHU KŌRERO / BACKGROUND

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

The open resolution report also includes outstanding actions from previous triennium committees.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

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.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION.

To provide Council with an overview of outstanding Council decisions from 1 January 2020.

3) 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.

ĀPITIHANGA / ATTACHMENTS

- 1. Open Resolution Report August 2025 A5322994 🗓 🖺
- 2. Open Action Items August 2025 A5323031 🗓 🖺

		OPEN RESOLUTION REPORT	Printed: Thursday, 21 August 2025 1:26:59 pm
		Division: Committee: Council	Date From: 1/01/2020 Date To: 21/08/2025
Mosting	Title	Officer:	
Meeting	Title	Resolution	Notes
Council 11/08/2022	Russell Landfill Options Report	RESOLUTION 2022/61 That Council: a) approve in principle, the permanent closure of Russell Landfill (Option One). b) approve staff commence the resource consent application Northland Regional Council to close the Russell Landfill c) request staff bring back to Council the terms of the resource consent and investment required to close the landfill d) approve staff commence the community consultation process and report to Council the outcome of that consultation e) delegate to the Chief Executive, or his nominee, the negotiation, agreement and signing of contract variations with Northland Waste Ltd to provide ongoing transport and disposal of waste from the Russell facility whilst Council progress the resource consent and consultation process. CARRIED	28 Jan 2025 9:49am Funding for this project is uncertain as the budget for the Russell closure plan in the Better off Fund has been re-allocated to another project. 24 Mar 2025 12:17pm Delivery and Operations No further update from January. Next step is public consultation.
Council 9/02/2023	Easement On Local Purpose Esplanade Reserve-Wairawarawa Stream	RESOLUTION 2023/5 That Council approve the granting of a right of way easement pursuant to section 48(1)(f) of the Reserves Act 1977 on Local Purpose Esplanade Reserve Lot 16 DP 146304 for the purpose of constructing and using a private bridge over the Wairawarawa Stream connecting: i. 2276C State Highway 10 Kerikeri - Lot 1 DP 91402 contained in record of title NA64B/178; and ii. 15 Conifer Lane Kerikeri - Lot 1 DP 535123 and Lot 14 DP 158690 contained in record of title 884105; and iii. 2228 State Highway 10, Kerikeri - Lot 1 DP 457586 contained in record of title 593590. and that approval is provided subject to: 1. NRC granting Resource Consent for construction of the bridge; and 2. public consultation in accordance with sections 48(2), 119 and 120 of the Reserves Act 1977; and 3. compensation being negotiated and finalised in a written Compensation Agreement payable by the landowners to the Council; and 4. Landowners - a) bearing all costs and disbursements in relation to the required public consultation. b) if required by law and prior to commencing construction works, seeking relevant consent(s) and / or permits from the Council under Local Government Act 1974, Resource Management Act 1991 and / or Building Act 1991. c) bearing all legal and survey costs and disbursements in relation to creating and registering the easement instrument on all relevant titles; d) bearing full responsibility for the construction, maintenance, upkeep, repair, removal of the bridge (if required) during its lifetime, and end of its lifetime; e) the bridge being the landowner's asset, which if abandoned, neglected or on becoming a nuisance of any kind or degree, must be removed or decommissioned and Reserve land remediated to Council's satisfaction; indemnifying the Council of all costs, claims and expenses arising from use and operation of the bridge during its lifetime.	24 Jan 2025 9:36am As above in Nov 20204 - FNDC has drafted agreement to grant easement and sent to the landowners for review and signature. We have not heard back from owners as yet. 25 Mar 2025 3:05pm Easement agreement has been drafted by FNDC. That agreement is with the landowner's legal counsel. They are draggling their feet. We are going to put a deadline on it, after which this action will stop. The benefit of the easement is for the landowner (not Council) - the length of time this is taking is due to the landowner. 28 Apr 2025 5:14pm The completion of this action is reliant on cooperation from the landowners. The landowners have not yet completed their task by reviewing and signing the easement agreement. Council cannot move this matter forward without the landowners signing the easement agreement. This was an easement over reserve requested by the landowner. Further delay from the landowners will likely result in the abandonment of this action. 22 May 2025 3:20pm This action is reliant on the landowner performing their part. FNDC cannot close this action until then. This action is reliant on the landowner performing their part. FNDC cannot close this action until then. This action will continue to appear every month on Council agenda for outstanding items with 'as above'. Accordingly, at some point Council might consider withdrawing this resolution due to inaction from the landowner 23 Jun 2025 Legal Services - With reference to update on 22 May 2025 – this has not progressed any further as the action is with the landowner (not Council). Council might consider withdrawing this resolution due to inaction from the landowner. 30 Jul 2025 9:27am Corporate Services Legal Services - With reference to update on 23 June 2025 – this has not progressed any further. Council might consider withdrawing this resolution due to inaction from the landowner.

Meeting	Title	Resolution	Notes
		CARRIED	
Council 24/08/2023	Rangitoto Reserve, Mangonui	RESOLUTION 2023/98 That Council: a) approve the initiation of a public consultation process under Section 16 of the Reserves Act 1977 to classify Rangitoto Reserve (Allot 71 PSH of Mangonui East) as a Historic Reserve. b) appoint Te Hiku Community Board to hear any submissions received in response to the consultation process and to make recommendations to the Council in respect of the reserve classification. c) staff develop a Management Plan under s41 of the Reserves Act to eradicate the invasive wattle trees and moth plants. CARRIED NOTE: Kahika/Mayor Tepania requests a briefing paper on how many reserves Council has, what their classifications are, how many have reserve management plans and how many can be sold.	fit in with Communications staff resources and other consultations. 24 Mar 2025 9:04am Consultation messages for public consultation have been agreed by the working group, and staff are preparing for consultation to start at the beginning of May. 29 Apr 2025 10:43am The request for comments to inform the reserve management plan has been advertised and will be live on the website on Friday 2 May. 15 May 2025 4:36pm A consultation portal is open on the website until 2 June for comments to inform the draft reserve management
Council 8/02/2024	New Ground Lease to Playcentre Aotearoa - Russell Playcentre over 12 Church Street, Russell	RESOLUTION 2024/12 That Council: a) grant a new ground lease to Playcentre Aotearoa over the Local Purpose (Playcentre) Reserve being approximately 736 square meters of Lot 6 DP 7147, 12 Church Street, Russell, held in New Zealand Gazette 1984 page 3528 and vested in Far North District Council as Local Purpose Reserve. The terms of the lease shall be:	24 Feb 2025 4:19pm Have requested update from tenant, no reply as of yet 21 Mar 2025 1:34pm As above, no changes 28 Apr 2025 12:55pm Reply from tenant is that key personnel are on leave and unfortunately have not been able to determine an outcome yet. 16 May 2025 9:01am Carifying with legal services if ownership of building is to revert to FNDC as per expired lease held my Mid Northland Playcentre Association., 24 Jun 2025 12:01pm Currently in negotiations on the next steps for this project between playcentre legal and FNDC legal who have been assisting with the communications. , We are likely to be bringing this to the community board in the coming months once we have investigated the best outcome for the community and have a better understanding from playcentre NZ 18 Jul 2025 12:14pm Delivery and Operations We have been in discussions with tenants' legal team who are still to decide on what the playcentre board would like to do regarding the lease and/or ownership of the building. To date, they have not had a response from their board on the outcome for next steps. Once this is received, we will progress in the appropriate direction to get this resolved.
Council 14/03/2024	Options Analysis for Financial Contributions	RESOLUTION 2024/19 That Council approve the development of a draft financial contributions chapter. CARRIED	29 Jan 2025 3:38pm Working with the Development Contributions team to ensure we are not conflicting. Awaiting some direction from that project team 13 Mar 2025 8:59am Working with the Development Contributions project team to ensure we are looking at the interdependencies and creating a framework that works together 23 Apr 2025 4:06pm

Meeting	Title	Resolution	Notes
			The introduction of Financial Contributions will be via a Council initiated plan change post the adoption of the Proposed District Plan. A decision from Council on PDP is due in May 2026. This will come after Development Contributions with a draft of the DC policy due to the August 2025 Council meeting. 11 Jul 2025 4:43pm Continuing to collaborate with staff working on the Development Contributions (DC) Policy to ensure we are developing a complimentary framework. Awaiting the outcome of the August council meeting where a decision will be made on the draft DC Policy. 12 Aug 2025 9:41am Policy and Planning Continuing to collaborate with staff working on the Development Contributions (DC) Policy to ensure we are developing a complimentary framework. Awaiting the outcome of the public consultation of the draft Development Contributions Framework.
Council 13/06/2024	ALTERNATIVE MOTION	RESOLUTION 2024/93 That Council: c10) request CEO to provide a report to Te Koukou- Transport and Infrastructure Committee to update Elected Members on the stormwater project called "Turner Centre sub-catchment and Upgrade to Heritage Bypass, Kerikeri Water" for decision on capital investment. CARRIED	03 Jun 2025 9:24am Tanya Proctor: Initial design received. Work will continue on design and this matter will need to move into Local Waters Done Well (LWDW). 01 Jul 2025 10:14am Infrastructure Tanya Proctor: Original budget for engineering work done as part of LWDW was initially to increase pipe capacity. However this work has revealed that the Plant itself is in need of upgrading. Consideration is being given to which work should be given the higher priority.
Council 13/06/2024	Setting of Speed Limit - Temporary and Permanent - Russell Catchment	RESOLUTION 2024/80 That Council: a) note the requirements associated with setting of temporary speed limits and endorses the staff recommendation to not proceed with this process for Aucks Road/Russell Whakapara Road; b) approve that staff commence consultation with the public on setting permanent speed limits for the Russell Catchment area; and c) note that implementation of any permanent speed limits is dependent on final funding for the 2024-2027 Long-Term Plan. CARRIED	17 Jan 2025 3:28pm An elected members report has been prepared and will be presented in workshop session with Te Koukou at the February meeting. Depending on the workshop outcome a formal decision paper will come to a future council meeting. 28 Feb 2025 12:59pm An elected members report was provided at Te Koukou workshop with a recommendation report to be provided to Council with options and cost to complete for consideration. Target delivery is April Council meeting. 25 Mar 2025 8:15am An elected members report was provided at Te Koukou workshop with a recommendation report to be provided to Council with options and cost to complete for consideration. Target delivery is May Council meeting. 29 Apr 2025 9:54am An elected members report was provided at Te Koukou workshop with a recommendation report to be provided to Council with options and cost to complete for consideration. Target delivery is June Council meeting. 16 May 2025 7:54am An elected members report was provided at Te Koukou workshop with a recommendation report to be provided to Council with options and cost to complete for consideration. Target delivery is June Council meeting. 17 June 18
Council 12/09/2024	Kororāreka/Russell Placemaking - Traffic Changes Pilot on The Strand	RESOLUTION 2024/126 That Council approve a pilot commencing late 2024 for six-months, during which the use of The Strand is changed to: Option 3: Essential Vehicle Access Only from Cass Street to Pitt Street with the remainder of The Strand as a Shared Space (Attachment 1 Map 3). CARRIED	27 Feb 2025 12:58pm The 6 month trial commenced in early December 2024 and is still in progress. Staff are currently finalising the engagement plan to enable public consultation to be carried out in the latter stage of the trial, to gain public feedback on the trial including whether any part of the trial should become a permanent change to The Strand 25 Mar 2025 9:15am The traffic trial on The Strand commenced in early December 2024. At the 10 April 2025 Council meeting, staff will attend to request approval to extend the traffic trial from a 6-month duration to a 9-month duration (meaning the trial would be completed on 1 September 2025). Formal public consultation on the traffic trial will be undertaken between 23 April and 23 May. Staff are planning to present the findings from the consultation event to BOIWCB members in June, to seek a resolution for any permanent changes to The Strand when the trial ends. Staff are planning to present the BOIWCB resolution to Council in July 2025, to see a decision on any permanent change to The Strand when the trial ends. 29 Apr 2025 6:19pm

Meeting	Title	Resolution	Notes
			Update largely unchanged from the previous update: The traffic trial on The Strand commenced in early December 2024. At the 10 April 2025 Council meeting, staff requested approval to extend the traffic trial from a 6-month duration to a 9-month duration (meaning the trial would be completed on 1 September 2025). Formal public consultation on the traffic trial commenced in late April. Staff are planning to present the findings from the consultation event to BOIWCB members in June, to seek a resolution for any permanent changes to The Strand when the trial ends. Staff are planning to present the BOIWCB resolution to Council in July 2025, to see a decision on any permanent change to The Strand when the trial ends. 30 Apr 2025 1:13pm Public engagement on what should happen after the trial ends began on the 29 April 2025, with submissions due to close on the 27 May 2025. There will be two drop in sessions for the public at the Russell RSA during this time period. Staff are working towards having agenda item to the June BOIW community board meeting. 20 May 2025 10:20am Consultation is closing 27 May, staff are on target to take an item to the BOIWCB in June. The BOIWCB recommendation will then come up to the following Council meeting 23 Jun 2025 8:42pm Consultation closed on the 27 May 2025. An agenda item was taken to the BOIWCB in June. The board has recommended to Council that the trial with some minor changes is made permanent, with this being funded by the Long Term Plan. Staff are working to have an agenda item at the July Council meeting. 11 Jul 2025 4:46pm A decision is being sought from Council at the 31 July meeting to determine what action should take place after the trial ends 1 September 2025. The Community Board has recommended making the trial permanent with some minor changes. 12 Aug 2025 9:44am Policy and Planning Council has adopted the Community Boards recommendation. We now have to wait for the August Council meeting to determine what if any funding is allocated to implement the project.
Council 14/11/2024	Review of Development Contributions Policy	RESOLUTION 2024/158 That Council: a) note, the Development Contributions Policy has been reviewed b) approve, to develop a new development contributions policy for Kawakawa, Kaikohe and Kerikeri by July 2025 and September 2025 for the rest of the district. CARRIED	24 Jan 2025 9:05am Staff have commenced work on developing a new development contributions policy. 25 Feb 2025 3:54pm Staff are on track to deliver a workshop to elected members on 11 March 24 Mar 2025 10:11am Workshop delievered 11/03/25. 30 Apr 2025 10:33am Work is progressing, aiming to present draft policy at July meeting (dependent on three waters projects). 22 May 2025 8:38am Draft policy is under peer review. Modelling is being tested. Staff aiming to present draft for consultation to Council in July. 24 Jun 2025 1:19pm Draft policy is currently under legal review. Staff aim to present draft policy for approval to consult at 31 July Council meeting. 08 Jul 2025 9:12am Staff aim to present draft policy for approval to consult at 31 July Council meeting. 05 Aug 2025 1:12pm Policy and Planning All actions assigned to this resolution have been completed. This will not show on the next report.
Council 14/11/2024	Committee Recommendations and Resolutions - October 2024	RESOLUTION 2024/160 That Council Te Kuaka- Te Ao Māori Committee: Item 5.1 – Te Oneroa-a-Tōhē Variation to Speed Limits amend Te Kaunihera o Te Hiku o Te Ika Interim Speed Management Plan to include 30 kilometre per hour speeds 200 metres either side of the following beach access points: a) Hukatere Access; b) Te Wakatehāua Access; and c) Kauēparāoa Access. CARRIED	17 Jan 2025 3:29pm A variation to the existing speed management plan, considering the new Rules, is being prepared for NZTA Waka Kotahi approval. Anticipated submittal is February 2025 28 Feb 2025 1:01pm A variation to the existing speed management plan, considering the new Rules, has being prepared for NZTA Waka Kotahi approval. 25 Mar 2025 8:15am A variation to the existing speed management plan, considering the new Rules, has being prepared for NZTA Waka Kotahi approval. 29 Apr 2025 9:55am A variation to the existing speed management plan, considering the new Rules, has been prepared for NZTA Waka Kotahi approval. 16 May 2025 7:55am A variation to the existing speed management plan, considering the new Rules, has been prepared for NZTA Waka Kotahi approval. 16 May 2025 7:55am A variation to the existing speed management plan, considering the new Rules, has been prepared for NZTA Waka Kotahi approval. 02 Jul 2025 8:27am Infrastructure NZTA has returned the variation and required the speed limit changes be prepared using the Alternative Method under the new Rule rather than a variation to the existing plan prepared under the old Setting of Speed Limits Rule. This effort will need to be managed by consultants due to changes in the delivery of transport services. Corporate Services

Meeting	Title	Resolution	Notes
Council 12/12/2024	2024-27 National Land Transport Plan (NLTP) Outcomes	RESOLUTION 2024/172 That Council approve works for unsubsidised funding for the following: 1 - tree trimming 3 - REAP road safety 4 - pothole prevention 5 - road rehabilitation 6 - school zones and that more information be provided to a Te Koukou Committee workshop, for items 2, 7, 8, 9 and 10.	30 Apr 2025 8:32am Discussed at Te Koukou workshop 23 April 2025. Staff requested to provide report to Te Koukou with details of previously approved prioritised works programmes and an option assessment for consideration. Staff are developing report will present it to Te Koukou when it is available. Recent developments and suggestions on revised spending priorities tabled by elected members may require more detailed discussion on alternatives.
		CARRIED	
Council 13/02/2025	Initiation of public consultation on disposal of sections of Kerikeri reserve	RESOLUTION 2025/5 That Council: a) approve the initiation of a public consultation process under Section 24 of the Reserves Act 1977 to revoke small parts of Recreation Reserve (Lot 10 DP 62588 – owned by the Far North District Council) underlying an existing retaining wall owned by Woolworths Ltd; b) appoint Bay of Islands-Whangaroa Community Board to hear any submissions received in response to the consultation processes and to make recommendations to the Council in respect of the reserve classification and revocation. CARRIED	28 Feb 2025 11:10am The applicant is preparing an application for a licence to occupy and proceeding with further engineering detailing. 25 Mar 2025 8:49am A licence to occupy has been received and is being processed by Council staff. The applicant advises that once this is finalised they will seek resource consent including a boundary adjustment and building consent. 30 Apr 2025 10:32am Licence to occupy in progress, application for reserve revocation not yet received 15 May 2025 4:40pm Draft agreement for licence to occupy has been prepared and is expected to be signed by end of May. Easement application has not been received yet. 24 Jun 2025 9:37am Easement application has not been received yet. 08 Jul 2025 9:28am Easement application has not been received yet. Legal Services and the Applicant are still discussing details of the LTO. 08 Aug 2025 11:41am Policy and Planning Easement application has not been received yet. Legal Services and the Applicant are still discussing details of the LTO.
Council 13/02/2025	Initiation of public consultation on the granting of a ground lease over 36 Recreation Road, Kaikohe - Sportsville	RESOLUTION 2025/4 That Council: a) commence the public consultation process 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. The terms of the proposed lease shall be: Term: 30 years (10+10+10) – allowed for under the Reserves Act 1977 Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule. b) appoint the Kaikohe-Hokianga Community Board to hear any submissions received in response to the consultation process and to make recommendations to Council. c) grant an immediate Licence to Occupy to Kaikohe & District Sportsville Incorporated to enable them to function in their management role.	24 Feb 2025 4:20pm Public consultation approved, working with engagement team to progress. Team are drafting LTO as per Council resolution 07 Mar 2025 12:55pm LTO sent to Sportsville for their review 24 Mar 2025 8:34am Public consultation to go live on 4 April for 4 weeks 30 Apr 2025 2:45pm Public consultation closing tomorrow 1 May 03 Jul 2025 8:20am Report will be presented at the Kaikohe-Hokianga Community Board meeting set for 11 July 2025 18 Jul 2025 12:12pm Delivery and Operations This report is being tabled at the Kaikohe-Hokianga Community Board meeting – 8 August 2025
Council 13/03/2025	Committee Recommendations and Resolutions - February 2025	RESOLUTION 2025/19 That Council: Direct the CE before 1 April 2025 to dedicate at least 2 new FTE's in Te Hono to ensure: a. Development of Whenua Māori and b. Streamlining and expediting the consenting process and facilitation between landowners and relevant stakeholders. CARRIED	25 Mar 2025 9:10am Chief Executive is working through employer obligations and developing a plan on how to give effect to this resolution 30 Apr 2025 8:31am

Meeting	Title	Resolution	Notes
		c. allocate a budget of \$700k per annum. LOST d) that Te Hono have their own General Manager at Senior Leadership Level. CARRIED e) that Council make submissions to Central Government to support the removal of regulatory barriers to the cost of consenting and development of Whenua Māori. CARRIED	Chief Executive is working through employer obligations and developing a plan on how to give effect to this resolution. Opportunities identified to make submissions to support the removal of regulatory barriers to the cost of consenting and development of Whenua Māori include a potential response to the Te Ture Whenua Māori Act discussion document. Council staff are reviewing the document which notes the purpose of the proposed changes are to" ensure greater equality of opportunity for and with Māori through streamlining and simplifying processes within the Māori land system. Making it easier to develop and use your whenua, boost the economic potential of land and support the continued growth of the Māori economy.", The government has also proposed to replace the RMA with two acts later in 2025, which may present opportunities to support the removal of regulatory barriers to the cost of consenting. 15 May 2025 4:41pm In addition to the above, the Chief Executive has worked with Elected Members to understand what having a GM Te Hono needs to achieve. This now informs discussions to occur with staff and progressing a plan. 16 Jun 2025 3:22pm GM Te Hono position has been created and is currently accepting internal applications. 21 Jul 2025 3:06pm Chief Executive Office GM Te Hono position has been advertised externally. Applications close 27 July 2025
Council 10/04/2025	Application for Easement Over a Russell Esplanade Reserve	RESOLUTION 2025/35 That Council as the administering body of the Local Purpose (Esplanade) Reserve, Lot 5 DP 79476, (without title) and pursuant to its powers under section 48(1) Reserves Act 1977: 1. determine under section 48(3) Reserves Act 1977 that public notice is not required as the reserve will not be materially altered, and public use and access is not affected; and 2. approve the granting of a stormwater drainage easement (shown as B on Plan 24495) over the local purpose reserve, subject to it: a. meeting Reserves Act 1977 requirements, at no cost to Council b. having a condition imposed that requires the applicant to use materials and design that protect the amenity values of the beach area. CARRIED	30 Apr 2025 10:33am Processing waiting on clarification of fees payable 19 May 2025 11:05am Legal Services are now preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 24 Jun 2025 12:45pm The easement agreement between the parties has been drafted, it is in the queue for peer review. Once reviewed it will be issued to the customer for consideration and signature. 08 Jul 2025 9:25am Legal Services are preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 08 Aug 2025 11:40am Policy and Planning Legal Services are expecting to complete agreement for easement in August.
Council 10/04/2025	Application for Easement Over Waipapa Esplanade Reserve	RESOLUTION 2025/38 That Council as the administering body of the Local Purpose (Esplanade) Reserve, Lot 3 DP 376253, (held in CFR 318792) and pursuant to its powers under section 48(1) Reserves Act 1977: 1. determine under section 48(3) Reserves Act 1977 that public notice is not required as the reserve will not be materially altered, and public use and access is not affected; and 2. approve the granting of a stormwater drainage easement (shown as A on LT Plan 605935) over the local purpose reserve, subject to it: a. meeting Reserves Act 1977 requirements, at no cost to Council b. including a condition that requires the landowner benefiting from the easement to provide at their costs an access structure over the drain, if the reserve becomes part of an accessible network. CARRIED	30 Apr 2025 10:34am Processing of easement waiting on clarification of fees payable 15 May 2025 4:41pm Legal Services are now preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 24 Jun 2025 9:42am Legal Services are preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 08 Jul 2025 9:25am Legal Services are preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 08 Aug 2025 11:42am Policy and Planning Legal Services are expecting to complete agreement for easement in August.
Council 10/04/2025	New Ground Lease to Kohukohu Bowling Club Incorporated over 22 Beach Road, Kohukohu	RESOLUTION 2025/37 That Council: a) commence the process on the granting of a new ground lease to Kohukohu Bowling Club Incorporated over part of the Recreation Reserve being Part Lot 2 DP 23934 and Pt Sec 81 Blk X Mangamuka SD, approximately 2,555.4 square metres, held in New Zealand Gazette 1981 page 1917 held in Record of Title NA636/269; b) the terms of the proposed lease shall be: • Term: 30 Years (10+10+10) • Annual Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule; and	 28 Apr 2025 12:58pm Working alongside Comms and Engagement to commence public consultation 24 Jun 2025 11:53am Delivery and Operations Hapū consultation: Commenced, Public consultation: Scheduled, Documentation and website to be ready by Friday, 13 June 2025, Four-week consultation period begins Friday, 27 June 2025, Two-week response compilation period starts Friday, 25 July 2025, Report to Kaikohe–Hokianga Community Board meeting on Friday, 8 August 2025 at 10am

Meeting	Title	Resolution	Notes
		c) appoint the Kaikohe – Hokianga Community Board to hear any submissions received in response to the consultation process and to make recommendations to Council.	
Council 10/04/2025	Ground Lease Requests Over Kaikohe Landfill	RESOLUTION 2025/36 That Council leave to lie item 7.2 – Ground Lease Requests Over Kaikohe Landfill pending further information. CARRIED	30 Apr 2025 2:40pm More information has been requested by EMs - will be pulling together and presenting when information is available. 24 Jun 2025 11:56am Status: On hold, Reason: Requires extensive ground engineering and monitoring to assess site capability, 21 Jul 2025 2:10pm Delivery and Operations At present, the site operates with a sump pump managed by a basic float switch. While the pump appears to be operating as expected, we currently don't have the consistent or robust data needed to confidently progress any new projects or upgrades at the site., As part of the leachate pump station review Simon led earlier this year across our three closed landfill sites Kaikohe, Russell, and Ahipara it became evident that Kaikohe requires improved telemetry and flow monitoring to meet both operational and regulatory expectations., Since Simon's departure, Leeara Maxwell (secondment) has picked up the project to coordinate the installation of flow meters across all three sites. Recent Actions: • Kaikohe's flowmeter was installed last week by McKay Electrical, which enables integration with the new telemetry system., • The next step is to calibrate and test the equipment so we can begin collecting reliable data. • We'll need at least 12 months of data to establish a leachate discharge pattern and assess whether current pumping volumes are sufficient for ongoing compliance, particularly over wetter periods., This data will form the foundation for any future capital works planning and will also support upcoming consent requirements. Just as an FYI, alongside this project, we are also having to reapply for a resource consent with NRC for the site and this work is already underway and is with our infrastructure planner team. , In the meantime, we will be placing all projects related to our closed landfills on hold until our new Waste Minimisation & Sustainability Specialist joins us on 18 August 2025. Again, they bring significant experience in solid waste and project delivery and will be well positioned to take th
Council 10/04/2025	Notice of Motion - Pioneer Village Kaikohe	RESOLUTION 2025/32 That Council: a) approve additional funding allocation through the remaining Annual Plans within the Long-Term Plan (LTP) 2024-2027, and subsequent Long-Term Plans, to secure two full-time staff positions for Pioneer Village Kaikohe - a Manager and a Curator - to address existing workforce constraints and enhance operational sustainability; and b) include the Pioneer Village Kaikohe in the Arts, Culture, and Heritage Strategy, ensuring recognition of Pioneer Village Kaikohe's contributions and funding for preservation of heritage buildings, collections, and infrastructure upgrades. CARRIED	 29 Apr 2025 3:27pm a.) Increase to PVK grant funding to secure two fulltime staff positions is being budgeted for from 2025-26., b.) PVK is specifically referenced on page 48 of Toi Mana Arts, Culture & Heritage Strategy, and will be included in the implementation plan. 21 May 2025 11:36am a) Increase of \$175K to existing the PVK grant fund has been loaded to annual plan budget 2025-26 (total grant will be \$218,000 for remainder of LTP 2024-27). This increased funding will enable the employment of 2 x staff to manage and curate the Pioneer Village experience. PVK Trustees have been advised by email of the increased funding. Funding will be delivered via an increase to existing grant. PVK to be notified. 26 Jun 2025 9:34am 1.) Finance confirms an increase of \$175K to existing the Pioneer Village Kaikohe (PVK) grant fund is loaded to annual plan budget 2025-26 and pending AP 2025-26 approval, total yearly grant (less insurance premium applied) will be \$218,000 for remainder of LTP 2024-27. The increased funding will enable the employment of 2 x staff to manage and curate the Pioneer Village experience and will be delivered via an increase to existing grant in fiscal year 2025-26. PVK advised by email of the increased funding and have requested follow
Council 8/05/2025	Elected Member Steering Group for Local Water Done Well	RESOLUTION 2025/47 That Council approve: a) The formation of a Multi-Council Elected Member Steering Group with three representatives from each of the following councils (Far North District	19 May 2025 11:50am The Regional Elected Members Working Group (WG) has been established and the draft Terms of Reference approved. WDC are to provide secretariat support for the WG and have scheduled the first meeting to occur on the 26 May 2025 supported by David Hawking (Independent Advisor), Vanessa Blakelock (DIA partner) and operational staff from each council 17 Jun 2025 11:27am

Meeting	Title	Resolution	Notes
		Council, Kaipara District Council and Whangārei District Council) to oversee the LWDW programme, b) The appointment of Kahika - Mayor Moko Tepania, Cr John Vujcich and Cr Ann Court to the Multi-Council Elected Member Steering Group c) The draft Terms of Reference (ToR) for the Multi-Council Elected Member Steering Group as provided in Attachment A, d) Delegated authority to the Mayor and Chief Executive Officer to make editorial changes to the ToR, if needed, e) The appointment of an independent qualified expert to the Multi-Council Elected Member Steering Group, f) Delegated authority to the Multi-Council Elected Member Steering Group to select and appoint the independent qualified expert to the Multi-Council Elected Member Steering Group, and That Council note: g) The Multi-Council Elected Member Steering Group will make recommendations to each Council for future decision-making, and h) The Multi-Council Elected Member Steering Group will be supported by an operational team from each council. CARRIED	As per the update in May. The Regional Elected Members Working Group (WG) has been established and the draft Terms of Reference approved. WDC are to provide secretariat support for the WG and have scheduled the first meeting to occur on the 26 May 2025 supported by David Hawking (Independent Advisor), Vanessa Blakelock (DIA partner) and operational staff from each council. This action can now be closed 23 Jun 2025 11:47am The Elected Member Working Group has met on 9 June and 23 June 2025, with the expectation of additional workshop(s) in July being needed to determine consensus on certain governance arrangements before a recommendation can come to Council for the late July meeting. 19 Jul 2025 1:32pm Corporate Services The Elected Member Working Group (EMWG) met on 7 July 2025. After extensive discussion on key establishment and governance principles, as well as financial risks, the group reached consensus that it could recommend a Regional Council Controlled Organisation (RCCO). However, it was noted that significant further exploration and agreement on principles would be required to prepare the RCCO's foundational documents (e.g., shareholder agreement, constitution)., If several key Council decisions do not result in consensus among Northland Councils, they may act as 'offramps' from the RCCO pathway, reverting instead to an 'in-house business unit' (IHBU)., Council is scheduled to meet on 31 July 2025 to confirm whether the RCCO or IHBU is the preferred waters delivery model. This decision will inform staff preparation of the Water Services Delivery Plan, which is due for Council approval in August, ahead of the 3 September 2025 delivery deadline to the Department of Internal Affairs
Council 8/05/2025	Notice of Motion - Sweetwater Aquifer	RESOLUTION 2025/41 That Council request that an independent review be done immediately on Sweetwater Aquifer project and reported back to Council by July 2025. CARRIED	15 May 2025 5:03pm Internal information is being collated to provide to commence an independent review 21 Jul 2025 3:05pm Chief Executive Office Report is going to the 31 July council meeting
Council 8/05/2025	New lease to Kawakawa Memorial Library Centre Incorporated over 3 Wynyard Street, Kawakawa	RESOLUTION 2025/45 That Council: a) approve a new lease to Kawakawa Memorial Library Centre Incorporated over Local Purpose (Community Facility) Reserve being Part Lot 36 DEEDS W 46, approximately 227 square metres, held in New Zealand Gazette 2000, page 2043 held in Record of Title NA35B/1247. The terms of the proposed lease shall be: • Term: 30 (5+5+5+5+5+5) years • Annual Rental: As per FNDC Fees and Charges Schedule for a Community lease. • \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule. b) authorise the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council.	24 Jun 2025 11:57am Status: Lease pending legal review. Next step: Legal review scheduled for 17 June 2025 to confirm the public use clause is fit for purpose 18 Jul 2025 12:13pm This lease has been approved by legal and has gone to the lessor awaiting them to return from holiday and singing completed., We are in communications with them often and this is almost resolved.
Council 5/06/2025	Waste Management and Minimisation Plan - Statement of Proposal	RESOLUTION 2025/55 That Council: a) Adopt the Statement of Proposal as provided in Attachment 1 of this agenda report for public consultation b) Approve, the period for making written submissions on the proposal will be a minimum of one month. c) Delegate authority to the Mayor to decide on the date of oral submissions. d) Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Statement of Proposal to correct	 24 Jun 2025 1:11pm Consultation has opened on the WMMP and SWS. Verbal submissions if required are booked for 23 July. 08 Jul 2025 9:22am Consultation has closed. Analysis of submissions underway. 12 Aug 2025 9:56am Analysis of submissions and final drafting is underway. Report to Council due September. All tasks under this resolution have been completed. No further updates to be provided on this resolution.

Meeting	Title	Resolution	Notes	
		errors or omissions, or to reflect the decisions made by the Council prior to final publication. CARRIED		
Council 3/07/2025	2025 Local Government New Zealand Annual General Meeting Remits	RESOLUTION 2025/68 That Council support the following remits: a) Improving Joint Management Agreements b) Alcohol Licensing Fees c) Aligning Public and School Bus Services d) Review of Local Government Arrangements to Achieve Better Balance e) Rates Capping Annual General Meeting (AGM) Paper CARRIED Mayoral Note: In their AGM Agenda LGNZ recognises Cr Ann Court for long service to Local Government.	18 Jul 2025 3:25pm The LGNZ AGM was held 16 July 2025. As the agenda was collated in a couple of days following the meeting information on the decisions made at the AGM were yet to be received. 13 Aug 2025 3:25pm Strategic Relationships Email received from LGNZ confirming their policy team will be in touch shortly to agree a plan or work specific to the remit on Annual adjustment of Alcohol Licensing Fees.	
Council 3/07/2025	Amended Rating Relief Policy Draft - Proposal for Public Consultation	RESOLUTION 2025/71 That Council: a) adopt the proposal in attachment 2 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002. b) approve, the period for making written submissions on the proposal will be a minimum of 4 weeks. c) delegate authority to the Mayor to decide on the date of oral presentation/s of submissions. d) authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the proposal to correct errors or omissions, or to reflect the decisions made by the Council prior to final publication and public release. CARRIED	18 Jul 2025 9:42am Open for submission until 4 August 2025. 05 Aug 2025 1:03pm Policy and Planning All actions/or tasks against this resolution have been completed.	
Council 3/07/2025	Review of Appointment of Directors for Council Organisations Policies.	RESOLUTION 2025/70 That Council: a) revoke the Appointment of Elected Members as Directors of Council Organisations Policy (#2123); and CARRIED 5/4	17 Jul 2025 8:23am Following the resolution of 3 July staff are now exploring further policy and procedure options for the appointment of Councillors to Council Controlled Organisations. 12 Aug 2025 9:57am Policy and Planning Workshop with EMs completed 23 July. All tasks completed, no further updates to be provided.	
Council 31/07/2025	Notice of Motion - Elected Members Expenses Policy	RESOLUTION 2025/82 That Council: a) Amend the Elected Members' Expenses Policy to reflect the provisions of the Local Government Members (2025/26) Determination 2025, including but not limited to entitlements relating to the reimbursement and/or direct payment of security systems installed at a location of the elected member's choosing. b) Direct the Chief Executive to ensure all necessary templates, processes, and administrative supports are in place to enable elected members to access the entitlements set out in the 2025 Determination, including: i. Pre-approved templates for claims; ii. Clear guidance and point-of-contact for elected members; iii. A streamlined process that enables forward payment of security system invoices or quotes on behalf of members; iv. Dedicated staff assistance to ensure timely processing and support; v. Incorporation of any new or additional entitlements introduced in the Determination. c) Require full implementation of the above by Monday, 13 October 2025. d) Direct the Chief Executive to deliver a workshop for elected members outlining the changes introduced in the Local Government Members	08 Aug 2025 12:17pm Strategic Relationships Staff are working on these items to ensure they are implemented in alignment with the effective date of this legislation after the election. A workshop has been scheduled with elected members in mid-September, during which this topic will be discussed to support development an implentation of tools and administrative supports.	

Meeting	Title	Resolution	Notes	
		(2025/26) Determination 2025, including clear explanation, guidance, and practical application of the updated entitlements. CARRIED		
Council 31/07/2025	Te Rūnanga ā lwi o Ngāpuhi Mana Whakahono ā Rohe	RESOLUTION 2025/81 That Council approve the Mana Whakahono ā Rohe Agreement and the development of a work programme that gives effect to the Agreement, alongside Te Rūnanga ā lwi ō Ngāpuhi. CARRIED	Strategic Relationships	
Council 31/07/2025	Housing for the Elderly Review of Rent Settings and Options for Public Consultation	RESOLUTION 2025/92 That Council: a) Adopt the Proposal in Attachment 3 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002. b) Approve that the period for making written submissions on the proposal will be a minimum of 4 weeks. c) Delegate authority to the Mayor to decide on the date of oral presentation/s of submissions. d) Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Proposal to correct errors or omissions, or to reflect the decisions made by the Council prior to final publication and public release. CARRIED	08 Aug 2025 4:49pm Chief Executive Office Consultation documents being amended as per discussion at council meeting, with an update on timelines to be provided to elected members this month.	
Council 31/07/2025	The Strand, Kororāreka Russell Traffic Trial	RESOLUTION 2025/80 That the Council: a) As the Road Controlling Authority under the Land Transport Rule: Streets Layout 2023 (Rule) change: I. from mid-block Cass Street to the boat ramp at the northern end of The Strand to a shared space, II. the southern end of The Strand to pedestrian priority with access for essential vehicles, and III. the layout of Cass Street to make the trial permanent, and b) Approve the features installed temporarily in Cass Street during the trial be retained in its current form until an updated design is created by Roading Working Group and Council's Transport group, consistent with the objectives of the Kororāreka Russell Historic Township Overlay and presented to the community for feedback; c) Approve the planters and barrel adjacent to Russell Fresh to be moved back to improve access and egress from the disability park opposite, with clear signage delimiting the loading zone area; and d) Approve that funding for implementation will be considered by the Bay of Islands-Whangaroa Community Board via the unconfirmed \$42,157 of Eastern Town Beautifications carry forward budget.	Policy and Planning	
Council 31/07/2025	Land Drainage Bylaw - Approval of Amended Land Drainage Bylaw for Public Consultation	RESOLUTION 2025/91 That Council: a) approve the proposal for an amended Land Drainage Bylaw (Attachment 4), to be released for public consultation to meet the requirements of section 156 of the Local Government Act 2002. b) approve a minimum four-week period for making written submissions on the proposal in Attachment 4.	12 Aug 2025 9:08am Policy and Planning Mapping has been corrected and included in the Consultation. Consultation dates were pushed back by one day but will still be 4 weeks duration (05 August – 02 September 2025).	

Ordinary Council Meeting Agenda

Meeting	Title	Resolution	Notes
		 c) approve hearing any oral submissions and agree to delegate to the Mayor, the power to arrange and/or change the date of the oral presentations of submissions. d) direct Council staff to make all necessary logistical arrangements for oral submitters to be heard in person in the council Chambers or online via Microsoft Teams. e) authorise the Chief Executive to make minor changes to the proposal for the amended Land Drainage Bylaw to correct grammatical or spelling errors. f) ensure correct mapping is included in the Land Drainage Bylaw consultation. 	
Council 31/07/2025	Water Services Authority - Taumata Arowai Levies	RESOLUTION 2025/96 That Council approve unbudgeted expenditure to the value of \$295,519 being the total FY26 levy charged by the Water Services Authority – Taumata Arowai and payable in quarterly instalments. CARRIED	Infrastructure
Council 31/07/2025	Governance of Te Puāwaitanga	RESOLUTION 2025/93 That Council: a) Request Sport Northland establish an appointments panel to commence the establishment of a group to oversee the administration of the existing Te Puāwaitanga Sports Complex by initially appointing; i) three community representatives ii) three sports representatives iii) a chair from one of the above six appointee representatives. b) Request that the appointments panel consists of representatives from; i) Sport Northland ii) Ngāti Rēhia iii) The Bay of Islands-Whangaroa Community Board iv) An Elected Member of the Far North District Council and v) A Sport Northland nominated independent with sports complex administration experience. c) Request that Sport Northland convene the first meeting of the group of appointed representatives plus one hapū appointed representative and one appointed Council representative where the group will; i) Commence the preparation for an application to become an incorporated society, including refinement of any necessary founding or governance documents for an incorporated society. These documents should reflect the expectations in the draft constitution attached to this report. d) Request that the process to establish a right to lease or use to occupy of Te Puāwaitanga between Council as the landowner and the incorporated society is commenced once the incorporated society for Te Puāwaitanga is registered under the Incorporated Societies Act 2022. e) Grant the Te Puāwaitanga incorporated society \$15,000 for each of the 2025/26 and 2026/27 financial years to cover establishment and initial administration costs associated with the commencement of the trust. f) Adopt the draft Letter of Expectation. Note: Elected members raised concerns regarding some wording in the draft Letter of Expectation. The feedback has been noted and will be included in the final Letter of Expectation.	12 Aug 2025 9:47am Policy and Planning Staff have had an initial meeting with Sport Northland on the establishment of Appointments Panel and the commencement of the appointments process. Sport Northland will provide a timeline of actions for this to happen. This is currently estimated to be a six month process that culminates in the appointments to the governance group for Te Puawaitanga.

Meeting	Title	Resolution	Notes
Council 31/07/2025	Development Contributions Policy Statement of Proposal	RESOLUTION 2025/94 That Council: a) Adopt the Statement of Proposal as provided in Attachment 1 of this report for public consultation on the new draft new draft Utu Whakawhanake – Development Contributions Policy 2025. b) Approve that the period for making written submissions on the proposal will be for a minimum of one month. c) Approves to delegate to the Mayor, the power to change the date of the verbal submissions. d) Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Statement of Proposal to correct errors or omissions, or to reflect the decisions made by the Council prior to final publication. CARRIED	05 Aug 2025 1:13pm Policy and Planning Changes made to ensure the Māori land exemption is correctly communicated as a discretionary Council decision, including the justifications provided at the meeting have been completed., Consultation documents updated and were released for public consultation on 1 August 2025. Consultation closes 31 August 2025. Verbal submissions will be heard on 3 September in the Kaikohe Chambers. A new story planned for release week starting 4 August by the Comms Team., All actions assigned to this resolution have been completed.

Council Action Items as at 11:00 AM Thursday, 14 August 2025

Date	Item	Action	Assigned	Update Comment
Thu, Jul 3	Deputation	Check all RFS related to Pukepoto Road in Kaitāia and refer all that are related to Pukepoto Road, Ōkaihau back to the correct location. Needs correct signage. Suggestion to look at installing flooding indicator similar to Kaeo.	Infrastructure	Managed under RFS process.
Thu, Jul 3	6.5 Review of Appointment of Directors for Council Organisations Policies	Cr Vujcich requested an update on the risks involved with this report.	Planning & Policy	There is a risk that Council is not following process for policy change and then making decisions that apply this policy. This is due to the current resolution being a retrospective change to a policy.
Thu, Jun 5	6.2 Solid Waste Strategy Proposal for Public Consultation	Investigate and elaborate on tools available to Council to recoup costs for illegal dumping.	Delivery & Operations	Referred to Acting GM – Delivery & Operations following discussion with the Strategy & Policy Manager as the recouping of costs, writing of an offense letter sits with Delivery and Operations.
Thu, Jun 5		Cr Foy – Can we look at how we work with NRC about Stormwater	Infrastructure	Quarterly meetings in place. Further consideration will be given to how updates are communicated to elected members.
Thu, May 8	7.2 New Lease to Kawakawa Memorial Library Centre Incorporated over 3 Wynyard Street, Kawakawa	Cr McNally raised AMP's - questions around what that would say - What is the condition of the asset. Repairs and maintenance and financial implications?	Delivery & Operations	Building requires a condition assessment to determine R&M required - Asset Manager required to organise.
Thu, May 8	8.1 CE's Report Period January - March 2025	 What are the expected levels of service for culverts stormwater drainage? Provide timetable for Stormwater strategy. Roading maintenance reports to be on the website. 	Infrastructure	Road maintenance reports are being uploaded to the FNDC website.
Thu, Apr 10	7.2 Ground Lease Requests Over Kaikohe Landfill	Consult with all 5 hapū. Ngāti Whakaeke, Ngāti Tautahi, Te-Uri-o-Hua, Matarahurahu and Ngāti Ueoneone. Identify different parts of the property that can be used for other purposes. Workshop Kaikohe Landfill before bringing back to Council for decision.	Delivery & Operations	Meeting to be held with relevant staff and Morrison Low (due to lack of Solid Waste Engineer) to gather information required by EMs before proceeding. Once meeting held a timeline for the workshop can be provided.
Thu, Apr 10	7.5 The Strand, Kororāreka Traffic Trial Extension	Include maps and clear communication in public notification.	Infrastructure	Noted.
Thu, July 31	7.7 CE Report	Kōwhai Stratford – Animal Management - Request for further details on plan regarding rehoming dogs.	Delivery & Operations	Feedback from staff being collated and will be provided to elected members.

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 - Confirmation of Previous Minutes - Public Excluded	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 woul be likely to result in the disclosur of information for which good reason for withholding would exist under section 6 or section 7
	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
9.2 - Public Excluded Committee Minutes - August 2025	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	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
9.3 - Council Public Excluded Open Resolutions Update August 2025	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	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
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	of information for which good reason for withholding would exist under section 6 or section 7
9.4 - Incentivising Māori Economic Development Remission Application	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would

	making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
9.5 - Kawakawa Infrastructure Acceleration Fund - Delegated Authority Request	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	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
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
9.6 - 11 Matthews Avenue, Kaitāia - Proposals and Building Condition	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	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
9.7 - Review of Appointment of Directors for Council Organisations Policies	s7(2)(c)(i) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied	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
	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	

- 10 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER
- 11 TE KAPINGA HUI / MEETING CLOSE