



**Far North
District Council**



Te Kaunihera o Te Hiku o te Ika

AGENDA



Supplementary Reports

Friday, 5 September 2025

Time: 10:00 AM

Location: Council Chamber
Memorial Avenue
Kaikohe

Membership:

Member Chicky Rudkin - Chairperson
Member Tanya Filia – Deputy Chairperson
Member Mike Edmonds
Member Trinity Edwards
Member Harmonie Gundry
Member Jessie McVeagh
Cr John Vujcich

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8 NGĀ PŪRONGO / REPORTS

8.6 TOWN BEAUTIFICATION UPGRADES TO BROADWAY, KAIKOHE

File Number: A5331710

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TAKE PŪRONGO / PURPOSE OF THE REPORT

For the Kaikohe-Hokianga Community Board to endorse what its \$57,000 town beautification funding sitting with Far North Holdings Limited will be spent on.

WHAKARĀPOPO MATUA / EXECUTIVE SUMMARY

- The Broadway Kaikohe Placemaking Project commenced in July 2024. After community engagement, in August 2025 the Kaikohe-Hokianga Community Board (KHCB) endorsed the Broadway Kaikohe Placemaking Plan (the Plan) excluding the marketplace concept.
- The KHCB decided in May 2025 to allocate placemaking grant funding and town beautification funding to the 'Painting the Town' concept in the Plan.
- The funds were paid to Far North Holdings Limited (FNHL) in June 2025.
- It was later identified that the town beautification funding would not be able to be used for implementation of the 'Painting the Town' concept because it can only be spent on Capital Investment.
- This report recommends the KHCB approve use of its \$57,000 town beautification funding for capital works improvements paid to FNHL last financial year to create landscaped areas which may include street furniture and bike racks in the no-stopping areas either side of the pedestrian crossing on Broadway, Kaikohe between Clifford Street and Raihara Street (see Map on Page 2 for location).

TŪTOHUNGA / RECOMMENDATION

That the kaikohe-hokianga community board:

- approve use of its \$57,000 town beautification funding for capital works improvements paid to far north holdings limited last financial year to create landscaped areas, which may include street furniture and bike racks, in the no-stopping areas either side of the pedestrian crossing on broadway, kaikohe between clifford street and raihara street and the surrounding footpath, and**
- any landscaping and construction drawings must be endorsed by the far north district council parks and reserves planner before implementation by far north holdings limited.**

1) TĀHUHU KŌRERO / BACKGROUND

At its meeting held on 19 July 2024, the KHCB resolved (Resolution 2024/74) that a sum of \$50,000 be awarded from the Pride of Place Grant Fund to implement priority outcomes resulting from engagement with the Kaikohe community, and that they supported a placemaking plan being developed for the general Broadway area of Kaikohe. A Project Steering Group (PSG) was formed in August 2024, to provide community leadership throughout the project which includes KHCB Chair Chicky Rudkin, Cr Babe Kapa, and Cr John Vujcich. At its meeting on 8 August 2025, the KHCB endorsed the Plan prepared by ĀKAU (Resolution 2025/73) excluding the marketplace concept.

At its meeting on 16 May 2025 (Resolution 2025/53), the KHCB considered the preliminary finding from the Plan in order to decide to pay its \$50,000 funding from their Pride of Place budget and

\$57,000 funding from the Kaikohe-Hokianga Town Beautification fund (total \$107K) to FNHL towards implementation of upgrades to the general Broadway area, as the funds would have been lost at the end of the financial year if not allocated to a project.

At that meeting, the KHCB was advised by staff that ĀKAU, supported by FNHL, would be developing a plan for works to the value of \$107K be spent on implementation of the “Painting the Town” concept.

Due to the constraints around the requirement for the \$57,000 in Town Beautification funding to be spent on Capital Assets constructed on council-owned land, ĀKAU worked with FNHL and the Kaikohe Business Association (KBA) to develop the “Painting the Town” concept utilising the available \$50,000 in KHCB Grant Funding.

Therefore the \$57,000 Town Beautification funding with FNHL needs to be re- allocated.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The Kaikohe Broadway Placemaking Plan prepared by ĀKAU included six major projects which encompass a range of localised improvements to Kaikohe, the plan also included a summary of the engagements which informed those concepts. The Plan did not include costings, nor could any of the six concepts be realised for \$57,000. Therefore, upon reviewing the Plan, staff recommended to the PSG that the most impactful use of the town beautification funding would be to remove the street trees and pit guards under the canopies along Broadway and replace these with planters. This suggestion was derived from observations in the Plan that *“current street trees are in poor condition because of small tree pits and being positioned under buildings”*.

The PSG accepted the staff advice to upgrade landscaping but were not supportive of planters because of previous installations not being maintained. Therefore, staff and the PSG considered over several meetings a range of landscaping solutions and decided:

- That the existing landscaping design which encompasses a 1m x 1m square grate bordered by red tiles with a 1m high metal tree pit guard and a dwarf species tree in the centre should be retained and reinstated, as it is suitable for Broadway under the canopies, and this should be addressed via Council’s renewals and maintenance funding.
- That the town beautification funding for capital works improvements should be used to create landscaped areas with potentially street furniture and bike racks in the no-stopping areas either side of the pedestrian crossing on Broadway, Kaikohe between Clifford Street and Raihara Street (see Map below). The design of these landscaped areas should be consistent with the new library design by using the same colours, tones, textures and materials.



Broadway Kaikohe Placemaking Plan - Broadway Streetscape Upgrade

At its meeting on 8 August 2025, when the KHCB considered the Plan, it recommended that the Council consider some of the concepts in the Plan for inclusion in the next Long Term Plan. One of the concepts, the Broadway Streetscape Upgrade, includes five recommendations to upgrade the central retail core of Broadway including moving street trees onto islands built within the carriageway, widening the footpath, redesigning the Raihara Street intersection, relocating pedestrian crossings, and decreasing the speed limit.

Any proposal of this scale could only be undertaken by Council after significant design work, in conjunction with NZTA (because Broadway is a State Highway) and further consultation with the community. Business cases documented in the *Kaikohe Township Plan 2019* estimate a proposal of this scale would cost around \$10 million in real terms.

The PSG considered whether to proceed with the abovementioned minor upgrade to Broadway, when a major overhaul of all the amenities on Broadway is recommended in the Plan to be considered by Council. The PSG agreed that any major works that would be implemented in the long term could be five to ten years away and this short-term upgrade, which is expected to take 8-12 weeks to install, will provide an immediate benefit to the community and visitors.

Option 1: Approve use of its town beautification funding for capital works improvements to create landscaped areas with street furniture and bike racks in the no-stopping areas either side of the pedestrian crossing on Broadway, Kaikohe between Clifford Street and Raihara Street

Advantages: the PSG have developed this proposal to use the town beautification funding to create a functional and attractive landscaped area in the centre of Kaikohe. This proposal will enable underutilised spaces to contribute to the revitalisation of Kaikohe and provide a visual link back to the new Library site.

The Plan emulates the aspirations of the Kaikohe community for its public spaces to be upgraded and developed. The proposal is also generally in line with the Kaikohe-Hokianga Community Board's Strategic Plan 2023-2025.

Disadvantages: As public consultation on the specific landscaping proposed has not occurred, staff are not able to advise as to the overall level of community support for the proposal. The concept would enable a small selected area of Broadway in the centre in advance of reviewing the main street upgrade as a whole.

Staff Recommendation: staff recommend this option because the PSG have considered staff advice and developed this proposal to enhance the retail core of Kaikohe and are supportive of engaging ĀKAU to develop a landscaping concept because ĀKAU designed the library landscaping and therefore have insights into ways the spaces can be linked aesthetically. Staff will continue to

develop the landscaping concept with the PSG for final signoff by the Parks and Reserves Planner prior to implementation by FNHL because the concept needs to be developed and will not be ready for the KHCB to review before the end of its term.

Option 2: Request the Project Steering Group investigate using the Town Beautification funding for different capital works improvements to Broadway, Kaikohe

Advantages: Because Council have not yet considered the Plan, the KHCB may feel that it is premature to decide on a use of the Town Beautification funds.

Disadvantages: Given the proposal has and will continue to be developed by the PSG, rejecting the proposal may be disheartening for the community members who invested their time to develop the proposal with the intention of enhancing the retail core of Kaikohe.

Staff Recommendation: Staff do not recommend this option.

Option 3: Request Far North Holdings Limited to repay the \$57,000 funds for the Town Beautification to Council

Advantages: Council would not have any obligations financing or helping to implement the concepts outlined in the Plan.

Disadvantages: The KHCB would lose the opportunity to achieve upgrades to Broadway which is one of the objectives of the Kaikohe-Hokianga Community Board's Strategic Plan 2023-2025.

Staff Recommendation: Staff do not recommend this option.

Next steps Staff will continue to work with the KHCB, PSG, hapū, and stakeholders to create a plan for FNHL to implement upgrades to Broadway.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The Plan was the culmination of community engagement activities that enabled the Kaikohe community to identify ways to improve the public realm in Kaikohe. The public realm relates to the spaces people use, regardless of ownership. The Plan emulates the aspirations of the Kaikohe community for its public spaces to be upgraded and developed. This proposal will enable underutilised spaces on Broadway to contribute to the revitalisation of Kaikohe and provide a visual design link back to the new Library site.

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

All funds associated with the priority implementation of the Plan concept have been transferred to FNHL. This includes \$50,000 of KHCB grant funding for implementation, \$57,000 Town Beautification capital assets funding for implementation and \$10,000 of KHCB grant funding for professional services fees totalling \$117,000.

The Growth Planning and Placemaking team will fund from their FY 2025/26 professional fees budget the commissioning of the required landscaping design which is expected to cost between \$5,000 to \$10,000.

ĀPITI HANGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Due to the importance of Broadway to the users of Kaikohe, any works on Broadway would have high public interest and staff are working with the PSG to develop an information campaign to keep the community informed of any upgrades to Broadway. Due to the limited scope for the minor upgrades, consultation is not required because the works are being developed to continue an existing design aesthetic which has been endorsed for the new library site.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Accessibility Policy (2022) Art and Memorials in Public Places Policy (2017) Community Gardens Policy (2013) Community Grant Policy (2018, currently under review) Parks and Reserves Policy (2022) Footpath Policy (2016) Iwi/Hapu Environmental Management Plans Policy (2016) Procurement Policy (2020) Street Lighting Policy (2014) Long Term Plan (2024-2027)
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.	Due to the importance of Kaikohe as the hub of the north, and its placement on the Twin Coast Cycle Trail and Twin Coast Highway, improving the aesthetic of Kaikohe has District wide relevance. As a result, the PSG includes the KHCB Board Chair and two Councillors.
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.	While consultation is not required for these minor landscaping upgrades to Broadway, staff are intending on seeking feedback from the hapū rūpū including Ngāpuhi Rūnanga, Hauāuru Takiwā, Ngā Hapū o Kaikohe, and Te Uri o Hua. There is also Hapū representation on the PSG.
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	ĀKAU who is doing the design work will consider the needs of different user groups during the design phase, and the PSG provide advice and support as required. NZTA has specific requirements relating to the State

– youth, the aged and those with disabilities).	Highway and are part of the PSG, as are FNDC Technical Operations staff.
State the financial implications and where budgetary provisions have been made to support this decision.	<p>All funds associated with the priority implementation of the Plan have been transferred to FNHL. This includes \$50,000 of KHCB grant funding for implementation, \$57,000 Town Beautification capital assets funding for implementation and \$10,000 for KHCB professional services grant funding for implementation totalling \$117,000.</p> <p>The Growth Planning and Placemaking team will be using their budget to commission the required landscaping design which is expected to cost between \$5,000 to \$10,000.</p>
Chief Financial Officer review.	The CFO has reviewed this report