



**Te Kaunihera
o Te Hiku o te Ika**
Far North District Council

AGENDA

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting

Wednesday, 19 August 2026

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

Membership:

Cr Felicity Foy - Chairperson
(Ex-officio Member) Kahika - Mayor Moko Tepania
Kohepū-Deputy Mayor Chicky Rudkin
Cr Ann Court
Cr Arohanui Allen
Cr Hilda Halkyard-Harawira
Cr John Vujcich
Cr Rachel Baucke
Cr Tāmati Rākena
External Advisor Vic Hensley

	Authorising Body	Council
	Status	Standing Committee
COUNCIL COMMITTEE	Title	Te Koukou Committee for Transport and Infrastructure
	Terms of Reference Adoption	11 December 2025
	Responsible Officer	Head of Infrastructure

Kaupapa / Purpose

The purpose of the Te Koukou Committee for Transport and Infrastructure (the Committee) is to ensure cost effective, quality and sustainable infrastructure decisions are made to meet the current and future needs of Far North communities and that Councils infrastructure assets are effectively maintained and operated.

The Committee will review the effectiveness of the following aspects:

- Affordable core infrastructure to support healthy and sustainable living;
- Operational performance including monitoring and reporting on significant infrastructure projects;
- Delivery of quality infrastructure and district facilities;
- Financial spend and reprogramming of capital works;
- Property and other assets.

Ngā Huānga / Membership

The Council will determine the membership of the Committee.

Te Koukou – Transport and Infrastructure Committee will comprise of at least six elected members (one of which will be the chairperson). Kahika / Mayor Moko Tepania is an ex-officio member of all Committees.

Cr Felicity Foy (Chairperson)
Kohepū / Deputy Mayor Chicky Rudkin
Vic Hensley External Advisor
Cr Ann Court
Cr Arohanui Allen
Cr Halkyard Harawira
Cr John Vujcich
Cr Rachel Baucke
Cr Tāmati Rākena

Kōrama / Quorum

The quorum at a meeting of Te Koukou Committee for Transport and Infrastructure is 4 members.

Ngā Hui / Frequency of Meetings

The Committee shall meet 4 weekly.

Ngā Apatono / Power to Delegate

The responsibilities, duties and powers of the Committee are subject to the prohibition on delegation of powers under Clause 32(1), Schedule 7, Local Government Act 2002, and any other restrictions on delegation under any other relevant legislation.

Te Koukou Committee for Transport and Infrastructure may not delegate any of its responsibilities, duties or powers however it may establish working groups to consider issues within the committee's areas of responsibilities noting that working groups have no decision-making powers.

Ngā Herenga Paetae / Responsibilities

The Committees responsibilities are described below:

Quality infrastructure and Facilities

- Assess and provide advice to Council on strategic issues relating to the provision of Council's infrastructural activities and district facilities;
- Review, and recommend to Council, policy and strategies for the delivery of infrastructural asset services;
- Monitor achievement of outcomes included in the Infrastructure Strategy and other transport and infrastructure strategies e.g District Transport Strategy;
- Ensure that Council protects its investment in its infrastructural assets in accordance with accepted professional standards;
- Monitor the risks, financial and operational performance of the Council's infrastructural activities and facilities;
- Monitor major contract performance measures/key result areas (KRAs).

Significant Projects – spend, monitoring and reporting

- Monitor significant projects;
- Approve budget overspend (above tolerance levels in the CE delegations) and any reprogramming of capex for a project or programme provided that:
 - The overall budget is met from savings
 - The overall budget for capex is not exceeded. Where this is not the case, the Committee must either:
 - Recommend to Council that additional funding is approved (outside the Annual Plan or Long Term Plan process), or
 - Recommend as part of the next round of Long Term Plan or Annual Plan process that the funding is considered for inclusion.
- Approve contracts provided they are:
 - in accordance with the current year's plan, whether that be Annual Plan or Long Term Plan, and
 - deemed low by the Significance and Engagement Policy.

Compliance

- Ensure that operational functions comply with legislative requirements and Council policy;
- Ensure that consents associated with Council's infrastructure are being met and renewals are planned for.

Service levels (non-regulatory)

- Recommend service level changes and new initiatives to the Long Term and Annual Plan processes.

Property

- Recommend to Council the acquisition or disposal of assets.
- Approve new leases and lease renewals (of non-reserve land), in accordance with the current years' plan, whether that be Annual Plan or Long Term Plan.

Transport

- Approval of roading contracts beyond CE delegation;
- Monitor roading contracts;
- Receive and consider any consultation document and/or any proposed amended or new legislative instrument that may have a transport related outcomes and where appropriate make submissions and enable political advocacy at a Mayoral Forum Level if required;
- Receive and adopt the Asset Management Plan for Transport;
- Receive and adopt Far North District Council's walking and cycling strategies;
- Receive and consider any placemaking projects that have a transport related component so the committee can ensure the projects are captured (where appropriate) in our funding and planning instruments;
- Receive invitations to apply for external funding opportunities in a timely manner so that the committee may advocate for community-initiated infrastructure projects. (Examples PGF, TIF);
- Receive updates on changes to national and regional policies and Transport Plans that impact on Council provision of infrastructure and where appropriate make submissions or recommendation to Council.

Ngā Ture / Rules and Procedures

Council's Standing Orders and Elected Member Code of Conduct apply to all meetings.

Reporting and Review of Committee Terms of Reference

In December of each year, the Responsible Officer alongside Democracy Services will submit a report to Council. The report will summarise the activities of the Committee and how it has contributed to the Council's governance and strategic objectives. This will look at whether the Council are meeting the full requirements of the Committee Terms of Reference and whether any amendments are required to the Committees terms of reference to increase efficient and effective decision making.

The terms of reference of the Committee will be reviewed as part of this report but can be amended by Council at any point throughout the term.

Far North District Council
Ordinary Te Koukou Committee for Transport and Infrastructure Meeting
will be held in the Council Chamber, Memorial Ave, Kaikohe on:
Wednesday 19 August 2026 at 10:00 am

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1 KARAKIA TĪMATANGA / OPENING PRAYER

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 Committee 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.

3 NGĀ TONO KŌRERO / DEPUTATION

Eileen Craig – Issues with property encroaching on the reserve.

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5762181

Author: Natasha Rmandic, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

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

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure confirm the minutes of the meeting held 15 July 2026 are true and correct.

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.

ATTACHMENTS

- 1. 2026-07-15 Te Koukou Committee for Transport and Infrastructure Minutes - A5868897**



Hōtaka Take Ōkawa / Compliance schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is a matter of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	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 a previous meeting. Any implications on Māori arising from matters included in meeting minutes should be considered as part of the relevant report.
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.

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting
Minutes

15 July 2026

**MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY TE KOUKOU COMMITTEE FOR TRANSPORT AND INFRASTRUCTURE MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON WEDNESDAY, 15 JULY 2026 AT 10.00AM**

PRESENT: Cr Felicity Foy, Kohepū-Deputy Mayor Chicky Rudkin, Cr Ann Court, Cr Hilda Halkyard-Harawira, Cr Tāmati Rākena, Cr Arohanui Allen, External Advisor Vic Hensley

IN ATTENDANCE:

STAFF PRESENT: Tanya Proctor (Head of Infrastructure), Charlie Billington (GM Corporate Services), Scott Smith (Manager-Waters), Mary Moore (Manager-Infrastructure Services), Margriet Veenstra (Manager-Property Information and Business Compliance), Kate Ivicheva (GM Planning and Policy, Emma Healy (Chief of Staff), Aya Morris (Net Zero & Sustainability Program Lead), Gaynor Muller (Waste Minimisation & Sustainability Specialist), Hilary Sumpter (GM Delivery and Operations), Kim Hammond (Contracts Lead), Dave Collins (Project Director-Kaikohe IAF), Natasha Rmandic (Democracy Advisor), Aaron Taikato (GM Te Hono), Ken Lewis (Manager Communications and Engagement)

1 KARAKIA TIMATANGA / OPENING PRAYER

Meeting was started with karakia from Cr Rākena at 10.00am.

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

APOLOGY

RESOLUTION 2026/33

Moved: Cr Tāmati Rākena

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That the apology received from Cr Baucke and Kahika – Mayor Tepania be accepted and leave of absence granted.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

- M and J Vinac – Taipa View Rd
- Roger Hutchings – Lodore Rd
- Dion Harris, Malcolm Robson & Tracy Brown – Te Rarawa Farms re Awanui River Floodwater Upgrade

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3.1 RESOLUTION TO EXCLUDE PUBLIC

RESOLUTION 2026/34

Moved: Cr Felicity Foy

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That the public be excluded from the following part of the meeting – Presentation from NRC team.

CARRIED

Meeting adjourned at 11.25am and reconvened at 11.35am.

RESOLUTION TO READMIT THE PUBLIC

RESOLUTION 2026/35

Moved: Cr Felicity Foy

Seconded: Cr Tāmati Rākena

That Te Koukou Committee for Transport and Infrastructure moves out of Public Excluded and into Ordinary Te Koukou Committee for Transport and Infrastructure meeting.

CARRIED

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5762177, pages 8 - 9 refers

RESOLUTION 2026/36

Moved: Cr Arohanui Allen

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure confirm the minutes of the meeting held 17 June 2026 are true and correct.

CARRIED

5 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

5.1 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Agenda item 5.1 document number A5809210, pages 17 - 19 refers

RESOLUTION 2026/37

Moved: Cr Ann Court

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure receive the report Electric Vehicle Charging Infrastructure .

CARRIED

5.2 INFRASTRUCTURE COMPLIANCE

Agenda item 5.2 document number A5827436, pages 24 - 30 refers

RESOLUTION 2026/38

Moved: Cr Ann Court

Seconded: Cr Felicity Foy

That Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure Compliance.

CARRIED

5.3 CITYCARE PROPERTY LIMITED CONTRACT MANAGEMENT UPDATE

Agenda item 5.3 document number A5829373, pages 31 - 36 refers

RESOLUTION 2026/39

Moved: Cr Ann Court

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure receive the report Citycare Property Limited Contract Management Update.

CARRIED

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5.4 INFRASTRUCTURE - CAPITAL WORKS PROGRAMME UPDATE

Agenda item 5.4 document number A5835744, pages 60 - 62 refers

RESOLUTION 2026/40

Moved: Cr Felicity Foy

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure - Capital Works Programme Update.

CARRIED

5.5 WATER SERVICES OPERATIONS MONTHLY REPORT

Agenda item 5.5 document number A5836512, pages 67 - 67 refers

RESOLUTION 2026/41

Moved: Cr Tāmati Rākena

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure receive the report Water Services Operations Monthly Report.

CARRIED

Meeting adjourned at 12.45pm and reconvened at 1.20pm.

5.6 KAIKOHE INFRASTRUCTURE ACCELERATION FUND UPDATE

Agenda item 5.6 document number A5838765, pages 74 - 77 refers

RESOLUTION 2026/42

Moved: Cr Arohanui Allen

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure receive the report Kaikohe Infrastructure Acceleration Fund Update.

CARRIED

5.7 KAWAKAWA INFRASTRUCTURE ACCELERATION FUND UPDATE

Agenda item 5.7 document number A5838838, pages 78 - 81 refers

RESOLUTION 2026/43

Moved: Cr Felicity Foy

Seconded: Cr Tāmati Rākena

That Te Koukou Committee for Transport and Infrastructure receive the report Kawakawa Infrastructure Acceleration Fund Update.

CARRIED

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5.8 NORTHLAND WASTE LIMITED - SOLID WASTE SERVICES CONTRACT PERFORMANCE REPORT

Agenda item 5.8 document number A5846417, pages 82 - 88 refers

RESOLUTION 2026/44

Moved: Cr Felicity Foy
Seconded: Cr Arohanui Allen

That Te Koukou Committee for Transport and Infrastructure receive the report Northland Waste Limited - Solid Waste Services Contract Performance Report.

CARRIED

Cr Tāmati Rākena left the meeting at 1:37pm and returned to the meeting at 1:41pm.

5.9 TRANSPORTATION - OPERATIONAL AND ROAD SAFETY VERBAL UPDATE

Agenda item 5.9 document number A5865281, pages 89 - 89 refers

RESOLUTION 2026/45

Moved: Cr Felicity Foy
Seconded: Cr Tāmati Rākena

That Te Koukou Committee for Transport and Infrastructure note the verbal June 2026 Transportation – Operational and Road Safety update.

CARRIED

5.10 MINOR ITEM NOT ON THE AGENDA

RESOLUTION 2026/46

Moved: Cr Felicity Foy
Seconded: Cr Arohanui Allen

That Te Koukou Committee for Transport and Infrastructure:

- a) resolves to consider the item not included on the agenda - Northland Infrastructure Plan Report;
- b) notes that the item was not included on the agenda due to an administrative oversight; and
- c) notes that the report cannot reasonably be delayed due to the importance of timing.

CARRIED

Attachments tabled at meeting

- 1 Northland Infrastructure Plan Report

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5.11 NORTHLAND INFRASTRUCTURE PLAN REPORT

Agenda item 5.10 document number A5868637

RESOLUTION 2026/47

Moved: Cr Felicity Foy
Seconded: Cr Arohanui Allen

That Te Koukou Committee for Transport and Infrastructure receive the report Northland Infrastructure Plan Report.

CARRIED

5.12 TRANSPORTATION - CAPITAL WORKS UPDATE

Agenda item 6.6 document number A5853845, pages 47 - 50 refers

RESOLUTION 2026/48

Moved: Cr Ann Court
Seconded: Cr Felicity Foy

That Te Koukou Committee for Transport and Infrastructure receive the report Transportation - Capital Works Update.

CARRIED

Attachments tabled at meeting

- 1 Transportation - Capital Works Update

Cr Tāmati Rākena left the meeting at 2:33 pm.

6 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED**RESOLUTION TO EXCLUDE THE PUBLIC****RESOLUTION 2026/49**

Moved: Cr Felicity Foy

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

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
6.1 - Confirmation of Previous Minutes - Public Excluded	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
6.2 - Variation to Contract - Districtwide Water and Wastewater SCADA Telemetry Upgrades	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)(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
6.3 - Kaitiāia Wastewater Treatment Plant Desludging Programme Variation	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	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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	enable Council to carry out, without prejudice or disadvantage, commercial activities	
6.4 - Water Operations 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	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
6.5 - Contract 7/24/27 - Kaitāia Wastewater Overflows Stage 1 Variation Approval	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

CARRIED

6.2 VARIATION TO CONTRACT - DISTRICTWIDE WATER AND WASTEWATER SCADA TELEMETRY UPGRADES

Agenda item 6.2 document number A5782632, pages 13 - 17 refers

RESOLUTION 2026/50

Moved: Cr Felicity Foy
Seconded: Cr Arohanui Allen

That Te Koukou approve:

- a) a variation to the existing CCCS agreement with Mott McDonald New Zealand Ltd dated 13 August 2025 to deliver Package 6 Stage 1 works valued at [REDACTED] and
- b) an increase in the total contract value to [REDACTED] and
- c) delegate authority to the Chief Executive Officer (or nominee) to execute all necessary contract documentation and approval of final contract terms in accordance with Council procurement policies.

CARRIED

Against: Cr Felicity Foy

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6.5 CONTRACT 7/24/27 - KAITĀIA WASTEWATER OVERFLOWS STAGE 1 VARIATION APPROVAL

Agenda item 6.5 document number A5847869, pages 41 - 46 refers

COMMITTEE RECOMMENDATION

Moved: Cr Arohanui Allen

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That Te Koukou Committee approve contract variation of [REDACTED] for Contract 7/24/27 – Kaitāia Wastewater Overflows Stage 1, resulting in an increase to the approved contract value from [REDACTED] to [REDACTED]

In Favour: Kohepū–Deputy Mayor Chicky Rudkin and Cr Arohanui Allen

Against: Crs Felicity Foy and Ann Court

LOST

7 MEETING CLOSE

The meeting closed at 4.01pm with karakia from Kohepū–Deputy Mayor Chicky Rudkin.

The minutes of this meeting will be confirmed at the Ordinary Te Koukou Committee for Transport and Infrastructure Meeting held on 19 August 2026.

.....
CHAIRPERSON

5 NGĀ PŪRONGO / REPORTS

5.1 KAITĀIA AND WHATUWHIWHI WASTEWATER DESLUDGING UPDATE

File Number: A5897418

Author: Mary Moore, Manager - Infrastructure Services

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

To respond to the request for information detailing the desludging needs at Whatuwhiwhi wastewater treatment plant to enable a decision for the prioritisation of further desludging of Pond 1 at Kaitāia wastewater treatment plant.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Item 6.3 Kaitāia Wastewater Treatment Plant Desludging Programme Variation was left to lie at the July 2026 Public Excluded Te Koukou Committee for Transport and Infrastructure meeting following a request for detailed information on the desludging requirements of the Whatuwhiwhi wastewater treatment plant, to enable the prioritisation of desludging at the Kaitāia and Whatuwhiwhi plants.
- Sludge levels were assessed in mid-2025, and Whatuwhiwhi was confirmed as a priority plant for desludging, which would follow an open market procurement process.
- Whatuwhiwhi wastewater treatment plant has a current abatement notice for TSS exceedances due to high algae growth (not sludge) for which treatment improvements are currently being investigated.
- Desludging at Whatuwhiwhi will improve certainty for hapū as expressed in a current consent renewal process.
- The recently issued consent for Kaitāia wastewater treatment plant requires desludging of Ponds 1 and 2 by July 2027. Desludging of Pond 2 has been completed. Extending the desludging of Pond 1 (item left to lie) will achieve full compliance without the need to pay further mobilisation and demobilisation costs
- Based on estimated costs and disposal of sludge to Kaitāia, there is sufficient budgetary provision to complete the extended desludging at Kaitāia and desludge Whatuwhiwhi.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure:

- a) Uplift Item 6.3 Kaitāia Wastewater Treatment Plant Desludging Programme Variation left to lie at the 15 July 2026 Te Koukou Committee meeting; and**
- b) Endorse the prioritising of desludging Whatuwhiwhi wastewater treatment plant ponds following an open market procurement process.**

1) TĀHUHU KŌRERO / BACKGROUND

A report presented to the 15 July 2026 public excluded meeting of Te Koukou Committee for Transport and Infrastructure recommending endorsement to Council of a proposal to extend the desludging of Pond 1 at Kaitāia wastewater treatment plant was left to lie, awaiting a response to a request for details of the desludging needs at Whatuwhiwhi wastewater treatment plant that will enable an assessment of which plant to prioritise.

This report provides the information requested together with a supporting recommendation that the Committee uplift the item left to lie.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Sludge and Prioritisation

Following the award desludge Kaitāia (December 2024), Whatuwhiwhi was identified as the next plant for desludging.

In May 2025 a sludge survey was commissioned to understand the levels of sludge in ponds 1 and 2. The survey results are provided in Attachment 1 – Whatuwhiwhi Sludge Survey Report and are summarised as follows:

- Pond 1: 42.84% full, estimated volume 132.54 tDS
- Pond 2: 13.61% full, estimated volume 73.72 tDS

A request for indicative pricing to dredge and desludge 200 tDS with transport and disposal locally (Kaitāia) was received at the time. The total was \$835,000.00.

Both ponds have aqua mats installed which are overdue for replacement, awaiting desludging. There are several aqua mats on hand that can be used and, should there be sufficient, the May 2025 estimated cost to replace these, and all air lines, was \$250,000.00.

Acknowledging the Kaitāia wastewater working group's preference that sludge from outside their rohe is not sent to the sludge drying bed at Kaitāia, the resulting cost of disposal to landfill (Whangārei) is yet to be quantified, and the establishment of a sludge drying bed on land yet to be acquired for land discharge at Taipā could also be an option.

Compliance

An abatement notice was received in October 2025 for total suspended solids (TSS) exceeding consented limits due to constant algae growth. Levels continue to exceed consented limits.

Council continues to work closely with the plant operator to achieve compliance; however, as recently as December 2025, the Regulator was informed that the main source of the sediment in the suspended solids is green algae, which helps with some of the treatment process but clogs up the discharge, impacting results at the monitoring point.

Installation of a filter mechanism on the outlet was unsuccessful due to the weight and volume of the algae pushing against it and breaking it.

It is understood that high levels of sludge in the ponds are likely to contribute to higher levels of TSS, so it follows that desludging is expected to result in lower levels of TSS. While the level of sludge in pond 1 is around 50%, the level in pond 2 is still relatively low.

Council is actively investigating treatment improvements, currently having the discharge analysed to confirm the content. If the sediment is normal effluent solids, then improving settlement will be pursued. If the sediment is algae, then the risk to the environment may need assessment to determine the level, if any, of risk to the constructed wetland.

Resource Consent

Whatuwhiwhi (application in progress)

The cultural impact assessment completed by Te Whānau Moana and Te Rorohuri Haititaimarangai Marae in June 2025 noted the following concerns:

- Uncertainty as to whether Council has removed any sludge during the existing consent
- Any failure to remove sludge regularly may have caused harm to waterbodies and the taonga species within
- Repurposing of regular sludge removal is supported irrespective of where the plant is situated within their rohe.

Te Whānau Moana and Te Rorohuri Haititaimarangai Marae's submission from the public notification process reiterates the uncertainty as to the effects of non-removal of sludge.

Kaitāia (granted July 2026)

The recently granted consent contains a condition that requires Council to desludge the oxidation and maturation ponds one and two within 12 months of the commencement date of the consent.

While desludging of Pond 2 is complete, desludging on Pond 1 is currently underway. As noted in the report left to lie at the July Committee meeting, should Council decide to desludge Kaitāia to the agreed value for 5,000 tDS, this is expected to leave Pond 1 some 64% full. Compliance with the current consent conditions would then require Council to re-establish further desludging works at the plant for the completion of Pond 1 by July 2027.

Procurement

Contract 7//23/508 was a direct award procurement for desludging Kaikohe wastewater treatment plant in December 2023.

This contract was extended in September 2024 to include desludging at Ōpononi and Kohukohu to meet consent conditions of new, three-year consents.

This was closely followed (December 2024) by a further extension to include desludging of all three ponds at Kaitāia.

Following the award of the Kaitāia works, it was identified that the procurement to desludge any other plants would follow an open market procurement process, the first of these being Whatuwhiwhi.

In early 2026 a request was received for the urgent desludging of ponds at Taipā wastewater treatment plant. To secure these services as soon as practicable, a further extension to Contract 7/23/508 was approved in April 2026.

The desludging contractor notified Council in early 2026 that the sludge volume in Pond 1 at Kaitāia was expected to exceed the contracted volume and requested confirmation of whether they desludge to the contracted values or continue under a contract variation. This is the subject of the report left to lie at the July Committee meeting.

Sludge Management Funding

The Sludge Management budget for LTP 24/27 is a total of \$10m.

In addition to this, the unspent balance from FY24 of \$1,438,903.02 is available.

Total spends and total contract commitments (as noted in the report left to lie – July 2026) is \$8,361,216.59.

Should Council approve the contract variation proposed for Kaitāia, the total committed (including spends) will increase to \$9,320,016.59.

This will leave an uncommitted balance of \$2,118,886.43, which is expected to be sufficient to desludge Whatuwhiwhi of 200 tDS assuming disposal to the sludge drying bed at Kaitāia.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Item 6.3 Kaitāia Wastewater Treatment Plant Desludging Programme Variation was left to lie at the July 2026 Public Excluded Te Koukou Committee meeting, awaiting detailed information of the desludging requirements of Whatuwhiwhi wastewater treatment plant, to enable the prioritisation of desludging at the Kaitāia and Whatuwhiwhi plants.

The discussion above confirms:

- Sludge levels assessed in mid-2025 at Whatuwhiwhi wastewater treatment plant ponds are 42.84% and 13.61% full.
- High sludge levels impact treatment performance and there is a current abatement notice for TSS exceedances due to high algae growth (not sludge).
- Lack of certainty as to when these ponds were last desludged has been noted in a recent Cultural Impact Assessment and submission against a current consent renewal application by Te Whānau Moana and Te Rorohuri Haititaimarangi Marae.
- Desludging at Whatuwhiwhi (200 tDS) is planned by 30 June 2027 following an open market procurement process, assuming sludge disposal to Kaitāia.
- Continued desludging of Pond 1 Kaitāia wastewater treatment plant will ensure consent compliance without the need to pay further mobilisation and demobilisation costs.

- There is sufficient available budgetary provision to June 2027 to meet the expected cost of both extending the works at Kaitāia and undertaking desludging at Whatuwhiwhi.

The recommendation is based on Elected Members having received sufficient information via this report to uplift the item left to lie at the July 2026 meeting and prioritise desludging at Whatuwhiwhi to follow an open market procurement process.

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

LTP 2024-27 includes a total loan-funded operational budgetary provision of \$10m for wastewater sludge management across the Far North district. Delivery of this has been timed as follows: FY25 \$4m, FY26 \$3m, and FY27 \$3m.

Unspent budget from FY24 provides an additional \$1,438,903.02 in available funding.

FY25	Actual Spend	\$ 3,371,941.47
FY26	Actual Spend	\$ 2,618,860.46
FY26	Committed to Spend	\$ 2,370,414.66
	Total Budget Allocated	\$ 8,361,216.59
	LTP 2024-27 Budget	<u>\$10,000,000.00</u>
	Remaining LTP Budget	\$ 1,638,783.41
(plus)	FY24 unspent budget	\$ 1,438,903.02
	Total Budget Available	<u>\$ 3,077,686.43</u>

The total budget available is sufficient to meet the cost to complete desludging Pond 1 Kaitāia and the indicative cost of desludging 200 tDS at Whatuwhiwhi.

ĀPITIHINGA / ATTACHMENTS

1. Whatuwhiwhi Sludge Survey Report - A5898015 [↓](#) 

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This report has a high level of significance given the relevance to a newly issued consent and a publicly notified consent still in process.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Desludging of pond-based Wastewater Treatment Plants is part of normal good operation and supports LTP Community Outcomes of: A wisely managed and treasured environment that recognises the role of tangata whenua as kaitiaki. Communities that are healthy, safe, connected, and sustainable.
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 proposal has relevance to the Kaitāia and Whatuwhiwhi communities. The Kaitāia Wastewater Treatment Plant working group includes representation from: - Ngai Tohianga / Oturu Marae - Ngā hapū tokotoru o Pukepoto (Ngāti Te Ao, Te uri o Hina, Te Tahawai) - Te Rūnanga o Te Rarawa - Ngati Kahu The Whatuwhiwhi hapū represented are: - Te Whānau Moana and Te Rorohuri - Haititaimarangai Marae
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 concerns of Te Whānau Moana and Te Rorohuri Haititaimarangai Marae as presented in their Cultural Impact Assessment and their public notification submission have been included in this report. Prioritisation of desludging at Whatuwhiwhi goes towards addressing some of their concerns. The Kaitāia Wastewater Treatment Plant working group has stated its concern over the state of the ponds and the need for them to be desludged as part of the consent renewal process. The recently granted consent includes a condition that Pond 1 (and 2) are to be desludged by 30 June 2027.

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).	Consideration has been given to the views of the Whatuwhiwhi and Kaitāia communities, in particular the hapū and working group.
State the financial implications and where budgetary provisions have been made to support this decision.	Financial implications are stated in Section 3 of this report.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.



CONHUR
the new organic

SLUDGE SURVEY REPORT

WHATUWHIWHI
SEPTEMBER 2024

www.conhur.com

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4.	CONCLUSION	7
5.	APPENDIX	8

1. INTRODUCTION

Conhur provides sludge surveys for both sludge lagoons and oxidation ponds. We utilize the latest technology to provide as accurate a result as possible. Our sludge surveys provide estimates of:

- The volume of sludge contained within the pond.
- The average solids content of the sludge contained in the pond.
- The total tonnes dry solids (tDS) contained within the pond.

Conhur was contracted by Far North District Council (FNDC) to survey the sludge contained in the Whatuwhiwhi (Pond 1 & 2) treatment ponds. The survey was undertaken on the 11th of September 2024, on a cloudy day.

2. METHODOLOGY

Pond Base survey

The base of the pond was surveyed utilising high accuracy GPS equipment and integrated topographic software. This survey was carried out from a survey boat on the pond.

This survey was undertaken using the NZ Transverse Mercator coordinate system, and a false datum for relative elevations.

Sludge water interface

The level of the sludge water interface was measured utilizing a Royce Aqua 22 suspended solids interface meter. This tool provides an accurate indication of the level of the top of the sludge. Conhur recorded this information with high accuracy GPS equipment and integrated topographic software. This survey was carried out from a survey boat on the pond and provides a reasonably accurate profile of the top of the sludge layer.

Sludge Volume

The sludge volume within the pond was calculated by comparing the base survey and the survey of the top level of the sludge. This calculation is carried out by the topographic survey software and enables the production of both cross-sections through the pond and plan profiles of the sludge within the pond.

Sludge Samples

Conhur utilized a purpose-built grab sample tube to recover sludge samples from within the ponds.

The sample tube has proven to provide the best method of sludge sample retrieval. Samples were retrieved from each pond at specific sludge survey locations.

Conhur has made every attempt and used best industry practice to retrieve representative samples, however we cannot guarantee accuracy of the solids analysed results.

Solids Measurement

The individual sludge samples retrieved were tested in our office in accordance with best industry practice.

3. RESULTS

Pond 1:

The average depth to the pond base from the water surface is 2.4m.

The total volume of the pond is estimated to be 3251m³.

The average depth of sludge in the pond is 0.73m.

The total volume of sludge in the pond is estimated to be 1393m³.

The solids contents of the 4 samples retrieved were as follows:

ID	DRY SOLIDS %
Sample 1 (Pond 1 S1)	5.5
Sample 2 (Pond 1 S2)	4.3
Sample 3 (Pond 1 S3)	7.5
Sample Mix (Pond 1 Mix)	5.3

Currently, sludge occupies 42.84% of the total volume of the pond. From our calculations and based on the average of the samples we took on-site on the day of the sludge survey; we estimate that there is approximately 132.54 tDS in Pond 1.

Pond 2:

The average depth to the pond base from the water surface is 2.4m.

The total volume of the pond is estimated to be 7426m³.

The average depth of sludge in the pond is 0.19m.

The total volume of sludge in the pond is estimated to be 1011m³.

The solids contents of the 5 samples retrieved were as follows:

ID	DRY SOLIDS %
Sample 1 (Pond 2 S1)	13.84
Sample 2 (Pond 2 S2a)	3.10
Sample 3 (Pond 2 S2b)	10.79
Sample 4 (Pond 2 S3)	5.47
Sample Mix (Pond 2 Mix)	6.26

From our calculation, sludge occupies 13.61% of the total volume of the pond. We estimate that there is approximately 73.72 tDS in Pond 2.

Sludge Survey Summary Table:

Pond ID	Water Level (m)	Avg. Pond Depth (m)	Avg. Sludge Depth (m)	Max. Sludge Depth (m)	Est. Total Pond Volume (m ³)	Est. Sludge Volume (m ³)	Weighted Average Sludge Solids Content (%)	Est. Tonnes Dry Solids (tDS)
Pond 1	51.4	1.05	0.73	1.2	3251	1393	9.51	132.54
Pond 2	51.4	1.25	0.19	0.76	7426	1011	7.29	73.72

4. CONCLUSION

The survey confirms that the sludge volume throughout ponds 1 and 2 is estimated at 2404m³.

Pond 1:

The survey confirms the volume of sludge in Pond 1 is approximately 1393m³. There is an average sludge depth of 0.73m across most of the pond, with deeper areas of sludge in the eastern corners of the pond as shown on the Sludge Depth Contour Plan appended.

The sludge samples retrieved from the pond indicate that the solid content is around 9.51%. Based on the above, we estimate this pond contains approximately 132.54 tDS which equates to the pond being approximately 42.84% full of sludge.

Pond 2:

The survey confirms the volume of sludge in Pond 2 is approximately 1011m³. There is an average sludge depth of 0.19m across most of the pond, with slightly deeper areas of sludge in the northern side of the pond as shown on the Sludge Depth Contour Plan appended.

The sludge samples retrieved from the pond indicate that the solid content is around 7.29%. Based on the above, we estimate this pond contains approximately 73.72tDS which equates to the pond being approximately 13.61% full of sludge.

5. APPENDIX

- On-site Photos



Pond 2 – Looking north across pond 2 at the outlet structure



Looking east at pond 2 from the jetty structure

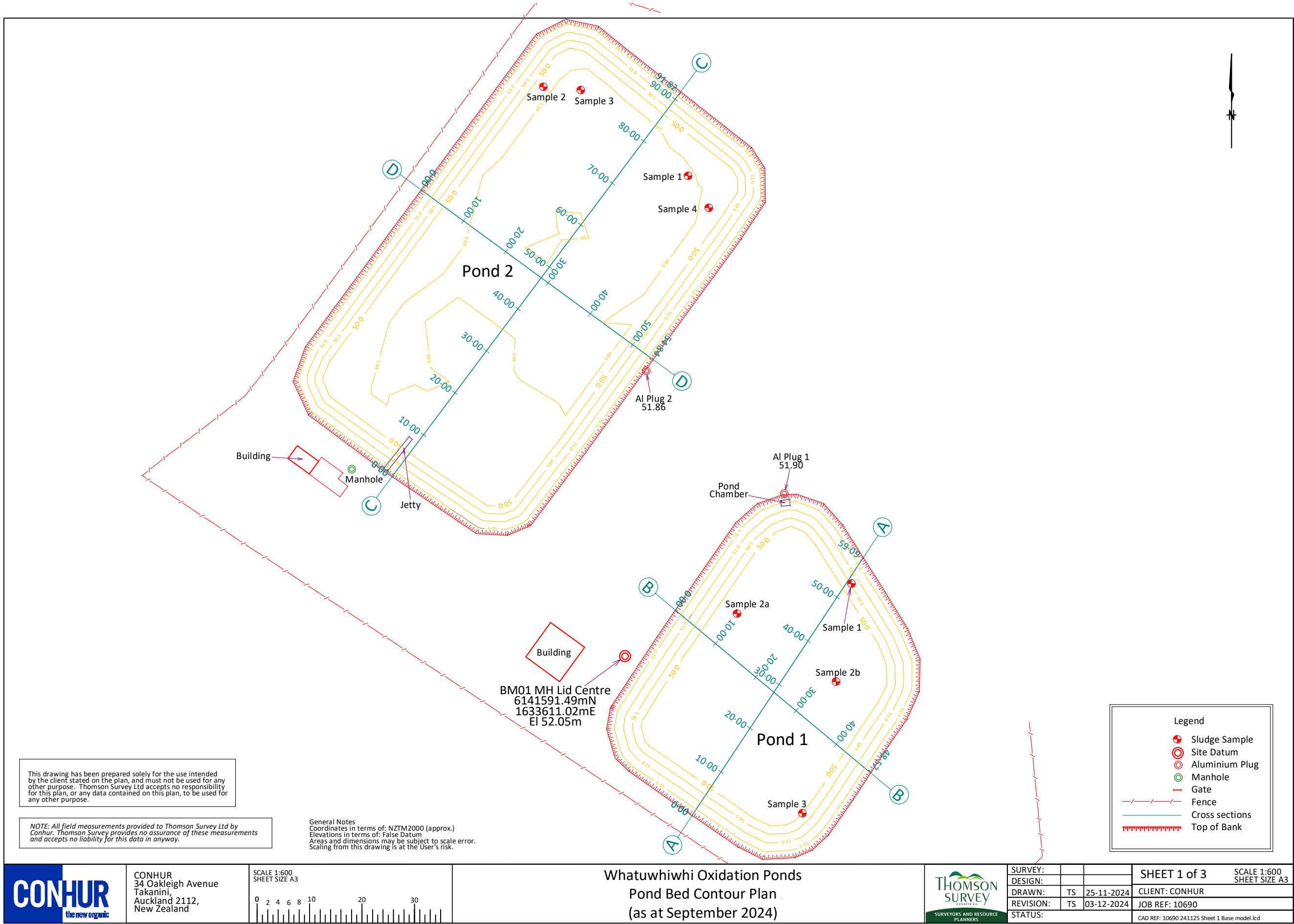


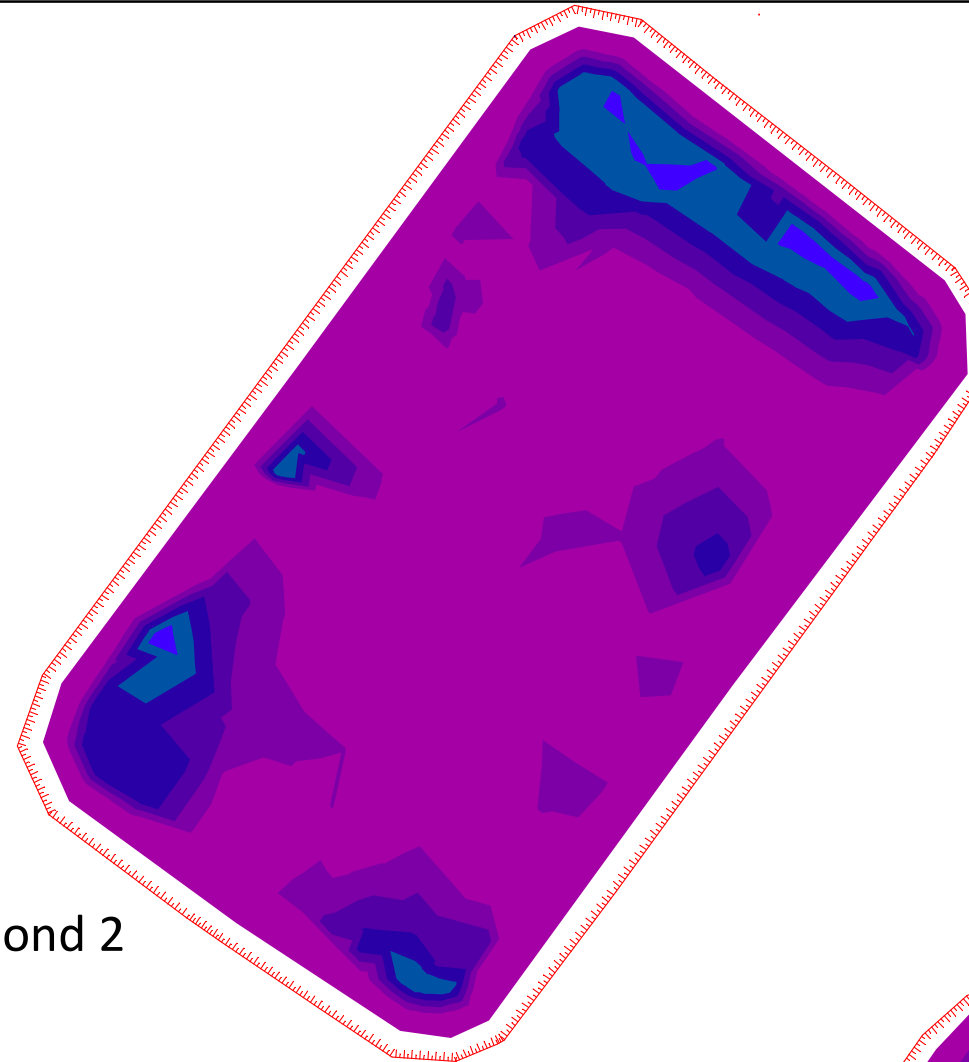
Looking southwest across pond 1 – Outlet structure in the foreground



Looking north-east across pond 1

- **Sludge Survey Results**





Pond 2

Volumes

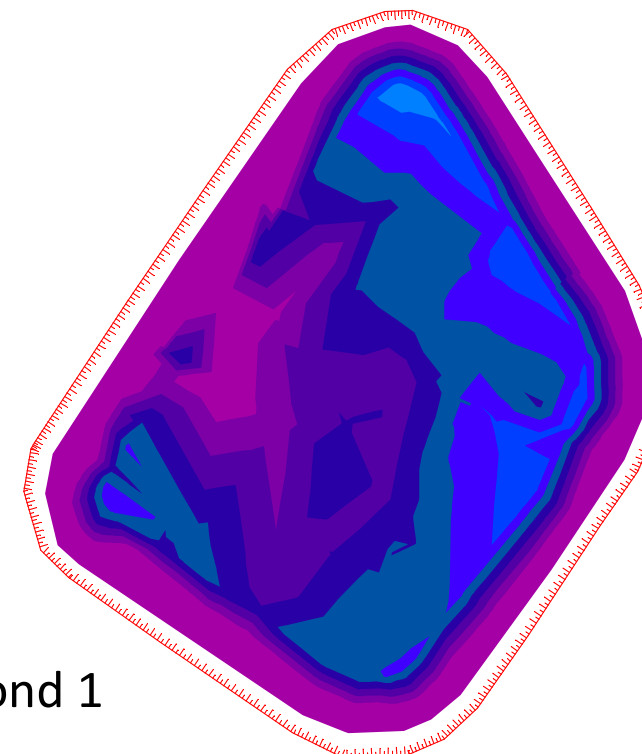
Sludge Volume Pond 1	= 1393m ³
Pond 1 Volume	= 3251m ³
Sludge Volume Pond 2	= 1011m ³
Pond 2 Volume	= 7426m ³
Total Sludge Volume	= 2404m ³
Total Pond Volume	= 10677m ³

Note: Pond volumes are pond bed to water level

Sludge Depth Table	
Sludge Depth (m)	Colour
0.0 - 0.2	
0.2 - 0.4	
0.4 - 0.6	
0.6 - 0.8	
0.8 - 1.0	
1.0 - 1.2	
1.2 - 1.4	
1.4 - 1.6	
1.6 - 1.8	

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

NOTE: All field measurements provided to Thomson Survey Ltd by Conhur. Thomson Survey provides no assurance of these measurements and accepts no liability for this data in anyway.



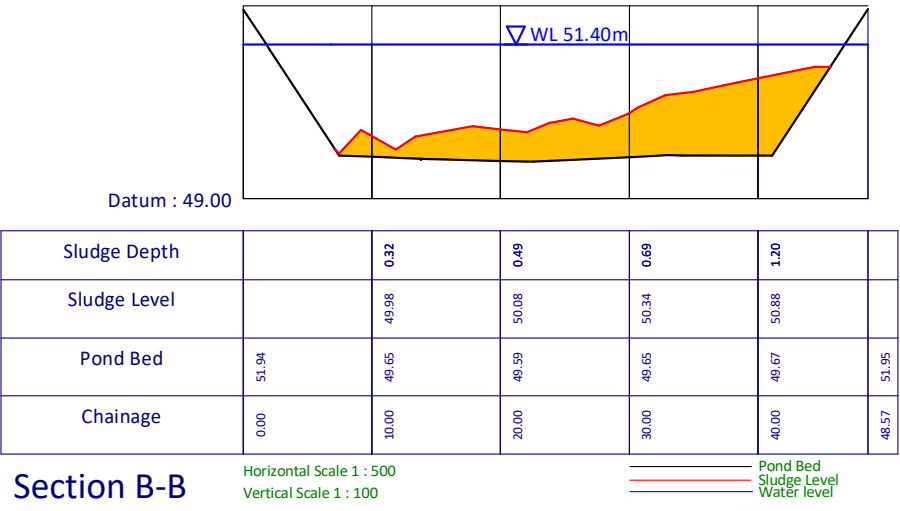
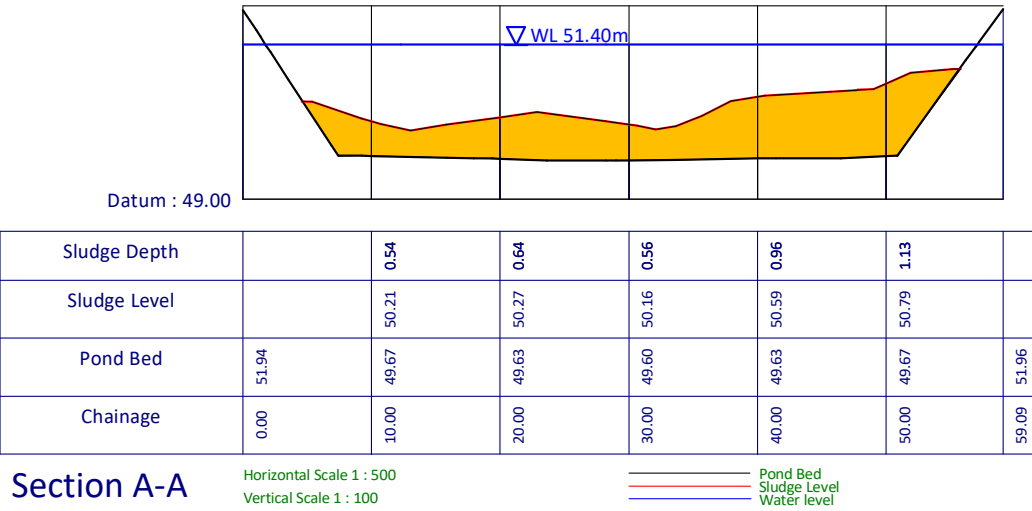
Pond 1

Legend	
	Sludge Sample
	Site Datum
	Aluminium Plug
	Manhole
	Gate
	Fence
	Cross sections
	Top of Bank

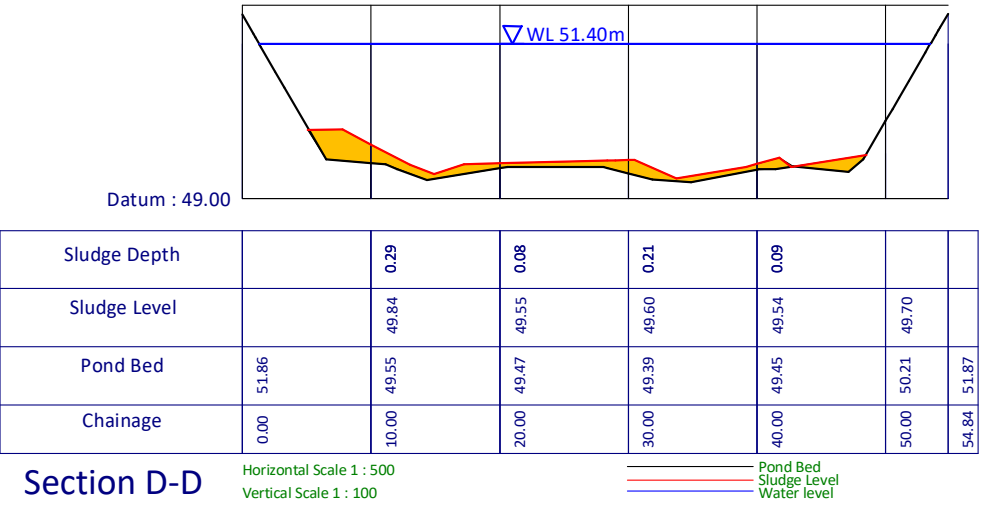
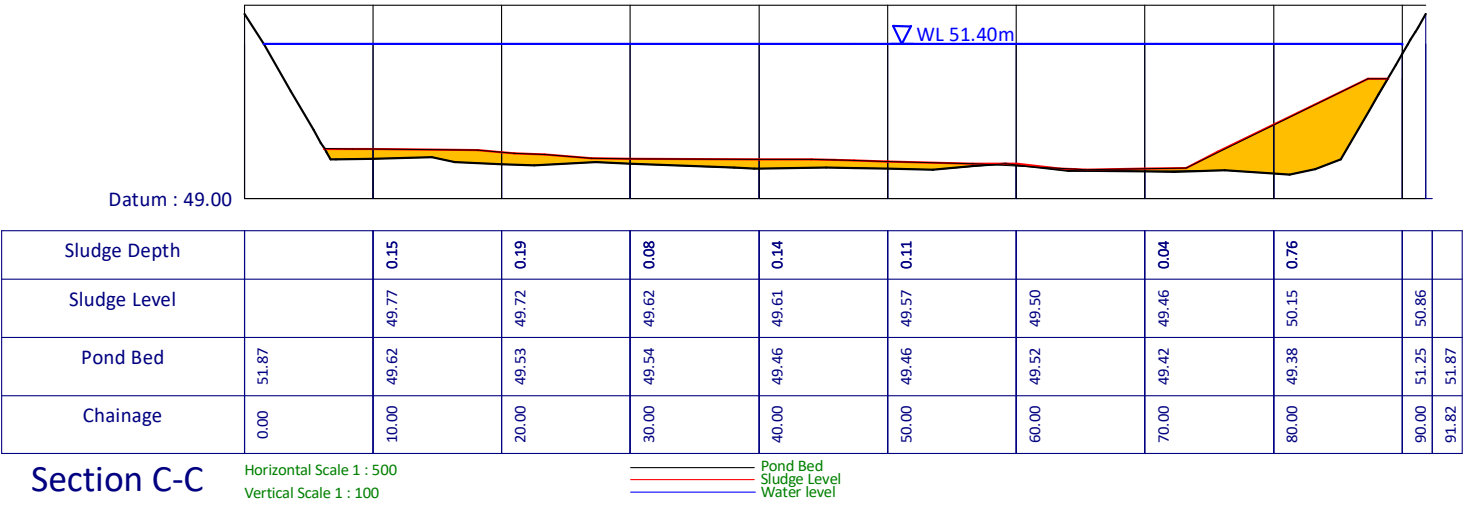
General Notes
Coordinates in terms of: NZTM2000 (approx.)
Elevations in terms of: False Datum
Areas and dimensions may be subject to scale error.
Scaling from this drawing is at the User's risk.

	CONHUR 34 Oakleigh Avenue Takanini, Auckland 2112, New Zealand	SCALE 1:600 SHEET SIZE A3 	Whatuwhiwhi Oxidation Ponds Sludge Depth Contour Plan (as at September 2024)			SURVEY:		SHEET 2 of 3	SCALE 1:600 SHEET SIZE A3
						DESIGN:			
			DRAWN: TS	25-11-2024		REVISION: TS	03-12-2024	JOB REF: 10690	
			STATUS:			CAD REF: 10690 241125 Sheet 2 Ht Diff Colour banding.lcd			

Pond 1



Pond 2



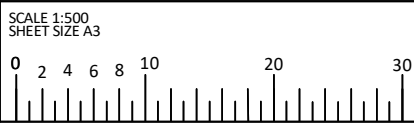
NOTE: All field measurements provided to Thomson Survey Ltd by Conhur. Thomson Survey provides no assurance of these measurements and accepts no liability for this data in anyway.

General Notes
Coordinates in terms of: NZTM2000 (approx.)
Elevations in terms of: False Datum
Areas and dimensions may be subject to scale error.
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CONHUR
34 Oakleigh Avenue
Takanini,
Auckland 2112,
New Zealand

SCALE 1:500
SHEET SIZE A3



Whatuwhiwi Oxidation Ponds
Pond Longsections
(as at September 2024)



SURVEY:		
DESIGN:		
DRAWN:	TS	25-11-2024
REVISION:	TS	03-12-2024
STATUS:		

SHEET 3 of 3
SCALE 1:500
SHEET SIZE A3

CLIENT: CONHUR
JOB REF: 10690
CAD REF: 10690 241125 Sheet 3 Long sections.lcd

5.2 ELECTION OF DEPUTY CHAIRPERSON

File Number: A5901706

Author: Natasha Rmandic, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

This report seeks to then fill the vacancy of Deputy Chairperson.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The Deputy Chairperson role remains vacant.
- This report acts to facilitate an appointment.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure:

- a) elect _____ as Deputy Chairperson for the remainder of the triennium (to October 2028), in accordance with Standing Orders.

1) TĀHUHU KŌRERO / BACKGROUND

When Te Koukou Committee for Transport and Infrastructure was established, the intent was for the external appointment to hold the role of Deputy Chairperson.

Council have confirmed Vic Hensley as the external appointment, as a Committee advisor without voting rights. As this means he is not a voting member, and cannot be the Deputy Chair.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Schedule 7, 25(1)(c) of the Local Government Act 2002 provides for the election of a Deputy Chairperson.

Council's Standing Orders (adopted September 2023) set out a specific and mandatory process for appointing a Deputy Chairperson *where Mayoral appointment powers are not exercised*.

Standing Order "Elections of deputy Mayors and deputy Chairpersons" states that:

"The council (or a committee responsible for making the appointment) must decide by resolution to use one of two voting systems when electing people to...the Chairperson and deputy Chairperson of a committee."

System A -

- a. requires that a person is elected or appointed if he or she receives the votes of a majority of the members of the local authority or committee present and voting; and*
- b. has the following characteristics:*
 - i. there is a first round of voting for all candidates; and*
 - ii. if no candidate is successful in that round there is a second round of voting from which the candidate with the fewest votes in the first round is excluded; and*
 - iii. if no candidate is successful in the second round there is a third, and if necessary subsequent, round of voting from which, each time, the candidate with the fewest votes in the previous round is excluded; and*

- iv. *in any round of voting, if 2 or more candidates tie for the lowest number of votes, the person excluded from the next round is resolved by lot.*

System B -

- (a) *requires that a person is elected or appointed if he or she receives more votes than any other candidate; and*
(b) *has the following characteristics:*
(i) *there is only one round of voting; and*
(ii) *if 2 or more candidates tie for the most votes, the tie is resolved by lot.*

While legislation makes provision for 2 methods of appointment, the Far North District Council standing order 5.6 states that voting system b is our method of voting.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

To appoint a Deputy Chairperson for the Committee.

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

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

ĀPITI HANGA / ATTACHMENTS

1. **Te Koukou Committee for Transport and Infrastructure - Terms of Reference - A5443634**  

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is 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.	There are legislative (Local Government Act 2002) and standing order references within the report above.
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 is a matter for the Committee to consider. The views of the Community Boards have not been sought.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications or opportunities for Māori.
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 is a matter for the Committee. There are no other identified persons affected.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or budgetary provision required as a result of this report.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

 Te Kaunihera o Te Hiku o te Ika For North District Council	Authorizing Body	Council
	Status	Standing Committee
COUNCIL COMMITTEE	Title	Te Koukou Committee for Transport and Infrastructure
	Terms of Reference Adoption	11 December 2025
	Responsible Officer	Head of Infrastructure

Kaupapa / Purpose

The purpose of the Te Koukou Committee for Transport and Infrastructure (the Committee) is to ensure cost effective, quality and sustainable infrastructure decisions are made to meet the current and future needs of Far North communities and that Councils infrastructure assets are effectively maintained and operated.

The Committee will review the effectiveness of the following aspects:

- Affordable core infrastructure to support healthy and sustainable living;
- Operational performance including monitoring and reporting on significant infrastructure projects
- Delivery of quality infrastructure and district facilities
- Financial spend and reprogramming of capital works
- Property and other assets

Ngā Huānga / Membership

The Council will determine the membership of the Committee.

Te Koukou – Transport and Infrastructure Committee will comprise of at least six elected members (one of which will be the chairperson). Kahika / Mayor Moko Tepania is an ex-officio member of all Committees.

Cr Felicity Foy (Chairperson)
Kohepū / Deputy Mayor Chicky Rudkin
External Advisor Vic Hensley
Cr Ann Court
Cr Arohanui Allen
Cr Halkyard Harawira
Cr John Vujcich
Cr Rachel Baucke
Cr Tāmati Rākena

Kōrama / Quorum

The quorum at a meeting of Te Koukou Committee for Transport and Infrastructure is 4 members.

Ngā Hui / Frequency of Meetings

The Committee shall meet 4 weekly.

Ngā Apatono / Power to Delegate

The responsibilities, duties and powers of the Committee are subject to the prohibition on delegation of powers under Clause 32(1), Schedule 7, Local Government Act 2002, and any other restrictions on delegation under any other relevant legislation.

Te Koukou Committee for Transport and Infrastructure may not delegate any of its responsibilities, duties or powers however it may establish working groups to consider issues within the committee's areas of responsibilities noting that working groups have no decision-making powers.

Ngā Herenga Paetae / Responsibilities

The Committees responsibilities are described below:

Quality infrastructure and Facilities

- Assess and provide advice to Council on strategic issues relating to the provision of Council's infrastructural activities and district facilities;
- Review, and recommend to Council, policy and strategies for the delivery of infrastructural asset services;
- Monitor achievement of outcomes included in the Infrastructure Strategy and other transport and infrastructure strategies e.g District Transport Strategy;
- Ensure that Council protects its investment in its infrastructural assets in accordance with accepted professional standards;
- Monitor the risks, financial and operational performance of the Council's infrastructural activities and facilities;
- Monitor major contract performance measures/key result areas (KRAs).

Significant Projects – spend, monitoring and reporting

- Monitor significant projects, and
- Approve budget overspend (above tolerance levels in the CE delegations) and any reprogramming of capex for a project or programme provided that:
 - The overall budget is met from savings, and
 - The overall budget for capex is not exceeded. Where this is not the case, the Committee must either:
 - Recommend to Council that additional funding is approved (outside the Annual Plan or Long Term Plan process), or
 - Recommend as part of the next round of Long Term Plan or Annual Plan process that the funding is considered for inclusion.
- Approve contracts provided they are:
 - in accordance with the current year's plan, whether that be Annual Plan or Long Term Plan, and
 - deemed low by the Significance and Engagement Policy.

Compliance

- Ensure that operational functions comply with legislative requirements and Council policy, and
- Ensure that consents associated with Council's infrastructure are being met and renewals are planned for.

Service levels (non-regulatory)

- Recommend service level changes and new initiatives to the Long Term and Annual Plan processes.

Property

- Recommend to Council the acquisition or disposal of assets, and
- Approve new leases and lease renewals (of non-reserve land), in accordance with the current years' plan, whether that be Annual Plan or Long Term Plan.

Transport

- Approval of roading contracts beyond CE delegation;
- Monitor roading contracts;
- Receive and consider any consultation document and/or any proposed amended or new legislative instrument that may have a transport related outcomes and where appropriate make submissions and enable political advocacy at a Mayoral Forum Level if required;
- Receive and adopt the Asset Management Plan for Transport;
- Receive and adopt Far North District Council's walking and cycling strategies;
- Receive and consider any placemaking projects that have a transport related component so the committee can ensure the projects are captured (where appropriate) in our funding and planning instruments;
- Receive invitations to apply for external funding opportunities in a timely manner so that the committee may advocate for community-initiated infrastructure projects. (Examples PGF, TIF);
- Receive updates on changes to national and regional policies and Transport Plans that impact on Council provision of infrastructure and where appropriate make submissions or recommendation to Council.

Ngā Ture / Rules and Procedures

Council's Standing Orders and Elected Member Code of Conduct apply to all meetings.

Reporting and Review of Committee Terms of Reference

In December of each year, the Responsible Officer alongside Democracy Services will submit a report to Council. The report will summarise the activities of the Committee and how it has contributed to the Council's governance and strategic objectives. This will look at whether the Council are meeting the full requirements of the Committee Terms of Reference and whether any amendments are required to the Committees terms of reference to increase efficient and effective decision making.

The terms of reference of the Committee will be reviewed as part of this report but can be amended by Council at any point throughout the term.

5.3 ANALYSIS OF OPTIONS FOR THE FUTURE USE OF THE CURRENT KAIKOHE LIBRARY BUILDING

File Number: A5816779

Author: Michelle Rockell, Executive Projects Advisor

Authoriser: Hilary Sumpter, Group Manager - Delivery and Operations

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Te Koukou Committee for Transport and Infrastructure recommendation on the future use of the building located at 5 Raihara Street, Kaikohe, also known as the current Kaikohe Library building.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- From 1 to 31 May 2026, staff carried out public engagement on options for the future use of the current Kaikohe Library building, located at 5 Raihara Street, Kaikohe, which will become vacant once the Kaikohe Library and Civic Hub construction is completed and services move to this site before the end of 2026.
- The report provides an analysis of the options and various engagement methods used: traditional written survey, voting boards, rangatahi booklets, an online interactive app and engagement at the Kaikohe night market.
- The Kaikohe-Hokianga Community Board provided their views on the recommended option at the 1 July meeting and are included within the report.
- Based on community feedback, staff recommendation is to retain Council ownership of the building and lease at commercial market rent, with preference for proposals that deliver community benefit.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure recommends that Council:

- retains ownership of the current Kaikohe library building, located at 5 Raihara Street, Kaikohe,**
- directs the Chief Executive Officer to undertake an Expression of Interest (EOI) process for the lease of the current Kaikohe Library building at commercial market rent, with preference given to proposals that deliver a community benefit, and report the outcomes back to Council, and**
- that the weighting criteria of the EOI is reviewed and endorsed by the Kaikohe-Hokianga Community Board before commencing.**

1) TĀHUHU KŌRERO / BACKGROUND

5 Raihara Street, Kaikohe has been the home of the Kaikohe Library since 1968, with an additional extension added to the building in 1981.

Discussions about a new civic asset including a library for Kaikohe have occurred since 2012, with the new Kaikohe Library and Civic Hub now under construction at the corner of Raihara Street and Broadway. It is due for completion before the end of 2026.

For more background information concerning the Kaikohe Library and Civic Hub, see the following reports:

- 7 April 2022 Council meeting: Kaikohe Library and Civic Hub Progress Report.
- 17 October 2024 Council meeting: Kaikohe Library and Civic Hub Project Update Information Report.

- 17 June 2025 Te Koukou - Transport and Infrastructure Committee meeting: Kaikohe Library and Civic Hub Project Update.
- 31 July 2025 Council meeting: Kaikohe Library and Civic Hub - Approval of Construction and Civil Contract.

The existing library, which is located 80m from the new facility, will continue operating in its current location until the new library is completed.

Once all services have moved, the current library building will be vacant. Before that happens, Council needs to identify and plan the future of the building.

This project encompasses the library building footprint only and does not include the remainder of the land or other assets (i.e. playground, public toilets and public parking) within it. Decisions about those areas sit outside the Kaikohe Library and Civic Hub project's scope or Steering Group governance. For more information on the land and building, please see **Attachment A**.

Public engagement

On 13 February 2026, the Kaikohe Library & Civic Hub approved commencing public engagement on options for the building's future. Public engagement ran from 1 May to 31 May 2026, involving a combination of traditional methods (written survey with multiple-choice and open-text questions, available in person and online) and a more "library-style" approach that is visual and easy to engage with for all age groups. This included visual voting boards, simple booklets for rangatahi that were circulated through education providers across the Kaikohe-Hokianga ward, pop-up engagement at the Kaikohe night market and an online app that gamified responses. The agreed approach supported all ages and accessibility needs.

Options consulted on were:

- Option 1: keep the building and lease it for commercial or community purposes
- Option 2: sell the building
- Option 3: demolish the building
- Option 4: keep the building for other council purposes

Submitters were asked to choose their preferred option, and to include any alternative use suggestions they believed would be suitable for the building.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Views from the Kaikohe - Hokianga Community Board

On 1 July 2026, the Kaikohe - Hokianga Community Board provided their views on the analysis and recommended option for future use of the building.

The Community Board were in favour of Council retaining ownership of the building and commencing an EOI process for a lease that generates a commercial market rate. There was an emphasis on a desire to see the building used for arts and culture as opposed to social and drug addiction services, and creating a space that would be inviting for the public.

Staff proposed that the Community Board review and provide input into the EOI assessment criteria prior to it going live, which is now reflected in the recommendation.

Public engagement feedback and analysis of options

Council received a total of 379 submissions on the future use of the current Kaikohe Library building. A summary of the submissions is provided below, with a full options analysis, including financial implications, in **Attachment B**.

Summary of submissions received:

- Most preferred option was Option 1: keep the building and lease it for commercial or community purposes (76.83% of submissions from the FNDC online survey);
- Preference for community lease over commercial lease;
- Least preferred option across all submission formats was Option 4: keep the building for other council purposes;
- Most suggested use of the building were youth centre, commercial retail, community centre, and social services supports.

Option 1: Keep the building and lease it for commercial or community purposes

What this is:	Council keeps the building and leases it at a commercial market rent to an established business or leases it at the annual FNDC community lease fee to an incorporated society.
Public engagement feedback:	FNDC online survey: ○ 63 out of 82 votes ○ 39 comments in favour of community lease versus 22 in favour of commercial lease Online interactive app: 10 votes in favour out of 20 Kaikohe night market: 36 votes in favour out of 42 Booklets: 133 votes out of 150 to keep the building and make it fun - preference for community outcomes
Advantages:	Opportunity to generate revenue through rental income Supports Council's role in community wellbeing and placemaking Allows Council control on what activities happen within the building Avoids any negative impact from having an empty building in an area with known vandalism Responds to community preference
Disadvantages:	If rented at community lease value, the income will not offset active and reactive maintenance costs Council will continue to be responsible for landlord maintenance and holding costs, including insurance and capital renewals. These holding costs will be reduced if leased at commercial value. 2025 condition report identified ~\$52,000 of works to improve building quality that should be completed to avoid unnecessary reactive maintenance Will need to ensure that the tenancy aligns with activities that do not encourage vandalism or antisocial behaviour, and aligns with the Kaikohe - Hokianga Community Boards future views for the precinct While feedback from public consultation encourages community use, will need to ensure any tenant can cover the required tenant operational costs

Option 2: Sell the building

What this is:	Council sells the ownership of the building at market value, entering a long-term ground lease with the new owners (30 years maximum as the land is Local Purpose Reserve).
Public engagement feedback:	FNDC online survey: ○ 13 out of 82 votes Online interactive app: 10 votes in favour out of 20, however the option was to "sell or dispose" Kaikohe night market: 5 vote out of 42 Booklets: 17 votes out of 150
Advantages:	Removes Council's operational and capital cost responsibility Provides a quick financial return, plus ongoing rental income from the ground lease Building sold at market value
Disadvantages:	Council loses control over use of the building

	Likely to encounter a scenario where upon termination or expiry of a ground lease, Council may end up retaining ownership of a building in an unknown condition Reputational and governance risk remain with Council May require upfront operational and capital costs to improve the building condition prior to selling Ongoing costs until the building has been sold
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Option 3: Demolish the building

What this is:	Council demolishes the building and considers other uses for the vacant building footprint.
Public engagement feedback:	FNDC online survey: ○ 5 out of 82 votes. Online interactive app: 10 votes in favour out of 20, however the option was to “keep and reuse” Kaikohe night market: 1 vote out of 42 Booklets: Not applicable for this option
Advantages:	No ongoing operational or capital costs once the building has been demolished Creates a blank template for future development or enhancement of the area May align well with the Kaikohe-Hokianga Community Board plans for an arts lane and precinct Reduces risk of vandalism Avoids uncertainty around future use
Disadvantages:	Indicative costs of approximately \$111,000 to demolish, including asbestos removal Loss of a useable asset Does not generate any future revenue Loss of community history. The building has been part of Kaikohe since 1968 Risk of no clear follow-on plan once developed

Option 4: Keep the building for other council purposes

What this is:	Council keeps the building for other council purposes, which could include offices, meeting rooms, storage etc.
Public engagement feedback:	FNDC online survey: ○ 1 out of 82 votes Online interactive app: 10 votes in favour out of 20, however the option was to “keep and reuse” Kaikohe night market: 1 vote out of 42. Suggested use: storage facility Booklets: Not applicable for this option
Advantages:	Retains Council control over building use Provides flexibility to trial or adapt use over time Responds to community overall preference to retain the building Avoids disposal complexities
Disadvantages:	Council will continue to carry operational and capital costs

	Will require a minimum of ~\$52,000 to improve building condition Risk of underutilisation Risk of vandalism if building is not occupied/staffed for long periods of time Removes possibility of generating any income from the building Weak justification for ownership unless a clear Council service is need within the building, considering the new Library and Civic Hub will offer the same public services and more Removes potential lease revenue
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Feedback from public engagement submissions

Submission feedback emphasises that retaining and repurposing the building would provide significant social and community benefits for Kaikohe. Submitters see the building as an ideal location for a multi-use community hub that supports youth activities, social services and community-led initiatives. Submitters suggest safe and accessible indoor spaces for rangatahi and whānau, with suggestions including youth centres, recreational facilities (such as bowling, trampolining or gaming), creative arts spaces and venues for education and training. Submitters identified opportunities for the building to host essential services such as health clinics, employment support, budgeting advice and information centres to improve access to services across Kaikohe and the wider Hokianga area.

Many submitters highlight the importance of retaining the building as a practical and cost-effective community asset in a central location. Submitters note that reusing the building would avoid the costs and perceived waste associated with demolition, while also enabling revenue through leasing or other commercial activity. Overall, feedback indicates that keeping the building active and locally accessible would help strengthen community wellbeing and support economic activity while preserving a valued asset with historical and cultural significance for Kaikohe.

While the rangatahi booklets asked slightly different questions, there was clear feedback that their preference was for the building to be kept and used for creative outlets where rangatahi can play, do art, perform and learn. Rangatahi had very clear views that if the building was not kept, then the space should align with nature, with the need for more homes in district being clearly stated as an important need.

Recommended option and next steps

As per Te Koukou Committee for Transport and Infrastructure responsibilities, the Committee may now provide recommendation to Council in relation to the future use of the building.

The recommended option is a modified version of Option 1, being:

To keep the building and lease at commercial market rent, with preference given to proposals that deliver a community benefit.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

There is a clear community preference for the building to be retained under Council ownership.

While there is a desire for a community lease, these lease types provide minimal financial return while Council retains the full costs of asset ownership and maintenance. The community lease fee for 2026/2027 is \$127 per annum, however the 2025 building condition report notes that approximately \$52,000 worth of works are needed to improve the building condition - costs which may have increased since the report was completed.

An indicative market valuation of commercial spaces within Kaikohe is between \$150/m² to \$250/m² + outgoings + GST. Based on an average of \$200/m², the building could generate an approximate income of \$60,000 per annum + outgoings + GST. This rental amount would cover the identified renewal works and provide ongoing revenue to help offset the costs of asset ownership.

Option 2 is not recommended as there are no currently identified Council needs for the building once it is no longer a library.

While option 3 can generate quick financial return, it is not recommended as Council will lose control over what the building is used for, will still need to invest to bring the building up to a more saleable condition, and is open to the risk of encountering complications upon a ground lease expiring, where the building may revert back to Council ownership regardless of lease terms.

Option 4 is not recommended due to the indicative cost to demolish the building being approximately \$111,000 (including asbestos removal) being higher cost than the required works to improve building condition, with no opportunity to generate revenue.

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

Indicative average commercial rent of \$200/m2 for similar spaces in Kaikohe may provide \$60,000 annual rental income for the building

There is \$2,520 proposed for the 2026/2027 repairs and maintenance building budget. An additional \$49,480 is required to complete the works outlined in the 2025 building condition report.

There is also \$682,352 of capital renewal funds available in the current 2025-26 financial year, a portion of which could be carried forward to complete the required works.

It is recommended that the costings be updated prior to leasing the building.

- Current annual depreciation: \$137,459.26 (building, site works and CCTV)
- Capital budgets for 26/27, 27/28, 28/29: \$36,197

ĀPITI HANGA / ATTACHMENTS

1. **Attachment A - Briefing paper - future of current Kaikohe library - A5816806** [↓](#) 
2. **Attachment B - analysis of submissions - A5816802** [↓](#) 
3. **Attachment C - FNDC survey submissions - A5816804** [↓](#) 

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Medium significance for the community and ratepayers as per the Significance and Engagement Policy 2021. This means a need to ensure decisions reflect community needs and preferences, and public consultation must be conducted to gather feedback. FNDCs Significance and Engagement Policy states that libraries are strategic assets. However, as the entirety of the services are relocating within the same township and there is no loss of services, the building will no longer be considered a strategic asset once vacant.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The LTP 2024-2027 approved funds of \$12,967,623 to replace the current Kaikohe library with the Kaikohe Library and Civic Hub.
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.	Relevant to the Kaikohe-Hokianga ward. Staff sought at the 1 July Kaikohe – Hokianga Community Board their views on the recommended option who support retaining ownership of the building and a lease at commercial market rent, with preference for proposals that deliver community benefit. The Community Board will also provide input into the weighting criteria for the EOI.
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.	1000 booklets were provided to early learning providers within the ward, 200 of which were in Reo Māori. Staff were present at 2 Kaikohe night markets during the month of May, where members of the community of Kaikohe could ask questions and provide their feedback on proposed options and use for the building. Te Rūnanga-Ā-Iwi-o-Ngāpuhi, Te Uri-o-Hua, Takotoke, Ngāti Kura are mana whenua representatives on the Kaikohe Library & Civic Hub Steering Group and have been informed of the public engagement results. While feedback has not been received at the time of writing this report, it will be presented at the time of the meeting.

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 Kaikohe-Hokianga catchment is recognised as having an interest and significant community engagement has been undertaken including general community-wide surveying, targeted kura/education provider feedback, online gamified apps and staff presence at the Kaikohe night markets.
State the financial implications and where budgetary provisions have been made to support this decision.	Indicative average commercial rent of \$200/m2 for similar spaces in Kaikohe may provide \$60,000 annual rental income for the building There is \$2,520 proposed for the 2026/2027 repairs and maintenance building budget. An additional \$49,480 is required to complete the works outlined in the 2025 building condition report. There is also \$682,352 of capital renewal funds available in the current 2025-26 financial year, a portion of which could be carried forward to complete the required works. • Current annual depreciation: \$137,459.26 (building, site works and CCTV) • Capital budgets for 26/27, 27/28, 28/29: \$36,197
Chief Financial Officer review.	This report has been reviewed by Chief Financial Officer.

Briefing Paper: Upcoming project – determining the future of the current Kaikohe Library building.
Reporting Officer: Nicola Smith, Manager Libraries & Customer Service and Michelle Rockell, Executive Projects Lead
Date: 2 March 2026

Ngā whāinga | Purpose

To inform elected members of a new project to determine the future of the current Kaikohe Library building, located at Marino Court (5A Raihara Street, Kaikohe).

Horopaki | Context

Staff are planning a project to determine the future of the current Kaikohe Library building, located at 5A Raihara Street, which will become vacant from October 2026 when the new Kaikohe Library & Civic Hub opens.

The existing library, which is located 80m from the new facility, will continue operating in its current location until the new library is completed.

Once all services have moved, the current library building will be vacant. Before the building becomes vacant, Council needs to identify and plan for the future of the building.

This project encompasses the library building footprint only and does not include the remainder of the land or other assets (i.e. playground, public toilets) within it. Decisions about those areas sit outside the projects scope and governance.

Ngā kōrerorero | Discussion

About the land

Located at 5A Raihara Street, Kaikohe, being Part Lot 6, DP 21204. Zoned as commercial, the Proposed District Plan zones it as mixed use. As the land is used for community and recreational purposes, it is considered park under the Local Government Act 1981.¹

Below is an annotated aerial view of the area showing the land parcel and other activities on the land (public parking, playground, toilets):



Current records show that Kaikohe Borough Council purchased the land in 1952 and later subdivided it in 1957, creating the current parcel on which the library building now sits.

¹ Park means land acquired or used principally for community, recreational, environmental, cultural or spiritual purposes.

An independent land status report advises that as the land is held for a public work (library), it is subject to the Public Works Act 1981. The land status report has not identified any Treaty obligations on Council. A land status report is a document that explains who owns a piece of land, how it can be used, and any legal or historical factors that affect it.

About the location

The library building is contained within the Library Square (Marino Court) alongside a small playground, public toilets and public carpark.

The Library Square experiences regular antisocial behaviour, and library staff currently mitigate this through passive surveillance. When the building is vacated, this oversight will stop and security risks will increase. Age-related issues and vandalism also force frequent closures of the public toilets, which required 34 callouts in the past year.

About the building

The Kaikohe Library opened in 1968 with a building of about 300m². The Council renovated the building in the 2000s, and it contains known asbestos that must be managed should any work be carried out.

A 2025 building condition assessment identified the following works needed to improve the building condition:

- Roof related repairs (replace spouting and soffits, full roof clean, rust treatment and repaint) – **approx. \$24,000.**
- Exterior related repairs (full repaint, including exterior joinery and new door hinges) – **approx. \$10,000.**
- Interior related repairs (full repaint, new kitchen unit and associated plumbing, and redecorating) – **approx. \$18,000.**

While LTP funds for scheduled renewals of about \$680,000 were allocated to the FY 26/27, these are limited to capital renewals and cannot be used to support a refit of the space for another use. There is \$18,765.42 allocated to the FY 26/27 operational budget.²

Public engagement

Under the Register of Delegations, the Group Managers have authority to lead consultation processes for matters within their area of responsibility and to investigate issues, consider options, and make recommendations to the Chief Executive and/or Council on activities or opportunities that support the social, economic, environmental, and cultural wellbeing of the District. In this case, this authority sits with the Group Manager Delivery & Operations.

Kaikohe Library & Civic Hub Steering Group (Steering Group)

On Friday 13 February 2026, the Steering Group amended their Terms of Reference (ToR) to include driving the progress of options for the current Library building. These changes to the ToR require Council approval, which is expected on 29 April 2026.

The Steering Group also approved commencing public engagement on options for the building's future.

Possible options

Public engagement will identify Kaikohe's preferred options and identify any additional options. At a high level, the following options are likely to be considered further:

- Retain for commercial/community lease
- Retain for other Council purposes (including Kaikohe – Hokianga Community Board LTP 2027/37 prioritisations)
- Dispose of the building (sell/demolition)

All options will be considered against adopted council policy, plans and strategies.

² Operational costs include insurance, general repair and maintenance to the buildings and equipment, contractor costs and rates.

Kaikohe – Hokianga Community Board LTP 2027/37 prioritisations

At the December 2025 Kaikohe–Hokianga Community Board meeting, members discussed developing a “Kaikohe Library Lane Art and Creative Hub” as part of the 2027–2037 Long-Term Plan. This project seeks to renew the library lane and square to boost mana, make the area more family-friendly, and deter vandalism. It would also explore options, including ideas from the ĀKAU Broadway Kaikohe Placemaking Plan, for linking with the new Library & Civic Hub, pending necessary approvals.

Council is yet to approve this project as part of the LTP 2027/37, and no budget has been allocated at this stage.

Decisions about the building will affect the options for the public spaces surrounding it. The prioritisation project does not include the library building itself.

E whai ake nei | Next Steps

Elected members must make decisions before the Kaikohe Library & Civic Hub opens and the current building becomes vacant in October 2026.

The draft milestones and actions for the project are (subject to no competing priorities, including delays and resourcing constraints):

- 29 April 2026: Council to resolve on new ToR for the Kaikohe Library & Civic Hub Steering Group.
- May - June 2026: Undertake public engagement on options.
- July 2026: Obtain views of the Kaikohe – Hokianga Community Board on the options and preferences, including verbal submissions (if any).
- August 2026: Seek recommendation from Te Koukou on the options and preferences.
- September 2026: Seek decision of Council on which option to implement prior to October 2026.

Ngā tāpiritanga | Attachments

Nil

In accordance with Local Government Official Information and Meetings Act 1987 (LGOIMA) this briefing paper can be excluded from public view as it contains:

- ☐ Commercially sensitive information
- ☐ Legal privilege or litigation matters
- ☐ Privacy concerns
- ☐ Negotiations or trade secrets
- ☐ Security or safety risks
- ☐ Protection of person

Attachment B: Future use of the Current Kaikohe Library – Analysis of Public Submissions

1. Summary of submissions

Public engagement on options for future use of the current Kaikohe library ran from 1 May to 31 May 2026. A total of 379 submissions were received:

- 82 via FNDC online survey or email
- 61 interactions via the online interactive app
- 33 responses collected at two Kaikohe night markets
- 147 returned booklets provided to rangatahi circulated through education providers
- 44 unique rangatahi entries (drawings)
- 12 in house submissions via displays at the current Kaikohe library and mobile library

Not all participants cast a vote about the use of the building, nor did all participants offer comments, so there is variance in the number of responses received and comments received against each option.

Five submitters wished to speak to their submission. One spoke at the 28 May 2026 Council meeting, three spoke at the 3 June 2026 Kaikohe - Hokianga Community Board meeting, and one did not attend to speak.

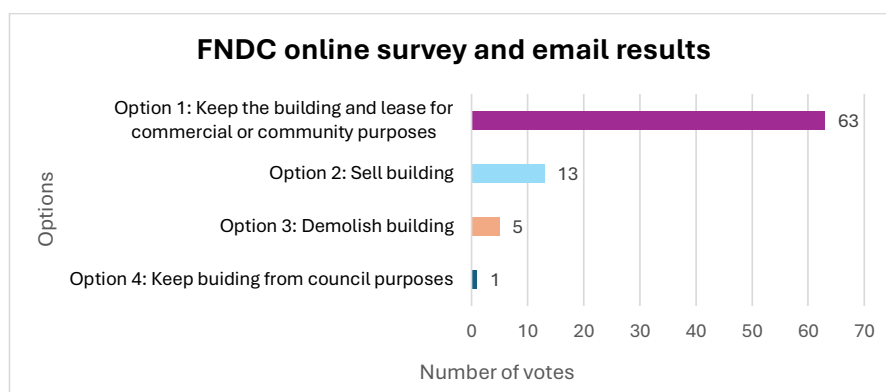
Public engagement asked: What do you think should happen to the current Kaikohe library...?

Options engaged on were:

- **Option 1: Keep the building and lease it for commercial or community purposes**
- **Option 2: Sell the building**
- **Option 3: Demolish the building**
- **Option 4: Keep the building for other council purposes**

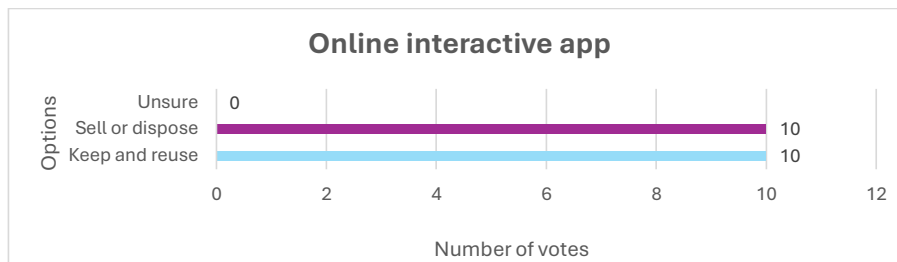
Key results from the survey are in Figures 1 - 6 below.

Figure 1: Breakdown of results from FNDC online survey and email



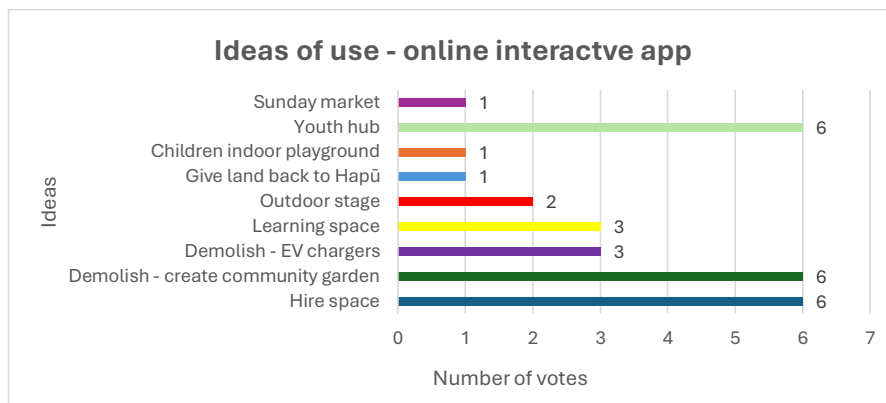
This graph illustrates how many votes each option received in the FNDC online survey and email.

Figure 2: Breakdown of results from online interactive app



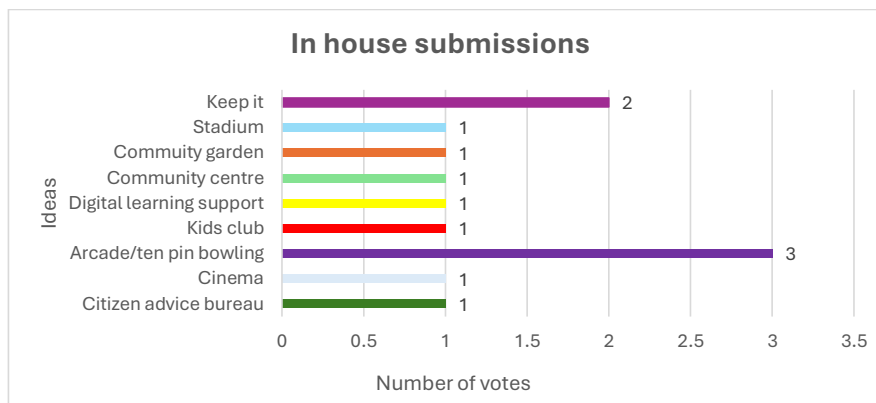
This graph illustrates how many votes each option received in the online interactive app.

Figure 3: Ideas of use for the building received from the online interactive app



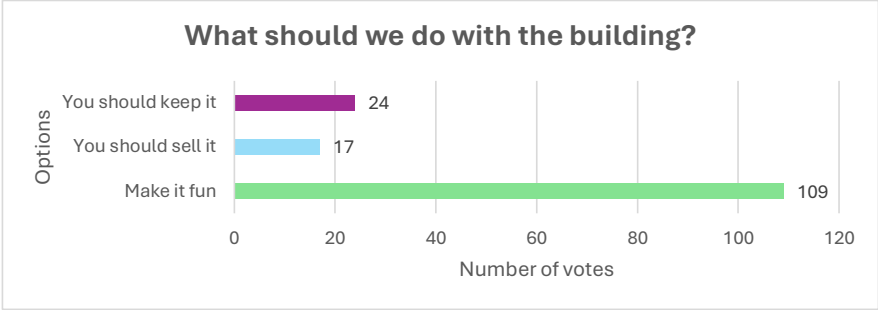
This graph illustrates how many different usage ideas were submitted through the online interactive app, and how many votes each one received.

Figure 4: Results from the inhouse submissions located at the current Kaikohe library and mobile library



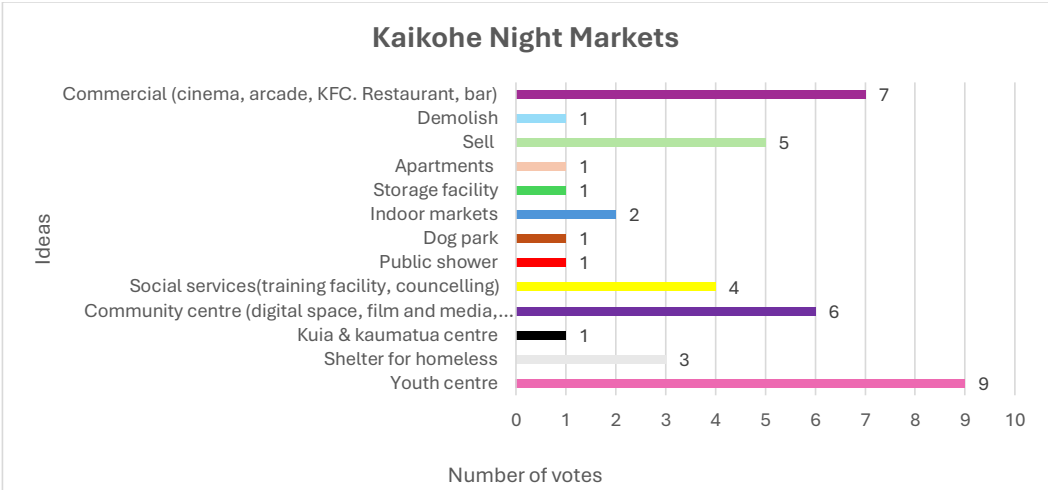
This graph illustrates how many different usage ideas were obtained through in house submission boards, and how many votes each one received.

Figure 5: Results from the returned booklets provided to rangatahi circulated through education providers



This graph illustrates how many votes each option received from the returned rangatahi booklets

Figure 6: Feedback obtained from the Kaikohe night markets

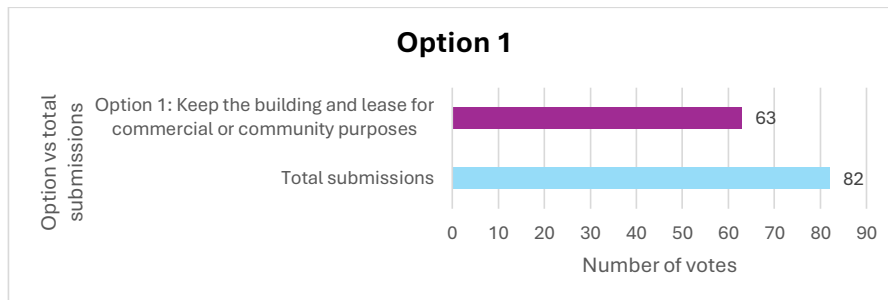


This graph illustrates how many different usage ideas were shared by participants at the Kaikohe Night Markets, and how many votes each one received.

2. Analysis of submissions – FNDC online survey and email engagement

2.1 Option 1. Keep the building and lease it for commercial or community purposes

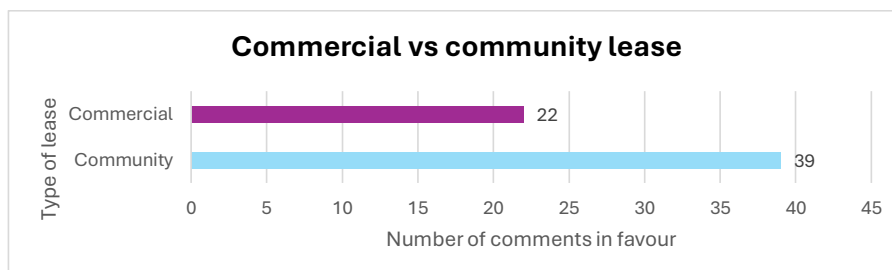
Figure 7: Total votes for option 1



This graph illustrates that Option 1 received 63 out of 82 votes

Option 1 obtained a total of 63 out of 82 votes in the FNDC online survey and email engagement (76.83% of submissions).

Figure 8: Votes for commercial or community leases



This graph illustrates that community lease received more votes than commercial lease.

61 comments were made to the type of lease submitters would like to see within the building. 22 comments were in favour of a commercial lease, with 39 comments in favour of a community lease.

2.1.1 Support for option 1

58 submitters expressed support for this option:

"There will be great benefits for keeping the space for community purposes. The space could be a central place for youth engagement and youth programmes." **Submission 2**

*"Creating something to do in Kaikohe
Maybe a trampoline place like flip out in Whangarei or ten-pin bowling. Would be great to see something for our youth."* **Submission 3**

"It could be for youth like an arcade or bowling or heated swimming something affordable but fun for it become."
Submission 4

"It would be so lovely for our return servicemen/women to have a place of their own. Anzac building... its really sad to see they have no building in our community every year. It can be utilized for cadets/leadership courses throughout the year." **Submission 5**

"I think the building is a useful community facility. Unless there are real problems with it it's not worth demolishing and something beautiful come of it that contributes to Kaikohe." **Submission 6**

"If the FNDC own the building - keep it and use it for income. The Lord knows the council seems to need every penny it can get. If selling it is more financially viable (though I doubt it will sell in the area) then do that. But keeping it for council or demolishing it - no. The former because I can't imagine what other services would use it (perhaps you can). The latter because that'll just cost to demolish. Thanks for asking." **Submission 7**

"I hate seeing waste. This building could be used by a business and Council could get income. Advertise for expressions of interest if there is none sell it!" **Submission 8**

"Kaikohe needs social services, a drug rehab, budgeting advice, citizens advice, mobile healthcare or other support services. This building could be utilized for those" **Submission 10**

"Use it for Ten Pin bowling. It's about the right size. KAIKOHE WOULD LOVE THIS" **Submission 11**

"If leased then that MUST be at market rent." **Submission 12**

"The right tenant could complete a refurbishment and bring new space to the community." **Submission 13**

"In the best interest of serving the rate payer the building should be sold at market value or leased at market value then sold. Council can then use the funds to deliver core services." **Submission 15**

"Doesn't appear to be anything wrong with building. Don't need any more social services type buildings. Suggest a pop-up shop type thing of area where sellers could contribute and can lease a table or something similar." **Submission 18**

"Given Council debt levels, gaining an income from existing property should be a first consideration." **Submission 19**

"Let the locals utilize it as a community space" **Submission 20**

"Kaikohe needs community spaces, places where things that are not necessarily viably commercially supportable but that create a further sense of community. Keep the building and use it to nurture new businesses or support spaces." **Submission 21**

"Create an indoor trampoline place for the community." **Submission 24**

"...It should be seen as one of the towns Heritage buildings.... perhaps this process is that the youth can contribute to... after all they are the future ratepayers." **Submission 26**

"Use the building for a gymnasium of some sort." **Submission 27**

"Just an idea instead of scrapping the building turning it into something that benefits the community. I'm sure there's plenty of funding for Māori development. A Hauora Hub that focuses on Māori Based healing and welcomes Māori orientated workers such as Tohunga which are healers, leaders, prophets and guides or Matakite/matekite which are seers. A place for spiritual development and healing would be such a cool option to have here in Kaikohe. Whangarei has a Māori healing place in town next to the Park. And they've helped me heaps to understand how Ao maori can integrate safely into Ao pakeha. Connecting two worlds through understanding would be so cool! And just because its Māori based or focused shouldn't mean its only available for Māori. It would be a shame to see such a perfectly good building in a perfectly good location get scrapped." **Submission 29**

"Council keep building to lease out at affordable rate. Allow an option from community to arise. Something that benefits the wellbeing of the community." **Submission 30**

"Owning a building using it for council and community services keeps property alive and saves building more structures." **Submission 31**

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"Support sustainable Community led initiatives in our community that grow capacity & capability." **Submission 33**

"I believe Kaikohe is the HUB of the north and an information centre is crucial for whanau, new families, tourists etc." **Submission 36**

"The lease money could help pay for some of the new build interest." **Submission 37**

"Commercially lease to a local service provider like Ngāpuhi Social Services or Akau who are both interested in the building." **Submission 38**

"Having a space for community activities/outreach allows a safe and warm/dry space for community providers to run programmes/implement programs that can benefit the most vulnerable members of our community."
Submission 39

"We don't have a community building that's a neutral space to use. We have Māori organisations, memorial hall but nothing else." **Submission 40**

"... its location makes it well suited to use by community groups or a business." **Submission 41**

"It's expensive for anyone to build. This is a sturdy building that has parking and handy to the township."
Submission 42

"Keeping it community purposes like as a hub for our rangatahi." **Submission 43**

"...the Far North need a place for youth to go to!" **Submission 45**

"It could be used for emergency shelter or food distribution. Or a youth centre group. Adult education groups. It would be a waste to demolish a perfectly functional building." **Submission 46**

"Use it for a Crisis Centre, to help the community 24/7, Who urgently need assistance. Could be a hotline place???" **Submission 48**

"Communities need places of support, especially for youth, where they could participate in activities that inspire their minds and bodies. Conferences and meetings can be charged for, therefore bringing in revenues. If community meetings are required to inform the public of FNDC procedures, hold them at the former library."
Submission 49

"The building should be retained and repurposed for community and commercial use. Kaikohe needs more accessible spaces for local services, iwi/hapū initiatives, youth programmes, and small businesses. Retaining the asset keeps it in community hands and supports local development rather than losing it through sale or demolition."
Submission 51

"A space for community groups to run budgeting or cheap meal preparation for whanau. A drop-in youth centre for rangatahi to talk with Social Workers or Youth workers." **Submission 52**

"Repurpose the building as a recording studio, music school and art gallery. Perhaps a space for youth programmes." **Submission 54**

"Keep for a commercial lease to make money on FNDC asset..." **Submission 56**

"The building is in good condition located in the heart of Kaikohe and is a valuable community asset" **Submission 58**

"It was a building for the community, so I think it should be used for the community again or a commercial lease arrangement" **Submission 59**

"Make it available for voluntary groups" **Submission 60**

"Is there no charity that could run an op shop out of the building? SPCA, Salvation Army, a church or group of churches..." **Submission 61**

"For community use (e.g. resource centre/op shop) please. It's sad to see so much of the heart of Kaikohe disappear." **Submission 63**

"Use for music room for youth a working space for personal development or meeting" **Submission 64**

"If there is a community use for the space that would be my priority..." **Submission 67**

"I am a RN and think this would be a great space for a youth clinic and general health clinic" **Submission 68**

"The space could support local whānau, rangatahi, and jobseekers through access to employment support, digital literacy, CV assistance, career planning, training workshops, and pathways into sustainable employment. Kaikohe continues to face barriers such as limited transport, digital exclusion, unemployment, and lack of safe, supportive spaces for people to reconnect with opportunity. A dedicated employment hub within the township would create an accessible, welcoming place where community members can receive practical support, build confidence, access technology, and connect with local employers, training providers, and wellbeing services. We believe repurposing the building in this way would strengthen long-term social and economic outcomes for the wider Kaikohe and Hokianga communities while keeping the space active, community-led, and future-focused." **Submission 70**

"Continue with a facility available for training, workshops, a knowledge centre focused on creative arts. Art, weaving, wood and bone carving, creating jewellery, growing gardens. School holiday programs. AI, basic computing etc" **Submission 73**

"Something for the kids to have some fun. I think should be a games hub like electronic sports games space invaders etc" **Submission 75**

"[should be a] community asset" **Submission 76**

"I know there are many community organisations that could transform this into something amazing for our hapori. It's a great location and I think would be best for FNDC to retain this and let a hapori group utilise it." **Submission 77**

"It would be good to have a safe youth space. We had one before and youth crime dropped dramatically because of it. Having it available to the community would be a bonus" **Submission 78**

"We need something up north for entertainment for Tamariki or whānau." **Submission 79**

"There are lots of community Kaupapa that deserve to have a space dedicated to supporting the growth of projects that enhance the mana and build the resilience of the community.

There are also trusts that do a lot of unpaid mahi that would also possibly benefit from being able to utilise this space" **Submission 80**

"It's in a good venue, a bit of renovation - will be great" **Submission 81**

"There are community groups that require a central space to meet in Kaikohe." **Submission 82**

2.1.2 Concerns for option 1

Submitter 16 noted "Although leasing it brings an ongoing income, there are costs associated with this whereas a sale gives a return and no more ongoing costs."

2.1.3 Staff analysis

61 submitters chose option 1 as their preferred option. Feedback overwhelmingly supports keeping and leasing the building. Submitters made clear the need for a flexible, multi-use community asset in central Kaikohe that can support youth engagement, whānau wellbeing, social services, creative and cultural activities and local businesses. Common suggestions include developing a community hub, youth centre, recreational facility (bowling, trampoline park), health or support services and spaces for education, arts and community programmes. Submitters also noted its central location and see the

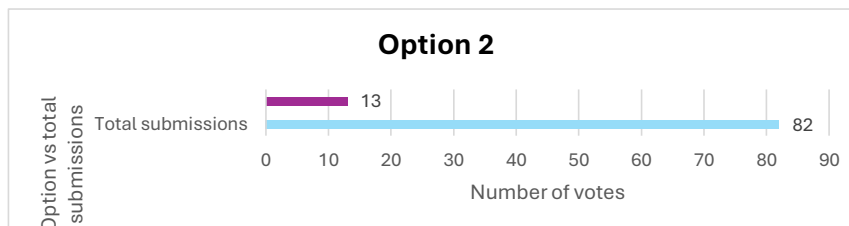
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building as an accessible gathering space, though one submitter was concerned with the associated costs to maintain the building.

While there is support for a commercial lease, it is framed around ensuring financial sustainability and avoiding a burden on general rates.

2.2 Option 2. Sell the building

Figure 9: Total votes for option 2



This graph illustrates that Option 1 received 63 out of 82 votes.

Option 2 received a total of 13 out of 82 votes in the FNDC online survey and email engagement (15.85% of submissions).

2.2.1 Support for option 2

Sixteen submitters commented in support of selling the building:

"If the FNDC own the building - keep it and use it for income. The Lord knows the council seems to need every penny it can get." **Submission 7**

"This building could be used by a business and Council could get income. Advertise for expressions of interest if there is none sell it!" **Submission 8**

"Council isn't in the business of property management. Use the money to invest in infrastructure" **Submission 9**

"I would opt for "sell", BUT that must be conditional upon price." **Submission 12**

"Sell & get fund. Don't need more Council building which cost money for upkeep. Leasing has problems?" **Submission 14**

"As we face ratable value drop councils income is going to be affected with lower rates paid. In the best interest of serving the rate payer the building should be sold at market value or leased at market value then sold. Council can then use the funds to deliver core services." **Submission 15**

"Sell to reduce ongoing costs to ratepayers. Although leasing it brings an ongoing income, there are costs associated with this whereas a sale gives a return and no more ongoing costs." **Submission 16**

"Sell it. It's decent real estate and Council has enough buildings and land to maintain" **Submission 23**

"No need for council to keep old buildings. Sell it, and invest the money into the community" **Submission 25**

"It should be sold or demolished. Council does not need another asset that ratepayers have to maintain." **Submission 32**

"Sell it for goodness sake and put the funds towards the horrendous cost of the new project that never ever should have been approved as Kaikohe community will neither use it nor respect it. The money should have been allocated instead to underfunded and/or outdated critical infrastructure in the whole district ie roading, sewerage, water, footpaths, refuse, public toilets etc" **Submission 34**

"...selling would be great so long as it was sold properly at full market price." **Submission 37**

"Council needs money and not this type of dated asset" **Submission 44**

"best return for ratepayers \$" **Submission 55**

"...or sell the building" **Submission 56**

"First preference is to sell the building preferably or secondly lease to a worthy community organisation." **Submission 81**

2.2.2 Concerns for option 2

Two submitters were concerned this option would be unsuitable:

"Building is very expensive don't demolish, and selling would only result in asset loss for future". **Submission 13**

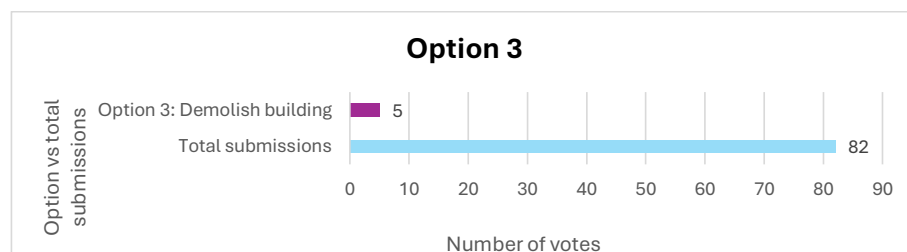
"If the building is structurally sound - selling in current market or demolishing it is not ideal." **Submission 67**

2.2.3 Staff analysis

13 submitters chose option 2 as their preferred option. Some submitters consider the asset non-essential for Council ownership, commenting that ongoing maintenance and management costs outweigh the benefits and that Council should prioritise core infrastructure investment.

2.3 Option 3. Demolish the building

Figure 10: Total votes for option 3



This graph illustrates that Option 3 received 5 out of 82 votes.

Option 3 received a total of 5 out of 82 votes in the FNDC online survey and email engagement (6.09% of submissions).

2.3.1 Support for option 3

While being second to last, 6 comments were in support of option 3:

"With maintenance costs increasing, it makes sense to demolish the building and make use of the area for parking or green space. This would reduce the cost to council and the rate payer, and prevent vandalism to the building, which is a known issue in the area." **Submission 1**

"If the building is demolished the whole site can be re-imagined. The issue with the current site is that its a drug distribution centre. Not the library but the surrounds. You only have to spend 10 mins in the locale to see drug transactions. So anything that replaces the library needs to discourage and hopefully eliminate that practice from the area. I think it could be a lovely area, maybe more of a garden with seats etc expand the playground, improve the toilets and get cameras etc in the area. Maybe patrolled by Māori wardens or similar to eliminate the drug transactions. Could have a drop-in centre for people who need help... Good luck..." **Submission 17**

"It should be sold or demolished. Council does not need another asset that ratepayers have to maintain." **Submission 32**

"Demolish the old library and replace with social housing developed under a co-governance model between the Council and iwi. I believe the options provided above can no longer represents the best use of the land, particularly in the context of ongoing housing shortages and increasing demand for secure, affordable homes in Kaikohe. Redeveloping the site for social housing would directly contribute to addressing these needs while promoting long-term community wellbeing."

Partnering with iwi ensures that the co-governance framework reflects Te Tiriti o Waitangi principles, incorporates mātauranga Māori, and acknowledges the historical and cultural significance of the whenua in question. Social housing delivered through co-governance has the potential to create not only homes, but a thriving, connected community. I encourage the Council to proceed with demolition and prioritise this redevelopment opportunity." **Submission 53**

"That area is an eyesore. Hope they move the playground to the new area as well. Get it away from the wholesale." **Submission 71**

"Make a green space with a bigger playground and hold the night markets there. Seating, toilets available there. A disability swing or a sensory playground for autistic tamariki would be amazing!" **Submission 72**

2.3.2 Concerns for option 3

Seven submitters were against demolition:

"Unless there are real problems with it it's not worth demolishing and something beautiful come of it that contributes to Kaikohe". **Submission 6**

"...keeping it for council or demolishing it - no. The former because I can't imagine what other services would use it (perhaps you can). The later because that'll just cost to demolish." **Submission 7**

"Why demolish a building that would cost to demolish." **Submission 14**

"Demolition is a waste of money and resources." **Submission 37**

"It would be wasteful of resources to demolish it..." **Submission 41**

"Please don't demolish it - such a waste." **Submission 61**

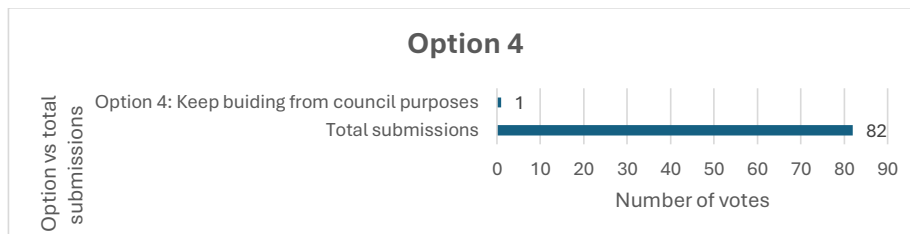
"If the building is structurally sound - selling in current market or demolishing it is not ideal." **Submission 67**

2.3.3 Staff analysis

Although option 3 ranked second to last, submitter feedback on demolition is mixed. Some submitters support demolition to reduce ongoing maintenance costs and address anti-social behaviour in the area, enabling alternative uses such as green space, parking or new developments like social housing. Seven submitters are against demolition, viewing it as wasteful and advocating for retaining, selling or repurposing the building.

2.4 Option 4. Keep the building for other council purposes

Figure 11: Ranking of option 4



This graph illustrates that Option 4 received 1 out of 82 votes.

Option 4 received a total of 1 out of 82 votes in the FNDC online survey and email engagement (1.22% of submissions).

2.4.1 Support for option 4

Submitter 50 was the only comment in support of this option:

"Sounds like a good opportunity to keep for existing council matters surely with the cost of travel would make sense to use building for offices or meeting spaces. Could be a space to run work shops. Second option to lease out."

2.4.2 Concerns for option 4

There were no comments with concerns for this option.

2.4.3 Staff analysis

There was limited support for option 4, with only 1 submitter choosing it as their preferred option, noting that it would be a good space for offices or meeting spaces.

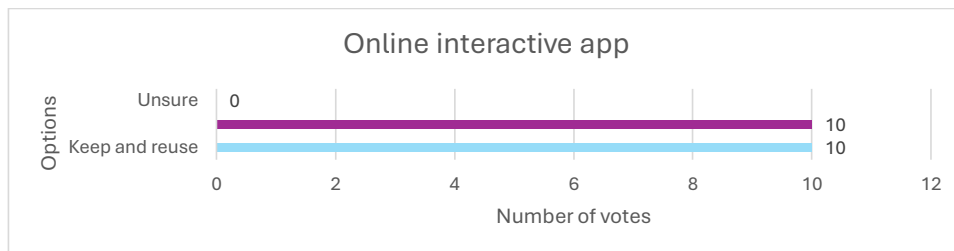
3. Online interactive app, pop up engagement and rangatahi booklets

The online interactive app, pop up engagement and rangatahi booklets are a more "library-style" approach that is visual and easy to engage with for all age groups, supporting all ages and accessibility needs.

3.1 Online interactive app

The online interactive app received a total of 20 votes, with 10 votes for sell or dispose the building, and 10 votes for keeping and reusing the building.

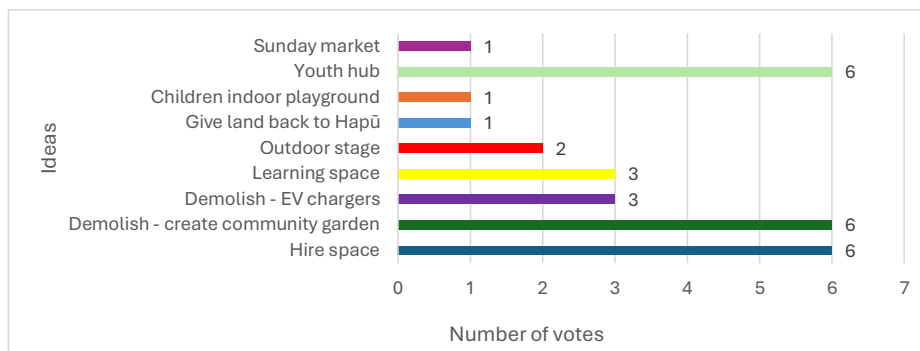
Figure 12: Total number of votes for each option through the online interactive app



This graph illustrates how many votes each option received in the online interactive app.

The app also provided the opportunity for submitters to suggest ideas of use for the building and/or building site or choose one that had already been suggested. The submitter could choose an idea without having to previously select an option for the future of the building.

Figure 13: Ideas of use for the building received from the online interactive app



This graph illustrates how many different ideas of use came through the online interactive app, and how many votes each one received.

Submitters provided 9 ideas for use of the building or site, with 29 submitters voting on those different ideas. Results were as follows:

- 6 votes for use a hire space
- 6 votes for demolition and create a community garden
- 6 votes for use as a youth hub
- 3 votes for demolition and build EV chargers
- 3 votes for use as a learning space
- 2 votes for use as an outdoor stage
- 1 vote to give the land back to Hapū
- 1 vote to convert it into an indoor children's playground
- 1 vote to use for a Sunday market

3.2 Pop up engagement

Pop up engagement included staff attending the Kaikohe Night Markets and submission boards in the current library and mobile library.

3.2.1 Kaikohe Night Markets

Staff attended two markets (14 and 28 May 2026), receiving a total of 42 submissions.

Submissions showed a clear preference for retaining the building for community-focused and social support uses, with youth-oriented facilities receiving the strongest support, followed by commercial uses (hospitality and entertainment) and social services (training and counselling facilities). Other suggestions included indoor markets, shelter for homeless, a kuia and kaumātua centre, showers, storage facility, dog park and apartments.

Demolition was suggested once, with five submissions suggesting the building should be sold.

3.2.2 Post-its and dot voting

Submitters had the opportunity to provide feedback on options of use for the building via post-it notes and dot stickers, placed onto boards located at the current Kaikohe library and mobile library.

This engagement received 13 submissions over the period of 1 May to 31 May 2026.

Suggested options of use were very mixed, including commercial entertainment activities (arcade, cinema, bowling), kids clubs, digital support, educational purposes, community gardens and a stadium.

All submissions leaned towards keeping the building for a community or commercial lease.

3.3 Rangatahi booklets

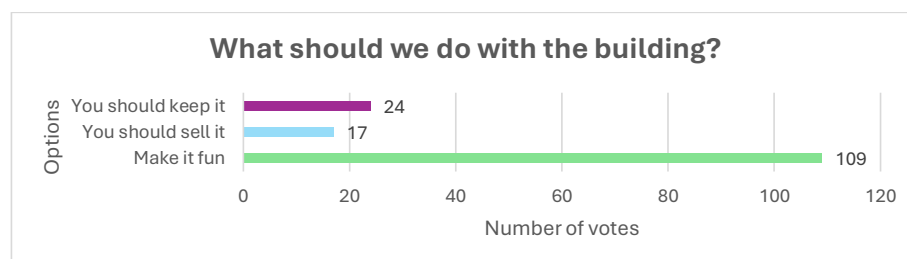
1000 booklets (800 in English and 200 in Reo Māori) were provided to 24 different Early Childhood Education centres, Kohanga Reo, schools and kura within the Kaikohe-Hokianga district. Of these, 147 were returned, with an additional 44 unique entries, giving a total of 191 combined participation.

As these booklets were created to engaged with the younger generation, the wording used was slightly different to the other forms of engagement. Rangatahi were provided with 6 stickers each (1 for question 1, 3 for question 2 and 2 for question 3) to answer the questions, however sometimes this was not represented accurately, with some rangatahi choosing to use all stickers, and others not.

This does not discount their valued opinions on options for future use of the building.

44 rangatahi also provided unique entries in the form of drawings.

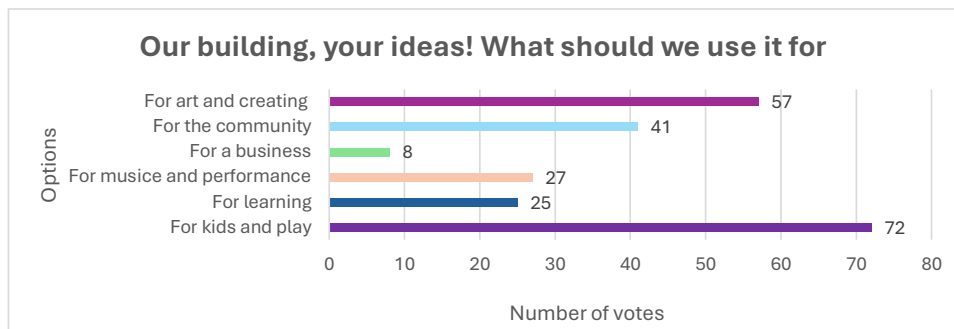
Figure 14: Question 1 from the rangatahi booklets



This graph illustrates how many votes rangatahi gave each option to answer “What should we do with the building?”.

Question 1 asked “What should we do with the building?”. Out of 150 answers, 109 rangatahi chose to keep the building and make it fun, with 17 choosing to sell the building.

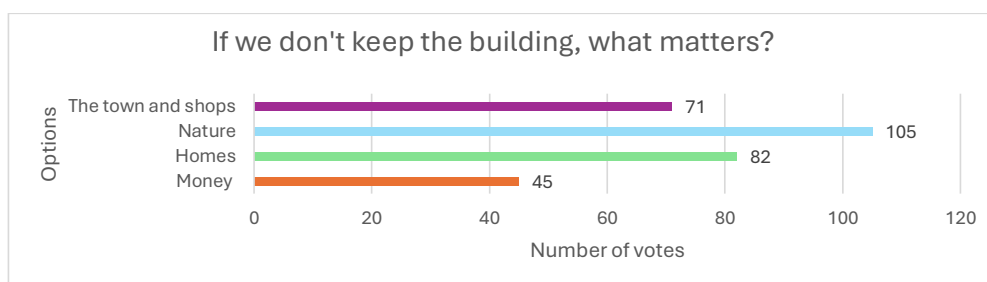
Figure 15: Question 2 from the rangatahi booklets



This graph illustrates how many votes rangatahi gave each option to answer the question “What should we use it for?”

Question 2 asked “Our building, your ideas! What should we use it for?”. Out of 6 options, there was a preference for “kids and play” (72 stickers), with “art and creating” coming in second (57 stickers). For “a business” came in last (8 stickers).

Figure 16: Question 3 from the rangatahi booklets

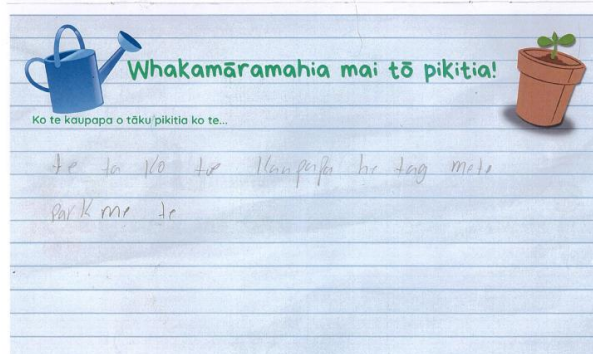
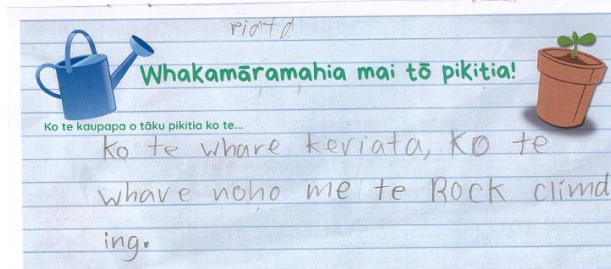


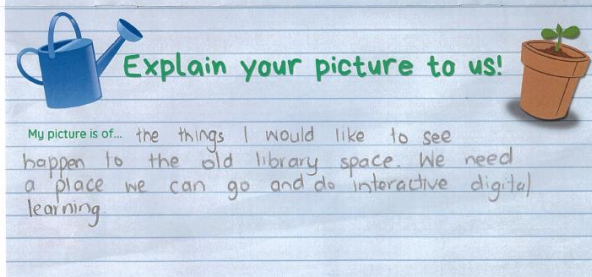
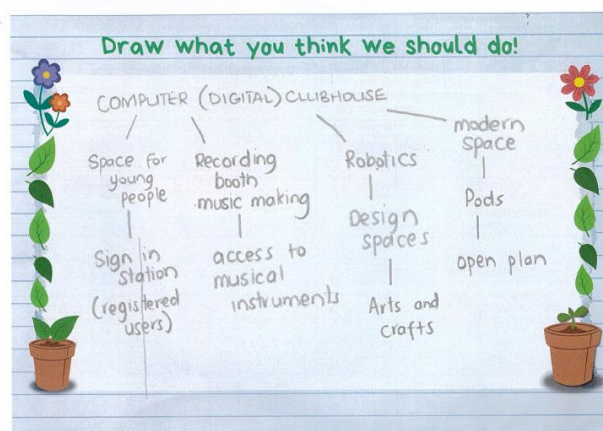
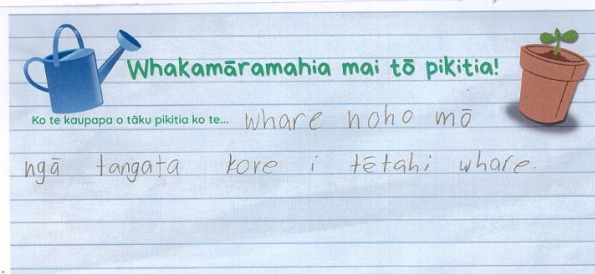
This graph illustrates how many votes rangatahi gave each option to answer the question “if we don’t keep the building, what matters?”

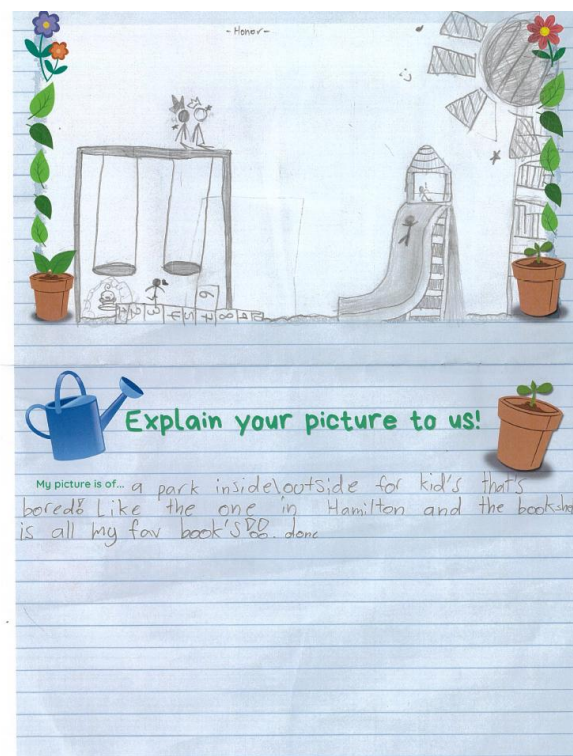
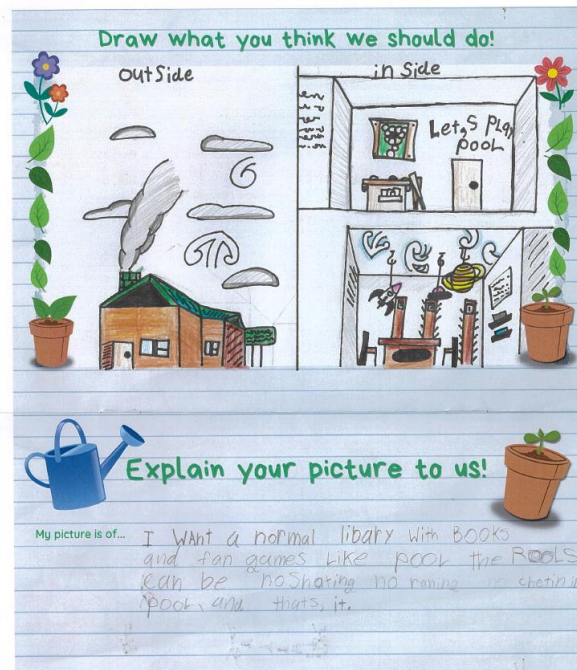
Question 3 asked “If we don’t keep the building, what matters? Out of 4 options, “nature” received the most votes (105 stickers), “homes” came in second (82 stickers), “town and shops” came in third (71 stickers) and “money” came in last (45 stickers).

Rangatahi feedback showed a clear preference to keep and reuse the old library building, with most wanting it to become a fun, engaging space rather than selling it. Suggested uses focus on youth friendly and creative activities, including spaces for play, art, creativity and music. If the building is not retained, priorities shift to protecting nature, enabling housing within Kaikohe and supporting the town centre, with financial return not appearing as important.

A small sample of some of the rangatahi suggestions received are included below as examples of the creative depth of responses received.







Attachment C – FNDC Survey Submissions

Submission	Preferred option	Main reason for choice	Additional comments
1	Demolish the building	With maintenance costs increasing, it make sense to demolish the building and make use of the area for parking or green space. This would reduce the cost to council and the rate payer, and prevent vandalism to the building, which is a known issue in the area.	
2	Keep the building and lease it	There will be great benefits for keeping the space for community purposes. The space could be a central place for youth engagement and youth programmes. I'm keen to run something out of this space if the opportunity to lease it came about.	Keep it in the community for community mahi
3	Keep the building and lease it	Creating something to do in Kaikohe Maybe a trampoline place like flip out in a Whangarei or ten-pin bowling. Would be great to see something for our youth	
4	Keep the building and lease it	It could be for youth like an arcade or bowling or heated swimming something affordable but fun for it become.	It could also be an indoor mini golf
5	Keep the building and lease it	It would be so lovely for our return servicemen/women to have a place of their own. Anzac building its really sad to see they have no building in our community every year. It can be utilized for cadets/leadership courses throughout the year.	
6	Keep the building and lease it	I think the building is a useful community facility. Unless there are real problems with it it's not worth demolishing and something beautiful come of it that contributes to Kaikohe.	

Attachment C – FNDC Survey Submissions

7	Keep the building and lease it	If the FNDC own the building - keep it and use it for income. The Lord knows the council seems to need every penny it can get. If selling it is more financially viable (though I doubt it will sell in the area) then do that. But keeping it for council or demolishing it - no. The former because I can't imagine what other services would use it (perhaps you can). The later because that'll just cost to demolish. Thanks for asking.	Do we have a youth centre? Or a drug rehab centre? If not... why not. The area really needs both.
8	Keep the building and lease it	I hate seeing waste. This building could be used by a business and Council could get income. Advertise for expressions of interest if there is none sell it!	
9	Sell the building	Council isn't in the business of property management Use the money to invest in infrastructure	
10	Keep the building and lease it	Kaikohe needs social services, a drug rehab, budgeting advice, citizens advice, mobile healthcare or other support services. This building could be utilized for those	
11	Keep the building and lease it	Use it for Ten Pin bowling. It's about the right size. KAIKOHE WOULD LOVE THIS	Transforming the Marino Place building into a ten-pin bowling alley would offer Kaikohe a much-needed, all-weather recreational hub that fosters social connection across all generations. By repurposing the central site for active entertainment, the community would gain a safe, vibrant space for youth engagement, family outings, and local leagues, helping to keep foot traffic and economic activity within the town centre. This use would breathe new life into the existing structure while providing a fun, inclusive environment that supports both local well-being and the town's growth as a social destination.

Attachment C – FNDC Survey Submissions

12	Keep the building and lease it	I would opt for "sell", BUT that must be conditional upon price. IF leased then that MUST be at market rent.	
13	Keep the building and lease it	Building is very expensive don't demolish, and selling would only result in asset loss for future. The right tenant could complete a refurbishment and bring new space to the community.	No a council run construction project would likely be higher than independent business
14	Sell the building	Why demolish a building that would cost to demolish. Sell & get fund Font need more Council building which cost money for upkeep Leading has problems	No
15	Sell the building	As we face ratable value drop councils income is going to be affected with lower rates paid. In the best interest of serving the rate payer the building should be sold at market value or leased at market value then sold. Council can then use the funds to deliver core services.	
16	Sell the building	To reduce ongoing costs to ratepayers. Although leasing it brings an ongoing income, there are costs associated with this whereas a sale gives a return and no more ongoing costs.	
17	Demolish the building	If the building is demolished the whole site can be re-imagined. The issue with the current site is that its a drug distribution centre. Not the library but the surrounds. You only have to spend 10 mins in the locale to see drug transactions. So anything that replaces the library needs to discourage and hopefully eliminate that practice from the area. I think it could be a lovely area, maybe more of a	

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		garden with seats etc expand the playground, improve the toilets and get cameras etc in the area. Maybe patrolled by Māori wardens or similar to eliminate the drug transactions. Could have a drop in centre for people who need help.. Good luck..	
18	Keep the building and lease it	Doesn't appear to be anything wrong with building. Don't need anymore social services type buildings. Suggest a pop-up shop type thing of area where sellers could contribute and can lease a table or something similar.	
19	Keep the building and lease it	Given Council debt levels, gaining an income from existing property should be a first consideration.	
20	Keep the building and lease it	Let the locals utilize it as a community space	
21	Keep the building and lease it	Kaikohe needs community spaces, places where things that are not necessarily viably commercially supportable but that create a further sense of community. Keep the building and use it to nurture new businesses or support spaces.	
22	Keep the building for other council purposes	The first thought is that a financial decision was made - quite rightly and which I support - to create a new library space for the benefit to the Kaikohe community. The cost of this - in part - may have come from all rate payers in the Far North. I am a little surprised - with finances so tight - that the asset value of the redundant building wasn't taking into account to off set some of the original cost and therefore returned	If the building was fully funded by the Kaikohe community then it is their decision to make. If it was funded by the wider community then the money should be realised and passed on to help another community in need in the Far North.

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		to the wider community. It is unclear to me why we are starting a process which carries another series of costs.	
23	Sell the building	Sell it. It's decent real estate and Council has enough buildings and land to maintain	It would be great idea to keep the building and turn it into an indoor playground providing the community more weather friendly play alternatives for children
24	Keep the building and lease it	Create an indoor trampoline place for the community.	
25	Sell the building	No need for council to keep old buildings. Sell it, and invest the money into the community	
26	Keep the building and lease it	This library has served the local community (and across the district) for many decades. It housed the original Te Runanga o Ngapuhi minute book unknowingly and found when it was refurbished, in an old hot water cupboard, it had the honour of housing the Fenn Barrett collection, seen multi generations and held extensive collections that have influenced many through them both physical and online. It should be seen as one of the towns Heritage buildings.... perhaps this process is that the youth can contribute to... after all they are the future ratepayers.	Support that both community and commercial options will be considered by the decision makers, the reality is whatever choice cannot be a financial burden.
27	Keep the building and lease it	Use the building for a gymnasium of some sort.	
28	Keep the building and lease it	.	

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29	Keep the building and lease it	Just an idea instead of scrapping the building turning it into something that benefits the community. Im sure there's plenty of funding for Māori development . A Hauora Hub that focuses on Māori Based healing and welcomes Māori orientated workers such as Tohunga which are healers, leaders, prophets and guides or Matakite/matekite which are seers. A place for spiritual development and healing would be such a cool option to have here in kaikohe. Whangarei has a Māori healing place in town next to the Park. And they've helped me heaps to understand how Ao maori can integrate safely into Ao pakeha. Connecting two worlds through understanding would be so cool! And just because its Māori based or focused shouldn't mean its only available for Māori. It would be a shame to see such a perfectly good building in a perfectly good location get scrapped.	
30	Keep the building and lease it	Council keep building to lease out at affordable rate. Allow an option from community to arise. Something that benefits the wellbeing of the community. Some ideas : Community space, playgroup space. Community kitchen, food rescue and redistribution, church group. Shared office working spaces to rent. Creative arts space. Education space, learning, teaching courses. The bottom line is that the space should be of benefit to the wider community, not just a profit driven space.	

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31	Keep the building and lease it	Owning a building using it for council and community services keeps property alive and saves building more structures.	
32	Sell the building	It should be sold or demolished. Council does not need another asset that ratepayers have to maintain.	
33	Keep the building and lease it	Support sustainable Community led initiatives in our community that grow capacity & capability.	Community spaces should empower individuals or collectives, the transformation should be endogenous and should grow capacity & capability on a continuum.
34	Sell the building	Sell it for goodness sake and put the funds towards the horrendous cost of the new project that never ever should have been approved as Kaikohe community will neither use it nor respect it. The money should have been allocated instead to underfunded and/or outdated critical infrastructure in the whole district ie roading, sewerage, water, footpaths, refuse, public toilets etc etc etc.	
35	Keep the building and lease it		
36	Keep the building for other council purposes	It will be useful as an INFORMATION CENTRE for whanau in Kaikohe, Hokianga and surrounding areas who are needing information on the following: Social Services, other Services for Health, Education, Housing, Dental, Children, Youth, budgeting, Māori Lands, Legal, accommodation etc, etc, etc. Community Orchards, Community Gardens in Hokianga and surrounding areas, where they could go for kai, Marae programmes eg. bottling, jam making, low cost cooking	I believe Kaikohe is the HUB of the north and an information centre is crucial for whanau, new families, tourists etc. People could also use the building to wānanga in Kaikohe, small conferences, small tutorials about gardening in small spaces in Kaikohe and how whanau could be trained to start their own gardens from mahinga to kohua. A well informed community is a caring community.

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		etc. Marae Wānanga. Festivals, community days as far out as Waimamaku. The list is endless. Many of that is happening out in our communities. You'll find many of these programmes on facebook, but many whanau and elderly do not have the luxury of the use of a computer or pay for an online connection. It also does not reach wider communities.	Having said all that, the Information Centre must be well posted at all entries into Kaikohe.
37	Keep the building and lease it	Demolition is a waste of money and resources. The lease money could help pay for some of the new build interest. Other choice of selling would be great so long as it was sold properly at full market price.	
38	Keep the building and lease it	Commercially lease to a local service provider like Ngāpuhi Social Services or Akau who are both interested in the building.	Offer the lease to the commercial body who will provide upgrade and maintenance. Council should remove asbestos.
39	Keep the building and lease it	Having a space for community activities/outreach allows a safe and warm/dry space for community providers to run programmes/implement programs that can benefit the most vulnerable members of our community.	This building could become a hub or place where community based outreach can occur. From parenting/playgroups to art/craft groups or even movement/dance/exercise groups.
40	Keep the building and lease it	We don't have a community building that's a neutral space to use. We have Māori organisations, memorial hall but nothing else.	Public toilets connected to the building that's actually maintained and cleaned daily
41	Keep the building and lease it	It would be wasteful of resources to demolish it, and it's location makes it well suited to use by community groups or a business	
42	Keep the building and lease it	Its expensive for anyone to build. This is a sturdy building that has parking and handy to the township.	Kaikohe needs a decent Dental facility. We could as ratepayers pay for a team to provide affordable dental care instead of wasting money like on a big flash library or painting roads that haven't been fixed properly. Or it could

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			be offered to the Kaikohe RSA to be paid for in time as membership rebuilds.
43	Keep the building and lease it	Keeping it community purposes like as a hub for our rangatahi	
44	Sell the building	Council needs money and not this type of dated asset	
45	Keep the building for other council purposes	Who and the Far North need a place for youth to go to! See comments on Facebook post. People want a place to go INSIDE to play with their kids. Softplay, art and or creative place, ? Paintball for older or pickle ball First needed for toddlers, art with Sasha exists, paintball..? Joseph Kennedy? Im sure the is an adult pickleball group. Charities like bald angels for example they to provide some outlet but on a small scale. Fndc should be there for kids, and mayor Moko is probably more aware of needs and options than I am	Run like a library...free or minimal charge for materials or equipment. If done well would bring people to kho cbd
46	Keep the building for other council purposes	It could be used for emergency shelter or food distribution. Or a youth centre group. Adult education groups. It would be a waste to demolish a perfectly functional building.	
47	Sell the building	FNDC do not need to incur the costs of maintaining etc, plus the revenue from the sale can be used for other projects. It should not be a burden on the ratepayers.	No, I prefer it sold.

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48	Keep the building and lease it	Use it for a Crisis Centre, to help the community 24/7, Who urgently need assistance. Could be a hotline place???	
49	Keep the building and lease it	Communities need places of support, especially for youth, where they could participate in activities that inspire their minds and bodies. Conferences and meetings can be charged for, therefore bringing in revenues. If community meetings are required to inform the public of FNDC procedures, hold them at the former library.	If the building requires maintenance to keep it in good shape, offer the job to youth who are seeking to establish themselves in trades, make it a community effort.
50	Keep the building for other council purposes	Sounds like a good opportunity to keep for existing council matters surely with the cost of travel would make sense to use building for offices or meeting spaces. Could be a space to run work shops. Second option to lease out.	
51	Keep the building and lease it	The building should be retained and repurposed for community and commercial use. Kaikohe needs more accessible spaces for local services, iwi/hapū initiatives, youth programmes, and small businesses. Retaining the asset keeps it in community hands and supports local development rather than losing it through sale or demolition.	The building could be developed into a multi-use community hub that supports iwi and hapū-led initiatives, youth development, and local enterprise. It could include spaces for training, small business incubation, health and social services, and community programmes. Keeping it flexible and accessible will ensure it meets a range of needs and evolves with the community over time. It's important that local voices are involved in how the space is designed and used.
52	Keep the building and lease it	A drop in centre or community base for youth in Kaikohe.	A space for community groups to run budgeting or cheap meal preparation for whanau. A drop in youth centre for rangatahi to talk with Social Workers or Youth workers.
53	Demolish the building	Demolish the old library and replace with social housing developed under a co-governance model between the Council and iwi. I believe the options provided above can	

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		no longer represents the best use of the land, particularly in the context of ongoing housing shortages and increasing demand for secure, affordable homes in Kaikohe. Redeveloping the site for social housing would directly contribute to addressing these needs while promoting long-term community wellbeing. Partnering with iwi ensures that the co-governance framework reflects Te Tiriti o Waitangi principles, incorporates mātauranga Māori, and acknowledges the historical and cultural significance of the whenua in question. Social housing delivered through co-governance has the potential to create not only homes, but a thriving, connected community. I encourage the Council to proceed with demolition and prioritise this redevelopment opportunity.	
54	Keep the building for other council purposes	There is so much talent in Te Taitokerau that a place for that to express itself and thrive is very much needed.	Repurpose the building as a recording studio, music school and art gallery. Perhaps a space for youth programmes.
55	Sell the building	best return for ratepayers \$	
56	Keep the building and lease it	Keep for a commercial lease to make money on FNDC asset or sell the building	To demolish a asset that has potential to make money for the community is a waste - it is not at demolish state
57	Keep the building and lease it	There could be other uses for the community to use this asset.	emailing thoughts / ideas .

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58	Keep the building and lease it	The building is in good condition located in the heart of Kaikohe and is a valuable community asset	
59	Keep the building and lease it	It was a building for the community, so I think it should be used for the community again or a commercial lease arrangement	Creative hub space, environment centre space, venue to be hired (cheaply) - basically anything for the community
60	Keep the building and lease it	Kaikohe Rotary paid for the extension of the building not the Council. Rotary should be consulted re its use	Make it available for voluntary groups
61	Keep the building and lease it	Please don't demolish it - such a waste.	Is there no charity that could run an op shop out of the building? SPCA, Salvation Army, a church or group of churches...
62	Sell the building	This option could be that the Council undertakes a procurement process to seek EOI and then RFP for the purchase and redevelopment of the building into social and affordable housing. It's an ideal location next to open area, off the main street but right in town close to shops and services, it would provide an overlooking/people presence in town which would encourage better behaviour, great towns have people living in them (not just 9 to 5 presence) a great opportunity to provide some much needed housing and would like appeal to a community housing provider that is govt funding backed. The building itself looks simple to repurpose, could add another storey for greater yield.	The Council could sell it via EOI and RFP procurement process with an open idea - ie for any proposed activity that achieves revitalisation of the town or offers needed services to residents. By undertaking an EOI/RFP process the Council can then consider all the proposed uses that come and in and sell it for a purpose that aligns with Council's goals. Much better than just selling on open market to anyone for anything - this way Council has control over what activity gets established and how it contributes to the township/community.
63	Keep the building and lease it	For community use (e.g. resource centre/op shop) please. It's sad to see so much of the heart of Kaikohe disappear.	

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64	Keep the building and lease it	Use for music room for youth a working space for PD or meeting	
65	Keep the building and lease it	I am the coordinator and strategic lead for Te Kāhui Mārohirohi ō Ngāpuhi Methamphetamine Response; a community-led response to the issue of Methamphetamine in Kaikohe and surrounding areas. We have 15 members at our table from the Kaikohe Community who hold various roles. Through community hui and research including an environmental scan done from Kaikohe through to Hokianga, we have recognised four pillars that inform our workplan; Places, Services, Workforce Development & System Change. The old library fits into our Places pillar as this can serve as a community Rangatahi safe space that supports collaboration and input from other community groups in and around Kaikohe. We have a plan, engaged with other organisations and now require an opportunity to deliver and share the workplan with our community, to foster the ideal and vision that this opportunity can bring.	Through our recent engagement with Kaikohe Business Association, Business' are keen to support in different capacities. I would like to have an opportunity to share our presentation that outlines these aspirations, what the research found and the workplan, so there is better understanding and a more collaborative approach to supporting our community, whānau, Rangatahi and whaiora. I would also like to share this information with the Council so they are more informed and align infrastructure to benefit our community and the needs.
66	Keep the building and lease it	Its probably best to keep public buildings for the public	
67	Keep the building and lease it	If the building is structurally sound - selling in current market or demolishing it is not ideal. If there is a community use for the space that would be my priority otherwise commercial lease until such time as market values provide good return for sale.	What are community needs and what groups of people would most benefit from being able to use this space? Who are the community groups that could responsibly manage this space? Could it be run by more groups - or utilised as a public hall model - available to rent out for short events? Voting Place? Indoor Market? Learning Space? Music Practise room?

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			Yoga Space? Weaving Wananga ? Knitting Groups ? Alternatively does FNDC need more office space? It would be a pity to see this area of Kaikohe further downgrade - the current layout interior /exterior of this building and public outdoor area could benefit from being utilised more not less. The design plan is existing with covered access to supermarket and parking lot and also access to Broadway. There is also the backdoor to the ex-Hammer Hardware building. How can this area be best utilised and revived instead of becoming more underutilised and abandoned and becoming a no go corner of town for most residents.
68	Keep the building and lease it	I am a RN and think this would be a great space for a youth clinic and general health clinic	
69	Sell the building	An opportunity for a new business.... revenue to help lower rate increase...	
70	Keep the building and lease it_	The space could support local whānau, rangatahi, and jobseekers through access to employment support, digital literacy, CV assistance, career planning, training workshops, and pathways into sustainable employment. Kaikohe continues to face barriers such as limited transport, digital exclusion, unemployment, and lack of safe, supportive spaces for people to reconnect with opportunity. A dedicated employment hub within the township would create an accessible, welcoming place where community members can receive practical support, build confidence, access technology, and connect with	

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		local employers, training providers, and wellbeing services. We believe repurposing the building in this way would strengthen long-term social and economic outcomes for the wider Kaikohe and Hokianga communities while keeping the space active, community-led, and future-focused.	
71	Demolish the building	That area is an eyesore. Hope they move the playground to the new area as well. Get it away from the wholesale.	
72	Demolish the building	Make a green space with a bigger playground and hold the night markets there. Seating, toilets available there. A disability swing or a sensory playground for autistic tamariki would be amazing!	
73	Keep the building and lease it	Great location. Central with potential to further develop the surrounding external area. Excellent site to add some more cultural expression.	Continue with a facility available for training, workshops, a knowledge centre focused on creative arts. Art, weaving, wood and bone carving, creating jewellery, growing gardens . School holiday programs. AI, basic computing etc
74	Keep the building and lease it	Hapū involvement	An opportunity to discuss plans to be returned to Whānau/ Hapū
75	Keep the building and lease it	I think should be a games hub like electronic sports games space invaders etc	Something for the kids to have some fun
76	Keep the building and lease it	Community asset	Creative space, shared space, art gallery, youth radio station, safe area for community, education and learning space, just not another govt funded social service for select segment, town centre management office and spot for town centre wardens , marketing of KHO,

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77	Keep the building and lease it	I know they're many community organisations that could transform this into something amazing for our hapori. Its a great location and I think would be best for FNDC to retain this and let a hapori group utilise it.	
78	Keep the building and lease it	It would be good to have a safe youth space. We had one before and youth crime dropped dramatically because of it	Having it available to the community would be a bonus
79	Keep the building and lease it	We need something up north for entertainment for tamariki or whānau.	As above
80	Keep the building and lease it	There are lots of community kaupapa that deserve to have a space dedicated to supporting the growth of projects that enhance the mana and build the resilience of the community. There are also trusts that do a lot of unpaid mahi that would also possibly benefit from being able to utilise this space	
81	Keep the building and lease it	Its in a good venue, a bit of renovation - will be great	First preference is to sell the building preferably or secondly lease to a worthy community organisation .
82	Keep the building and lease it	There are community groups that require a central space to meet in Kaikohe.	

5.4 PACKAGING OF THE THREE WATERS PROGRAMME OF WORKS

File Number: A5901095

Author: Tanya Proctor, Head of Infrastructure

Authoriser: Guy Holroyd, Chief Executive Officer

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek approval for the packaging of four capital works projects to Far North Waters, the Operations and Maintenance Contract with Ventia Limited.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- To maximise delivery of the capital works programme consideration is given to the packaging of works to achieve operational and procurement efficiencies.
- Council has an existing Water Services Alliance Agreement contract with Ventia that allows for capital works to be undertaken.
- Councils Water Bylaw requires all works on live water mains to be carried out by officers or agents of Council.
- Consideration should also be given to the Health & Safety aspects of operational sites being under the management of Ventia through the contract.
- A package of works is a planned and strategic approach to the delivery of water, wastewater and stormwater capital projects.
- Te Koukou has delegation to award contracts to a maximum of \$3 million dollars.
- Non-delivery of the capital programme will impact the approved Water Services Delivery Plan.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure approves the package of works for \$2,582,500 from the FY26/27 budget to Far North Waters in accordance with the Water Services Alliance Agreement to enable the delivery of Council's Long Term Plan Capital programme.

1) TĀHUHU KŌRERO / BACKGROUND

The annual capital works programme comprises of both new and renewal waters projects. These projects have traditionally been procured individually which is an inefficient practice. A packaged programme of works will reduce the number of individual procurements for similar work, reducing project management time and costs and allowing for quicker delivery of projects.

The value of the proposed packed programme from FY26/27 to Far North Waters is up to \$2,582,500, which is 2% of the overall forecast water, wastewater and stormwater budget of \$105068,375.

The full allocation of site overhead costs are provided for under the Operations and Maintenance Alliance Agreement. However, a portion of these site overhead costs has historically been allocated against the Project Delivery arm of Ventia and therefore, not charged as part of our operational expenditure. This was done on the basis that Far North Waters would receive an annual capital works programme in the order of \$4,000,000 as outlined in Appendix D of the Alliance Agreement.

Clause 3.1.1.3 of the Water Services Alliance Agreement between Council and Ventia contract with Far North waters reads:

“Capital Works at Council’s absolute discretion may be allocated to Far North Waters. This would include reactive renewals, planned renewals, minor and other capital works. The process for this is outlined within Schedule 5 and Appendix D”. Schedule 5 and Appendix D are attached.

The water projects are to be carried out by Far North Waters and is supported by bylaw. Clause 718.1 of Council’s Water Bylaw reads:

“No person, other than an officer or an agent of Council shall, without express written authority signed by the Chief Executive, make any connection with or otherwise interfere with, any part of the water works system”.

The proposed works are on operational sites and include upgrades of wastewater pump stations. Utilising Ventia’s Project Team ensures service continuity and minimal disruptions while operating on live networks. This also reduces the handover risk to Council.

The proposed projects have been confirmed in the 26/27 Annual Plan. An additional package of works will be considered following the approval of FY25/26 carry forwards. A secondary package would require endorsement from Te Koukou, with approval required from Council due to the cumulative total of both packages.

Projects considered to be undertaken by other suitable civil contracting companies or with insufficient justification to direct award, will continue to be procured via a Request for Quote or Open Tender process in accordance with Council’s Procurement Policy.

The proposed projects are:

○ District wide pumpstation renewals	\$1,497,850
○ District wide pumpstation odour devices programme	\$ 387,375
○ Ōpononi wastewater network renewals – inflow and infiltration	\$ 413,200
○ Ōpononi water treatment plant clarifier pre-membranes improvement	<u>\$ 284,075</u>
Total	\$2,582,500

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Option 1: Continue to procure individually.

This option does not improve efficiencies, but it is a process that could be continued. This may reduce the quantum of delivery over the year and create risks when external contractors need to work on live operational assets.

Option 2: Approve a programme of works (preferred option).

This option will reduce the procurement time and allows the work to be programmed in by the contractor, allowing for continuity of service delivery.

It also enables Ventia to continue to provide a sustainable Project Delivery Team to deliver the additional benefits described in the background section of this report.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

A planned package-based approach utilising existing contracts will reduce time and cost of staff procuring individually.

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

All projects in the proposed packaged programme of works were approved in the 26/27 Annual Plan.

ĀPITIHINGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	The significance is low as projects listed are in the 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 Water Bylaw and Water Services Alliance Agreement are referred to.
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 projects are scheme based and Community Boards have been engaged through the Long-Term Plan approval.
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.	Utilising existing operation and maintenance contractors that are familiar with water, wastewater and stormwater safety and protocols, will reduce the risk of water contamination or wastewater spills to land or water bodies.
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).	There are not considered to be any further affected or interested parties.
State the financial implications and where budgetary provisions have been made to support this decision.	All budgets were included in the Long-Term Plan and have been timed for this programme of works.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

5.5 CONTRACT 7/26/044 - COMMERCE STREET STORMWATER RENEWALS - RISK ALLOWANCE INCREASE APPROVAL

File Number: A5878928

Author: Matt Richardson, Manager - Infrastructure Delivery

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek approval from Te Koukou Committee for an increase to the contract value for Contract 7/26/044 – Commerce Street Stormwater Renewals.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Contract 7/26/44 – Commerce Street Stormwater Renewals was awarded with an approved contingency of \$225,300 (excluding GST) as the risk allowance to manage 10 identified project risks.
- No contingency allowance has been made for unforeseen circumstances.
- Since construction commenced, one new risk has emerged and two existing risks have increased beyond their original allowances, resulting in an increased contract value.
- Acid sulphate soils management costs have increased from \$48,000 to \$200,000 due to the extent of treatment and environmental management required.
- Stormwater lateral connection costs have increased from \$12,000 to \$40,000 due to discrepancies between recorded and actual connection locations.
- Approval is sought to increase the contract risk value from \$225,300 to \$485,300 (excluding GST).
- Funding for the Commerce Street Stormwater Project, including the proposed risk allowance, is available within existing Long Term Plan budgets. While no additional Annual Plan funding is required, the completed asset is expected to generate ongoing interest and depreciation costs of approximately \$98,700, to be recovered through the Council urban stormwater targeted rate within the area of benefit.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee:

- Approve an increased contract value for Contract 7/26/044 – Commerce Street Stormwater Pipe Renewals of \$260,000 (excluding GST), increasing the total approved risk value from \$225,300 to \$485,300 (excluding GST);**
- Delegate authority to the Engineer to Contract to approve expenditure from the contract risk allowance, provided the total contract value remains within the approved budget and delegation limits.**

1) TĀHUHU KŌRERO / BACKGROUND

At its meeting on 25 February 2026, Te Koukou Committee approved the award of Contract 7/26/044 – Commerce Street Stormwater (Reference PX Document Number: A5567950), including an approved risk allowance of \$225,300 to manage 10 identified project risks.

The risk allowance value was developed during project planning and procurement to address known construction, ground condition and operational risks that could reasonably be anticipated at the time of contract award.

As construction has progressed, the project's risk profile has changed. A new risk associated with the Fuel Adjustment Factor emerged following the global fuel price instability and needs to be managed under the special conditions of the NZS3910 contract. This risk relates only to specific contract items that are eligible for fuel price fluctuation adjustments and was not included in the original contingency assessment. The additional allowance required for this risk is \$80,000.

In addition, two previously identified risks have materialised at a significantly greater extent than originally estimated:

- Acid Sulphate Soils (ASS) Management was originally allowed for at \$48,000 but is now forecast to cost \$200,000, an increase of \$152,000. Further investigation during construction has confirmed the presence of acid sulphate soils requiring specialised management, testing, treatment and disposal. The low pH nature of these soils also presents a risk to the long term performance of stormwater assets if not appropriately managed.
- Stormwater Lateral Connections were originally allowed for at \$12,000 but are now forecast to cost \$40,000, an increase of \$28,000. The location and condition of several lateral connections differed from available records, resulting in additional investigation, excavation and connection works being required.

The total additional risk allowance value required is \$260,000 (excluding GST), comprising \$80,000 for the new Fuel Adjustment Factor risk and \$180,000 for increases to the previously identified Acid Sulphate Soils and Stormwater Lateral Connection risks. Approval is therefore sought to increase the approved contract risk allowance from \$225,300 to \$485,300 (excluding GST) to enable completion of the project and delivery of the intended stormwater renewal outcomes.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The Commerce Street Stormwater Renewals project is a critical infrastructure renewal that will improve the performance, reliability and resilience of the stormwater network.

At contract award, a risk allowance of \$225,300 (excluding GST) was approved to manage 10 identified project risks. While the majority of these risks remain within the original allowance and are yet to materialise, one new risk has emerged and two previously identified risks have increased significantly beyond their original estimates.

The additional risk allowance requirement arises from:

- Fuel Adjustment Factor (new risk) – \$80,000
- Acid Sulphate Soils Management (increase from \$48,000 to \$200,000) – additional \$152,000
- Stormwater Lateral Connections (increase from \$12,000 to \$40,000) – additional \$28,000

The total additional risk allowance required is \$260,000 (excluding GST). This would increase the approved risk allowance from \$225,300 to \$485,300 (excluding GST).

Option 1 – Approve Additional Risk Allowance Funding (Recommended)

Approve an additional risk allowance of \$260,000 (excluding GST) for Contract 7/26/44 – Commerce Street Stormwater Renewals.

Advantages:

- Enables the project to be completed without delay.
- Provides funding certainty for known and quantified risks.
- Ensures compliance with environmental requirements relating to acid sulphate soils.
- Ensures all stormwater lateral connections are appropriately connected to the renewed network.
- Maintains the intended asset performance and service outcomes.

Disadvantages:

- Increases the total approved risk allowance for the contract.

Option 2 – Do Not Approve Additional Risk Allowance Funding

Decline the request for additional risk allowance funding.

Advantages:

- Avoids increasing the approved risk allowance

Disadvantages:

- Creates a risk of project delays and cost escalation.
- May limit Council's ability to effectively manage environmental and construction risks.
- Could compromise project delivery and increase whole-of-life costs to Council.

Option 1 is recommended. The additional risk allowance relates to one new risk and two existing risks that have materialised to a greater extent than originally anticipated. The additional funding will ensure the project can be completed safely, compliantly and in accordance with the approved project objectives

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The recommended increase in risk allowance funding is required to address project risks that have emerged or materially increased since the contract was awarded.

The Fuel Adjustment Factor is a new risk that was not included in the original risk assessment and is contractually payable under the NZS 3910 contract provisions for eligible items. In addition, the costs associated with Acid Sulphate Soils Management and Stormwater Lateral Connections have exceeded the original risk allowances due to site conditions encountered during construction.

Approving the additional risk allowance will ensure the project can be completed without delay, while meeting environmental compliance requirements, maintaining stormwater service levels, and protecting the long-term performance of the renewed infrastructure assets.

The additional funding can be accommodated within existing Long Term Plan budget provisions and will not have an immediate impact on rates. Failure to approve the additional risk allowance may result in project delays, increased costs, and a reduced ability to effectively manage the identified risks.

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

Project Budget Code 241062.1.1.4917 has \$1.554 million available in the FY26 Project Ledger.

Funding for the Commerce Street Stormwater Project (Including risk allowance) is available within the existing Long Term Plan budgets. While no additional Annual Plan rates are required to fund project delivery, utilisation of the full \$1,554,250.88 project budget will result in ongoing rates/funded costs upon completion through interest and depreciation charges as per the table below:

Project Budget	\$1,554,250.88
Average Weighted Life (years)	80
Interest	4.27%
Interest on loan	\$76,321.49
Depreciation	\$22,342.36
Total Impact in \$	\$98,663.85

Urban stormwater is funded on targeted rates based on general and commercial differentials at fixed amount per rating unit within the area of benefit.

ĀPITIHANGA / ATTACHMENTS

1. Commerce St Stormwater - Risk Register V2 - A5890987 [↓](#) 

1. Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low Significance; the project is specific to a local area within Kaitiāia. All external stakeholders affected by the project have been engaged with.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Objectives for this contract are based on Council's Sustainable Procurement Policy. The whole process has aligned to Council's Community Outcomes and four wellbeing aspects: • Social wellbeing – communities that are healthy, safe, connected and sustainable. • Cultural wellbeing – proud vibrant communities. • Economic wellbeing – prosperous communities supported by a sustainable economy. • Environmental wellbeing – a wisely managed and treasured environment that recognises tangata whenua as kaitiaki.
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 project has local relevance only. Local Community Board members were briefed at the beginning of the project.
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.	Local hapu have been engaged with during the project.
Identify persons likely to be affected by or have an interest in the matter, and	Commercial properties within the area of benefit for the project have been engaged with.

how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	
State the financial implications and where budgetary provisions have been made to support this decision.	Budget source is identified and listed in section 3 – Financial Implications and Budgetary Provisions.
Chief Financial Officer review.	The Chief Financial Officer has reviewed the report.

COMMERCE ST STORMWATER PROJECT - RISK REGISTER

ID	Risk Description
R1	Uncharted utilities/service strikes during excavation (power/telecom/water).
R2	Groundwater ingress requiring additional dewatering and treatment.
R3	Traffic management complexity/night works constraints increasing costs.
R4	Unexpected poor ground/voids requiring trench shoring or redesign.
R5	Asbestos-containing material (ACM) in legacy pipes/backfill.
R6	Contaminated soil (ASS) requiring disposal and treatment
R7	Access constraints near/under private buildings requiring trenchless methods.
R8	Adverse weather causing delays and rework.
R9	Business disruption leading to claims or restricted working hours.
R10	CCTV reveals further collapses requiring additional length renewal. (laterals)
R11	Fuel Adjustment Factor
R12	Additional costs associated with Acid Sulphate Soils
R13	Unknown locations of stormwater lateral connections

TOTAL

Category	Location	Likelihood (1-5)	Consequence (1-5)
Utility	Commerce St/West Lane/Taaffe St	2	3
Geotechnical	Commerce St/West Lane/Taaffe St	2	4
Construction	West Lane	2	3
Geotechnical	Taaffe St/West Lane	3	3
H&S/Environmental	West Lane	1	3
Environmental	West Lane	4	4
Property/Access	West Lane	3	4
Weather	Project-wide	3	3
Stakeholder	West Lane	2	3
Scope	Commerce St/West Lane/Taaffe St	2	4
Other	Commerce St/West Lane/Taaffe St	5	5
Environmental	Commerce St/West Lane/Taaffe St	5	5
Property/Access	West Lane	4	3

Probability	Base Cost Impact (\$)	Allocated Risk (EMV) \$	Schedule Impact (days)
0.2	120000	24000	5
0.3	80000	24000	6
0.1	70000	7000	4
0.2	100000	20000	6
0.5	60000	30000	3
0.6	80000	48000	3
0.3	90000	27000	7
0.6	40000	24000	3
0.3	30000	9000	2
0.3	40000	12000	4
1	80000	80000	0
1	272000	152000	10
1	40000	28300	3
	840000	485300	56

Mitigation Summary

Dial-before-you-dig, potholing, updated utility plans, standby crews.
Staged excavation, well-point system on standby, pump redundancy.
Approved TMP, work sequencing, off-peak operations.
Preconstruction geotech review, flexible shoring, contingency design.
ACM management plan, licensed removal, air monitoring.
Waste acceptance testing, segregate spoil, disposal allowances.
Early access agreements, survey, trenchless subcontractor on call.
Seasonal programming, weather windows, protection of works.
Communication plan, door-to-door liaison, night/shoulder works.
Provisional sums, responsive lining options, escalation pathway.
Management of scheduled items to minimise impact and improve productivity
Established ASS management plan - site/quarry, AgLime application
Pothole - confirm locations and connection points

Risk Owner
Contractor PM
Contractor PM
Contractor PM
Engineer to Contract
Contractor H&S
Contractor PM
Council PM
Contractor PM
Council Comms
Engineer to Contract
Contractor PM
Contractor PM
Contractor PM

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 INFRASTRUCTURE CONSENTING STATUS

File Number: A5793028

Author: Simone Elsmore, Infrastructure Consenting Team Leader

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

Provide a progress update for the delivery of the Infrastructure Consenting work programme for the LTP 24/27 period.

WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- All infrastructure, other than maritime, resource consenting work that aligns with the Long-Term Plan 24/27 and subject to the Resource Management Act 1991 are included in this report.
- Progress is reported using the consenting process stages and this update is for the period ending 31 July 2026.
- The work programme being reported has been extended from active projects only to the full LTP 24/27 programme categorised and detailed in three tables - Table 1: Planned Works, Table 2: Construction Projects, and Table 3: Unplanned Works.
- Te Koukou has the delegation to ensure that the consents associated with the Council's infrastructure are being met and renewals are planned for.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure Consenting Status.

TĀHUHU KŌRERO / BACKGROUND

Te Koukou Committee for Transport and Infrastructure has the following delegated responsibilities for infrastructure compliance:

- Ensure that operational functions comply with legislative requirements and Council policy;
- Ensure that consents associated with the Council's infrastructure are being met and renewals are planned for.

A consenting status update report for the reporting period ending 30 March 2026 was presented to the 22 April 2026 Committee meeting. A link to this report is provided for convenience: [Agenda of Te Koukou Committee for Transport and Infrastructure Meeting - Wednesday, 22 April 2026](#).

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Infrastructure Consenting continues to focus on the following core areas of delivery:

- Early and meaningful engagement with iwi/hapū and other community groups to better inform outcomes.

- Lodgement of renewal applications to Northland Regional Council 6 months prior to consent expiration to ensure continued operation of our assets under s124 of the Resource Management Act 1991 until a consent renewal is granted.

This update is of the LTP 24/27 Infrastructure Consenting work programme to 31 July 2026 which has been categorised as follows:

- delivery of planned resource consent applications in the Long-Term Plan 24/27 (**Table 1**)
- construction projects needing consents to commence works (**Table 2**)
- unplanned consent applications notified as required by Resource Management Act 1991 (**Table 3**).

The next quarterly update to Te Koukou Committee is scheduled for the December 2026 meeting.

The status of key resource consent projects for this reporting period is outlined below.

Long Term Plan 24/27 Planned Works

Granted:

- **Kaitiāia Resource Recovery Centre** – discharge consent to land and air, granted May 2026 for 35 years.
- **Hihi Wastewater Treatment** – discharge consent granted June 2026 for 10 years. This project has an underspend of \$180,000 as the consent was granted without appeal so budget for hearing attendance is not required.
- **Kaitiāia Wastewater Treatment Plant** – discharge consent granted July 2026 for 15 years. The project has an underspend of \$139,000 as Submitters withdrew their right to be heard on their submissions following post-lodgement engagement so budget for hearing attendance is not required.

Table 1: Long Term Plan - Three Waters and District Facilities Consenting Programme

Completion % 0% 10% 30% 45% 50% 70% 75% 80% 90% 100% Consent Process Stage Engagement commences (continues to decision) Preliminary assessments Technical reports Drafting application Lodge application Request for further information Public notification & submission period Mediation (if required) Hearings (if required) Decision								
LTP Period	Activity	Project	Expiry Date	Lodgement Date	July 2026 Update		Previous update (April 2026)	
					Completion status of project	Commentary	Completion status of project	Commentary
FY26/27	District facilities	Public toilet discharge consent renewal, Moerewa	27/08/2028	27/02/2028	0%	Renewal to begin in August 2026 with lodgement scheduled for 27 February 2026.	-	-
FY26/27	Wastewater	Resource consents amend to land discharge Ōpononi	-	-	3%	Discharge to land investigations underway. Begin preparing discharge to land consent once land and design confirmed.	-	-
FY26/27	Wastewater	Resource consents amend to land discharge, Rāwene	-	-	0%	Discharge to land investigations underway. Begin preparing discharge to land consent once land and design confirmed.	-	-
FY26/27	Wastewater	Consent renewal, East Coast	8/03/2029	8/09/2028	0%	Renewal of the discharge-to-water consent is contingent upon the findings of the discharge-to-land investigations and the timeframe required for implementation.	-	-
FY25/26 FY26/27	Wastewater	Consent renewal, Kohukohu	Was 29/11/2026 Resource Management Act reform extension to 27/08/2028	27/02/2028	0%	Renewal of the discharge-to-water consent is contingent upon the findings of the discharge-to-land investigations and the timeframe required for implementation.	0%	Resource Management Act reform has extended the consent expiry date to 27 August 2028. Consenting process to commence end of 2026.
FY24/25 FY25/26	Water	Kaikohe water treatment plant consent renewal, Wairoro Stream (Kaikohe – Wairoro Stream AUT.004109.01.03)	31/05/2026	26/11/2025	50%	Cultural Impact Assessments to be received and workshopped with hapū. Addendum lodgement scheduled for November 2026.	50%	Lodged. On hold for completion of Cultural Impact Assessment.
FY25/26	Water	Waiotemarama Stream and Structure (Ōpononi/Ōmāpere Waiotemārama Stream Dam AUT.004369.01.03)	31/08/2026	22/04/2027	30%	Technical assessments completed. Cultural Impact Assessments procured and working to completion.	20%	Drafting application in progress. Consent expiry date extended to 2027.
FY25/26	Water	Waiarohia Stream Dam (Ōpononi/Ōmāpere Waiarohia Stream Dam AUT.007356)	31/08/2026	22/04/2027	30%	Technical assessments completed. Cultural Impact Assessments procured and working to completion.	20%	Drafting application in progress. Consent expiry date extended to 2027.
FY24/25	Solid Waste	Transfer station consent renewals, Kaitiāia (Kaitiāia Refuse Transfer Station Consent AUT.019502.01.01)	30/11/2023	29/08/2023	100%	35-year consent granted May 2026 for discharge to land and air.	60%	The design report has been received and is currently under review. The application remains on hold pending completion of this review.
			31/12/2027	31/6/2027	10%	Application to discharge to water withdrawn as the Resource Management Act reform extended the expiry date to 2027. Update application and request a longer duration than the original 5-year request.		
FY24/25	Stormwater	Stormwater resource consents, Te Hiku	NEW	-	0%	Global project budget allocated to unplanned projects.	-	-

FY25/26	Stormwater	Stormwater resource consents, Kaitāia (Kaitāia Stormwater discharge)	NEW	30/09/2026	35%	Stormwater catchment modelling underway with completion date to be confirmed. September 2026 lodgement date off track. New milestones and timeframe to be determined.	35%	Engagement with the relevant hapū groups continues. The application is being drafted with an expected lodgement date of September 2026.
FY24/25	Wastewater	Discharge consent, Kāeo (Kāeo Wastewater Treatment Plant AUT.007205.01.03)	31/10/2022	27/07/2022	95%	Hapū and internal staff reviewed consent conditions Negotiations on conditions with Northland Regional Council continue until agreement reached.	90%	Draft condition negotiations with Northland Regional Council are underway. Draft conditions to be reviewed by hapū.
FY24/25 FY25/26	Wastewater	Resource consents amend to land discharge, Kohukohu	-	-	3%	Discharge to land investigations underway. Begin preparing discharge to land consent once land and design confirmed.	0%	-
FY24/25 FY25/26	Wastewater	Resource Consents amend to land discharge, Taipā	-	-	3%	Begin discharge to land consent once soil investigations and design have been completed.	-	-
FY24/25	Wastewater	Treatment plant – resource consent, East Coast	-	-	0%	Prepare a planning assessment once soil investigations and design have been completed.	-	-
FY24/25 FY25/26	Wastewater	Consent renewal, Rāwene (Rāwene Wastewater Treatment Plant AUT.002577.01.03)	Was 31/08/2023 Resource Management Act reform extension to 31/12/2027	27/04/2023	60%	Te Mauri o Te Wai, requested to Northland Regional Council to delay notification until 31 December 2027 for alternative treatment and discharge to land options. Next steps to be determined as contingent on discharge to land investigations and implementation.	60%	Northland Regional Council have agreed to defer public notification until at least 31 December 2027 following a request from Te Mauri o Te Wai.
FY24/25	Wastewater	Consent renewal, Russell (Kororāreka/Russell Wastewater Treatment Plant AUT.008339.01.03)	30/04/2024	19/12/2023	50%	Next steps to be determined. Addendum application lodgement scheduled for Dec 26. Hapū and community to be updated on progress.	50%	Addendum application to be lodged Dec 26. Site works and further testing for BPO continues. Hapū and community to be updated on progress.
FY24/25	Wastewater	Consent renewal, Whatuwhiwhi (Whatuwhiwhi Wastewater Treatment Plant AUT.007205.02.02)	30/11/2025	28/05/2025	70%	3 submissions received after public notification. Hui have been held with each submitter. Korero continues. Working to resolve concerns by December 2026.	50%	Northland Regional Council publicly notified the application from Thursday 12 February and Thursday 12 March. Notification has now closed, and Council are working alongside the submitters to address the issues raised in their submissions.
FY25/26 FY26/27	Wastewater	Consent renewal, expand treatment plant Kerikeri	30/09/2036	Variation consent lodged 8/07/2024	100%	Complete – variation to increase discharge from 1,000 m3 / day to 1,350 m3 / day.	-	-
FY24/25	District facilities	Motor camp consent renewals, Tauranga Bay	30/11/2025	28/05/2025	100%	Complete.	100%	Complete - consent approved November 2025

FY25/26 FY26/27	Water	Kaikohe water treatment plant consent renewal, Monument Hill bores and Squires Spring (Kaikohe – Monument Hill and Squires Springs AUT.001862.01 & 02.04)	31/05/2027	-	100%	Complete – consent surrendered 15 September 2025 as consent AUT.001862.01.05 granted 2022 authorises a replacement water take from three Monument Hill bores and Squires Spring is not used nor is it registered with Taumata Arowai.	-	-
FY24/25	Wastewater	Discharge consent, Hihi (Hihi Wastewater Treatment Plant AUT.007399.01.02)	30/11/2022	31/08/2022	100%	Complete - consent granted June 2026 for 10 years.	95%	Reviewing final conditions.
FY24/25	Wastewater	Discharge consent, Kaikohe Kaikohe Wastewater Treatment Plant AUT.002417.01.03	30/11/2021	27/08/2021	100%	Complete	100%	Resource Consent Issued. Engagement with Nga Hapū o Kaikohe is complete. Project handover to Delivery Team for upgrades work will involve handover of hapū to new project managers.
FY24/25	Wastewater	Discharge consent, Kaitāia Kaitāia Wastewater Treatment Plant AUT.000932.01.03	30/11/2021	24/08/2021	100%	Complete - consent granted July 2026 for 15 years.	95%	Draft conditions have been workshopped with hapū and final conditions sent to Northland Regional Council.

Table 2 Construction projects requiring consenting support

Activity	Project	Expiry Date	Lodgement Date	July 2026 Update		Previous update (April 2026)	
				Completion status of project	Commentary	Completion status of project	Commentary
Stormwater	Stormwater improvements, Tasman Heights, Ahipara Stage 4	NEW	-	45%	Outline plan drafted and finalised for lodgement with Far North District Council. Lodgement is scheduled for August 2026.	-	-
Stormwater	Installation of a new drain along Reef View Road, Ahipara	NEW	To be determined	5%	Completed planning assessment scheduled for October 2026. Consent is contingent on planning assessment findings.	-	-
District Facilities	Pukepoto footpath	NEW	Sept-26	30%	Planning assessment confirms an outline plan is required due to works being within a road designation. Outline plan submission is scheduled for September 2026.	-	-
Wastewater	Water treatment plant relocation, Paihia	NEW	Apr-27	10%	Consenting strategy is being prepared to determine consenting pathway.	-	-
Wastewater	Kawakawa WWTP Infrastructure Acceleration Fund - Upgrade	NEW	Aug-27	45%	Assessment of Environmental Effects reviewed. Lodgement to Northland Regional Council and Far North District Council scheduled for August 2026.	-	-
Solid Waste	New bridge Kaitāia transfer station	-	-	100%	Complete - consents from both Far North District Council and Northland Regional Council.	-	-
Wastewater	Consent renewal, network overflows Kaitāia	NEW	2025	100%	Complete – earthworks and associated diversions of stormwater consent granted in 2025. Works were to resolve an abatement notice.	-	-
Water	Temporary Groundwater Take for the construction of a new wastewater pumpstation at Wihongi Street, Kaikohe	NEW	May-26	100%	Complete - granted June 2026.	-	-
Solid Waste	Wastewater treatment system upgrade, Kaitāia Resource Recovery Centre	-	-	100%	Planning assessment completed July 2026. No consent is required for the upgrade to the Kaitāia Resource Recovery Centre wastewater treatment system.	-	-

Table 3 Unplanned consenting work to prevent infringements, resolve abatement notices, or legislative requirements

Activity	Project	Expiry Date	Lodgement Date	July 2026 Update		Previous update (April 2026)	
				Completion status of project	Commentary	Completion status of project	Commentary
Water	Paihia Water Treatment Plant variation to condition 1	NEW	Sept-26	30%	Prepare variation consent to increase limits for backwash and clarifier sludge contents. Lodgement scheduled to Northland Regional Council for September 2026 to address operational non-compliances.	-	-
Roading	Tauranga Bay Culvert - Replacement flap gates	NEW	Aug-26	45%	Planning assessment completed. Consent requirement. Lodgement scheduled for August 2026.	-	-
Solid Waste	Klinac Lane Public Toilet Discharge Field	NEW	To be determined	5%	Planning assessment completed. Consent required and date to be confirmed with design team.	-	-
Wastewater	Rāwene WWTP Solar Panel installation	NEW	Dec-26	30%	Supply renewable energy to the Rāwene Wastewater Treatment Plant. Planning assessment completed. Consent required. Lodgement scheduled for December 2026.	-	-
Solid Waste	Russell Closed Landfill Consent	30/06/2028	30/01/2028	30%	Further investigations are underway to confirm the landfill capping.	30%	Further investigations are underway to confirm the landfill capping.
Stormwater	Kerikeri Stormwater discharge AUT.004835.01.02	31/03/2012	4/10/2011	70%	Respond to Northland Regional Council questions and await confirmation on next steps.	70%	Northland Regional Council processing underway.
Land Drainage	Kaitiāia Land Drainage	NEW	6/05/2026	50%	Application submitted to Northland Regional Council 6 May 2026 and placed on hold for stakeholder engagement and updated mapping.	40%	Drafting application, due for lodgement April 2026.
Land Drainage	Waihārara Land Drainage						
Land Drainage	Motutangi Land Drainage						
Land Drainage	Kaikino Land Drainage						
Wastewater	Ōpononi Wastewater Treatment Plant variation consent to vary the due date for the best practicable option report	NEW	Jul-26	60%	Best practicable option report did not meet 1 July 2026 deadline due to delays with finalising preferred site for investigations. A variation has been sought to extend the deadline to 1 February 2027 to continue workshopping with the working group and finalisation of the report.	-	-
Wastewater	Controlled and uncontrolled wastewater overflows	NEW	To be determined	2%	The Regional Plan and Wastewater Environmental Performance Standards require consents for controlled and uncontrolled wastewater overflows. Key milestones and timeframes to be determined.	-	-
Solid Waste	Taipā Refuse Transfer Station Consent APP.045333.01.01	NEW	29/08/2023	100%	Complete	100%	Complete - consent approved July 2025.
Solid Waste	Kaikohe Closed Landfill Consent AUT.007503.01.01	31/09/2025	30/05/2025	100%	Complete	100%	Complete - consent approved November 2025.
Solid Waste	Tōtara North Closed Landfill Consent	31/10/2026	31/04/2026	100%	Complete – consent granted June 2026 for 35 years.	40%	Drafting of the application is currently underway, due for lodgement April 2026.
Wastewater	Kohukohu Wastewater Treatment Plant variation application to change	NEW	26/02/2026	100%	Complete - date extended from 12 January 2025 to 01 September 2026.	-	-

	due date for the Best Practicable Option report						
Water	Discharge tertiary treated water from the Kaitiāia Water Treatment Plant	NEW	Jun-26	100%	Complete - consent granted July 2026 for 5 years.	-	-

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

The Long-Term Plan 24/27 includes budgetary provision for the planned consenting work programme. Consenting work in support of construction projects is met from the individual construction project budgets which also have LTP 24/27 budgetary provision.

Unplanned works are unbudgeted and require the identification of underspent budget that can be reallocated to meet these costs, or approval of unbudgeted capital expenditure is required at the time the need for the unbudgeted work is identified.

All costs related to the granting of a consent application are capitalised including internal staff salaries. The rating impact of a new or renewed consent is spread across the term of each consent which ranges from a few months to a maximum of 35 years.

ĀPITIHINGA / ATTACHMENTS

Nil

6.2 INFRASTRUCTURE - CAPITAL WORKS PROGRAMME UPDATE

File Number: A5846898

Author: Matt Richardson, Manager - Infrastructure Delivery

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide an update on the status of the 2024-2027 Infrastructure Capital Works Programme to Te Koukou Committee as of 30 June 2026, excluding Transportation.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This report provides an update on the delivery of the 2024-2027 Infrastructure Capital Works Programme, excluding Rooding.
- As at the current reporting period, \$75.96 million of the total \$158.18 million programme has been spent or contractually committed.
- Additional planning considerations apply to water and wastewater projects as Council prepares to transition to Ngā Wai o Te Tai Tokerau on 1 July 2027.
- The report highlights the importance of active programme management to maintain delivery momentum.
- Key areas of focus include prioritising construction-ready projects and making timely decisions on rephasing or deferral where appropriate.
- Te Koukou has delegations to review the effectiveness of financial spend and reprogramming of capital works, operational performance including monitoring and reporting of significant projects and the delivery of quality infrastructure and district facilities.

TŪTOHUNGA / RECOMMENDATION

That the Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure - Capital Works Programme Update.

TĀHUHU KŌRERO / BACKGROUND

The 2024-2027 Infrastructure Capital Works Programme was adopted through the Long Term Plan (LTP) to deliver Council's planned investment for the next three years across the portfolios of Three Waters, Maritime Assets, District Facilities and Associated Infrastructure, with a focus on Rooding, Compliance and Storm Recovery.

Delivery of the programme continues to be influenced by a range of factors, including consenting complexity, detailed design and investigations, contractor and resource availability, cost escalation, and seasonal and weather-related impacts. As a result, while several projects are progressing as planned or under construction, others have experienced changes to timing as design and delivery risks are better understood and managed.

As the current Long Term Plan period moves into Year 3 (2026/2027), a review of the Infrastructure Capital Works Programme has identified specific projects where delivery prior to 30 June 2027 is at increased risk. In these cases, proposed timing adjustments are intended to improve programme realism, reduce financial risk, and ensure projects are sufficiently advanced before construction funding is committed.

This update provides the Te Koukou Committee with current context on the Infrastructure Capital Works Programme and highlights where timing changes are proposed to align budgets with project

readiness and delivery capability, while retaining the overall intent and priorities of the adopted Long Term Plan.

The following table presents a financial summary of 2024-2027 LTP Budget vs Actual Expenditure across Infrastructure Asset Portfolios as at 30 June 2026.

Note: The 2025/26 financial year-end has not been finalised; the figures in the table below are subject to change.

Asset Type	2024-2027 Budget	2024-2027 Actual + Commitments	% Committed	% Available Budget
Water	\$50,066,530	\$32,024,594	63.96	36.04
Wastewater	\$83,952,068	\$31,870,413	37.96	62.04
Stormwater	\$10,114,615	\$3,650,259	36.09	63.91
District Facilities	\$12,694,903	\$8,228,914	64.82	35.18
Solid Waste	\$1,352,412	\$191,231	14.14	85.86
Total	\$158,180,528	\$75,965,411	48.02	51.98

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

As at the current reporting period, 30 June 2026, the 2024-2027 Infrastructure Capital Works Programme has an approved budget of \$158.18 million, of which \$75.96 million (48%) has been spent or contractually committed. This leaves 52% of the programme uncommitted as the Long Term Plan period moves into the start of year 3.

Delivery performance varies by asset class. Water projects are 63.9% committed, reflecting stronger project readiness. In contrast, Wastewater (37.9%) and Stormwater (36.1%) show a larger number of projects in earlier stages of the project lifecycle. Projects within the District Facilities portfolio (64.8%) and Solid Waste (14.1%) are starting to gain traction. The new bridge at the Kaitāia Resource Recovery Centre is currently out to tender and will consume much of the Solid Waste funding. It should be noted, as illustrated in the MS Project Gantt Chart in Appendix 1, that several projects are approaching completion of detailed design and will be progressed through procurement to contract award within the next 2-3 months. Options are being considered to bundle procurement of contracts together to expedite procurement and delivery.

Updates on key significant projects in delivery are provided below:

- Kaitāia /Kerikeri Water Treatment Plant Fluoridation – Package A (Provision of Fluoride Equipment and Buildings) and Package B (Civil Works):

Manufacturing of fluoridation equipment is complete, and installation is progressing at both the Kerikeri and Kaitāia Water Treatment Plants. Package B works continue to progress on schedule with final enabling works planned for early July leading up to the Ministry of Health commissioning deadline of 31 July 2026.

- Haruru – Kaipātiki Rise Watermain Upgrade:

Contract has been awarded to Ventia with works planning to commence in August.

- Kaitāia – Commerce St Stormwater Renewals:

Project works have commenced at the stormwater outfall on Taaffe St. Installation of the new stormwater main and connections will progress along Taaffe St and West Lane over the next couple of months, with completion expected in late October.

- Projects currently in the tender/award phase – Construction due to commence in the next quarter:
 - Stormwater – Ahipara Tasman Heights: Renewal of stormwater system serving the surrounding catchment.
 - Stormwater – Parkdale Crescent (Kaitāia): Renewal of existing 1200mm dia Stormwater main.
 - Wastewater/Water Supply – Baffin St, Ōpua: Upgrades to Wastewater Pump Stations and Potable Water Supply assets in the vicinity of the Ōpua Marina.
 - Water Supply – Paihia Zonal Monitoring: Installation of zonal monitoring equipment to facilitate targeted leak detection.
 - District Facilities – Pukenui Coastal Walkway: Contract has been awarded and construction due to commence in August.
 - Solid Waste – Kaitāia Resource Recovery Centre New Bridge.

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

The 2024-2027 Infrastructure Capital Works Programme has a total approved budget of \$158.18 million, of which at the end of June 2026, \$75.96 million (48%) has been spent or contractually committed to date. The balance of \$82.22 million (52%) remains available across the remainder of the current Long Term Plan.

The financial implications of this report are programme-related rather than project-specific. No additional funding is sought, and there is no change to the total approved budgets at this stage. The focus is on monitoring delivery confidence, identifying projects where funding can be effectively utilised within the current Long Term Plan period and recognising where timing adjustments may be required to avoid underspend and repeated reforecasting.

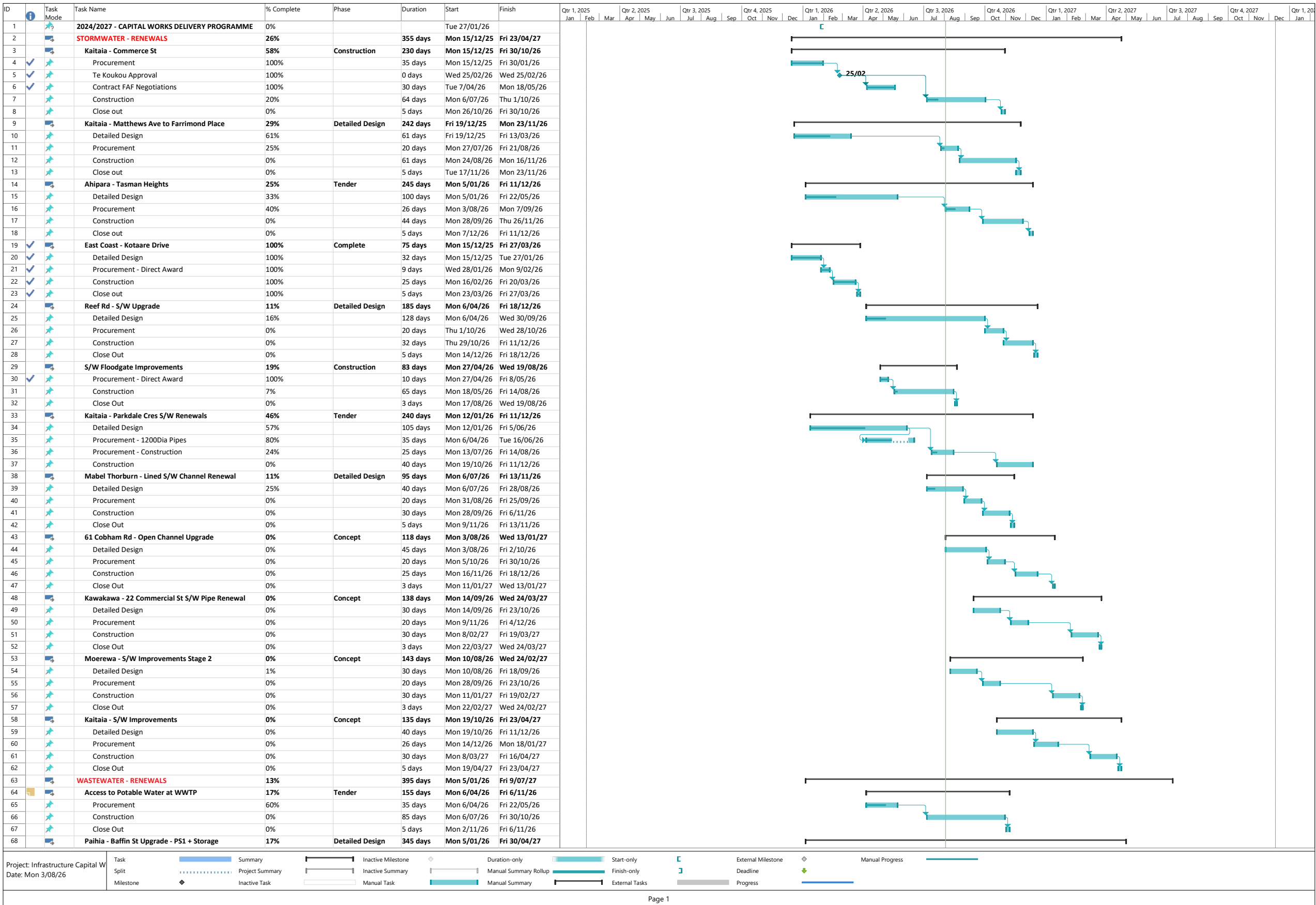
For Water and Wastewater activities, financial planning is also influenced by the transfer of assets and responsibilities to Ngā Wai o Te Tai Tokerau from 1 July 2027. This requires careful management of remaining capital commitments to ensure projects delivered prior to the transition are appropriately funded, while projects not achievable within the current timeframe are identified early and aligned with the next Long Term Plan and the transition framework.

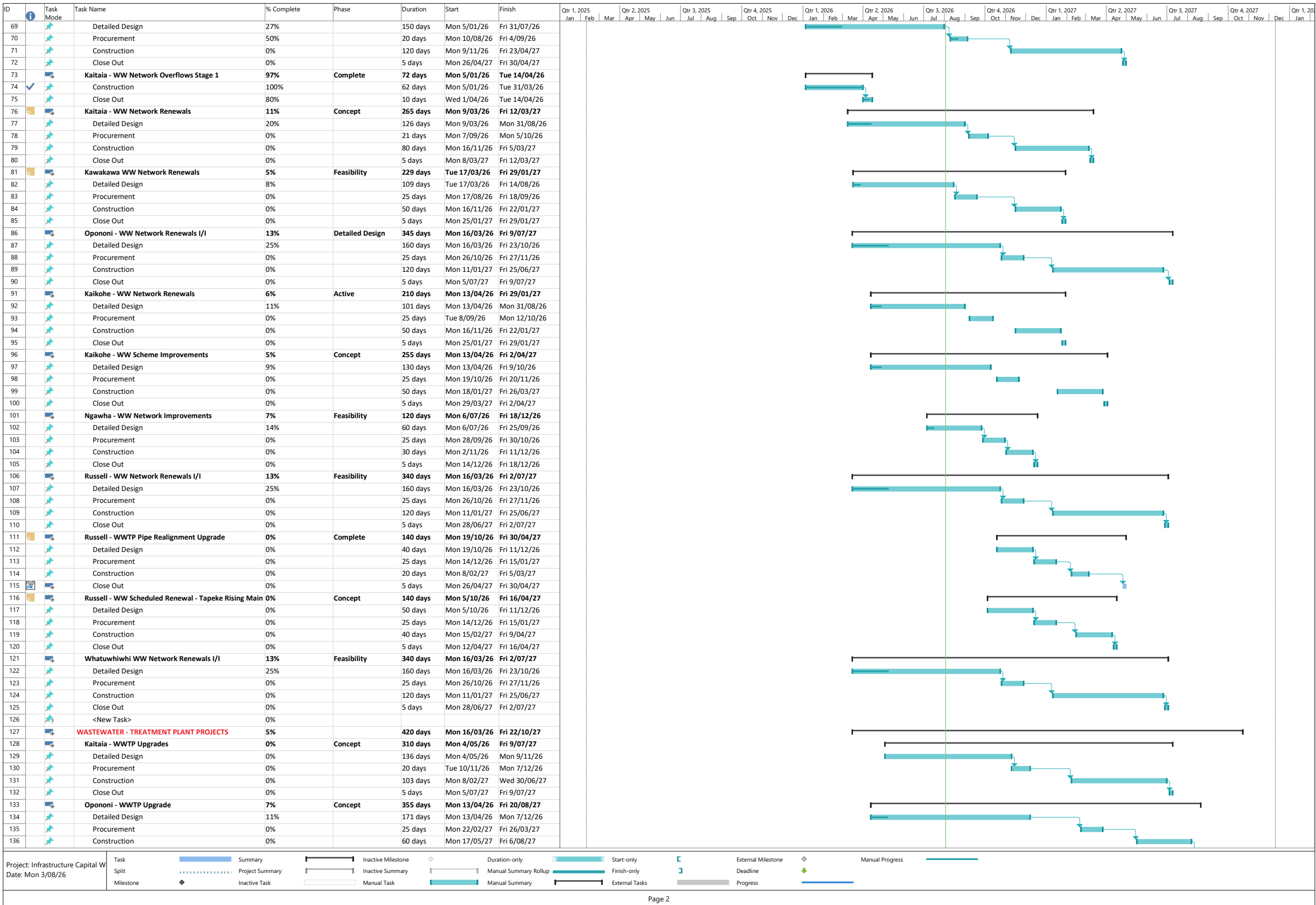
Any proposed rephasing, deferral, or transfer of budget arising from programme reviews will be subject to further reporting and approval through Te Koukou and Council and will be reflected in future programme forecasts and the development of the 2027–2037 Long Term Plan. There is no immediate impact on rates, debt limits, or funding sources as a result of this update.

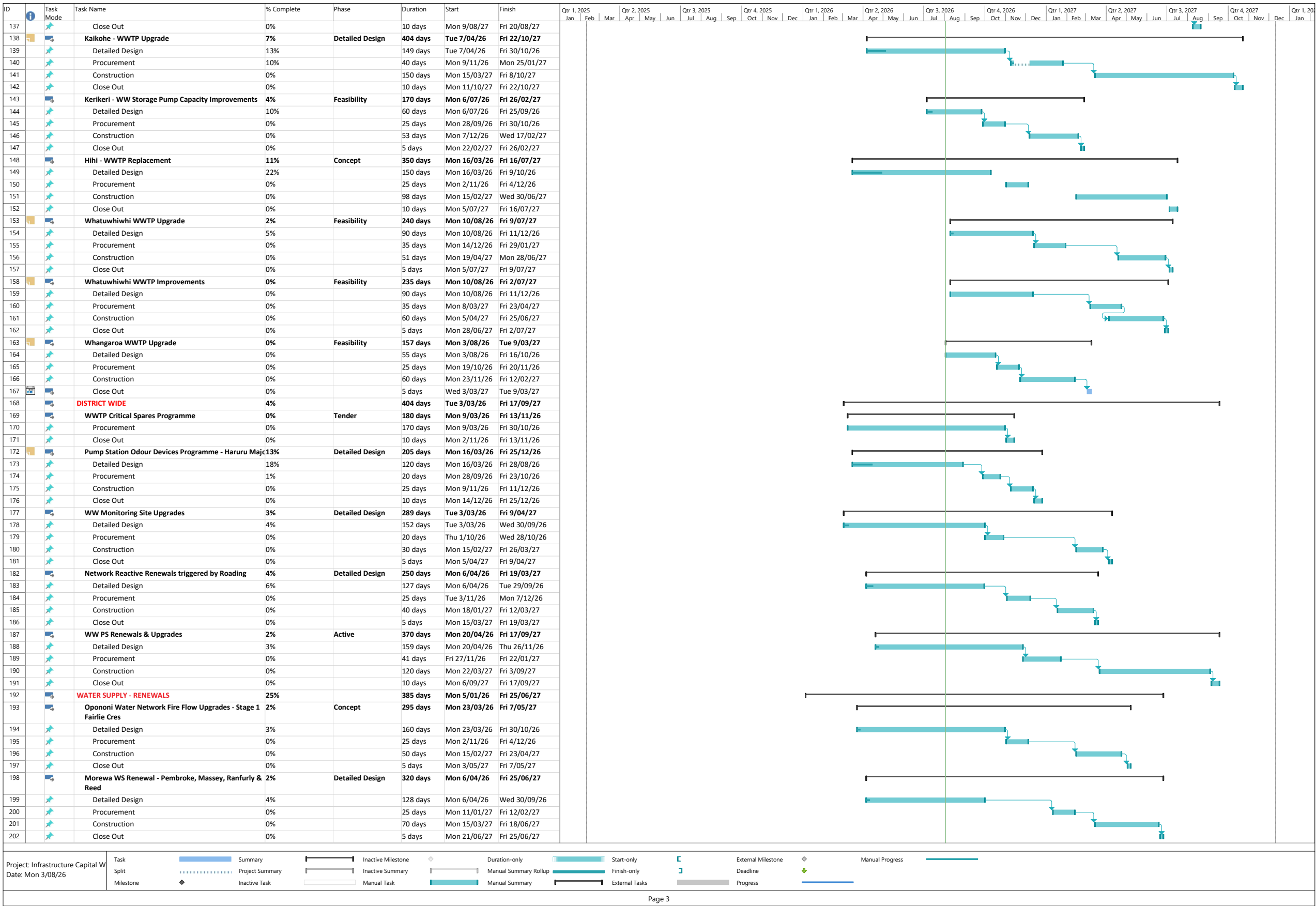
For water and wastewater, there is an additional transition risk associated with the planned transfer of assets and responsibilities to Ngā Wai o Te Tai Tokerau on 1 July 2027. Projects that are not clearly deliverable prior to this date may require deferral or realignment, and failure to clearly identify these projects early increases the risk of funding uncertainty, scope duplication, or misalignment between responsibilities. Active programme management and early decision-making are required to mitigate both underspend and transition-related risks.

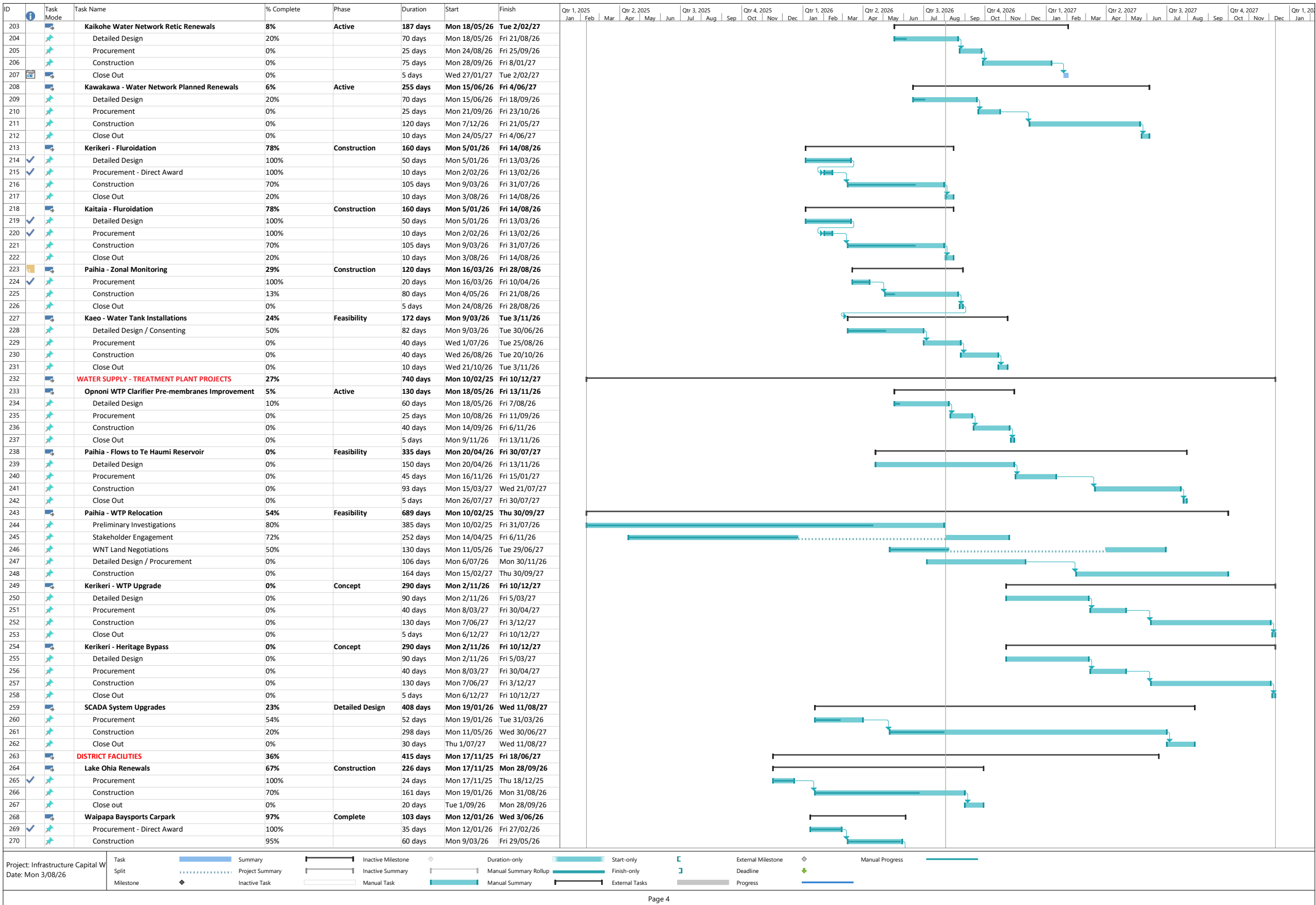
ĀPITI HANGA / ATTACHMENTS

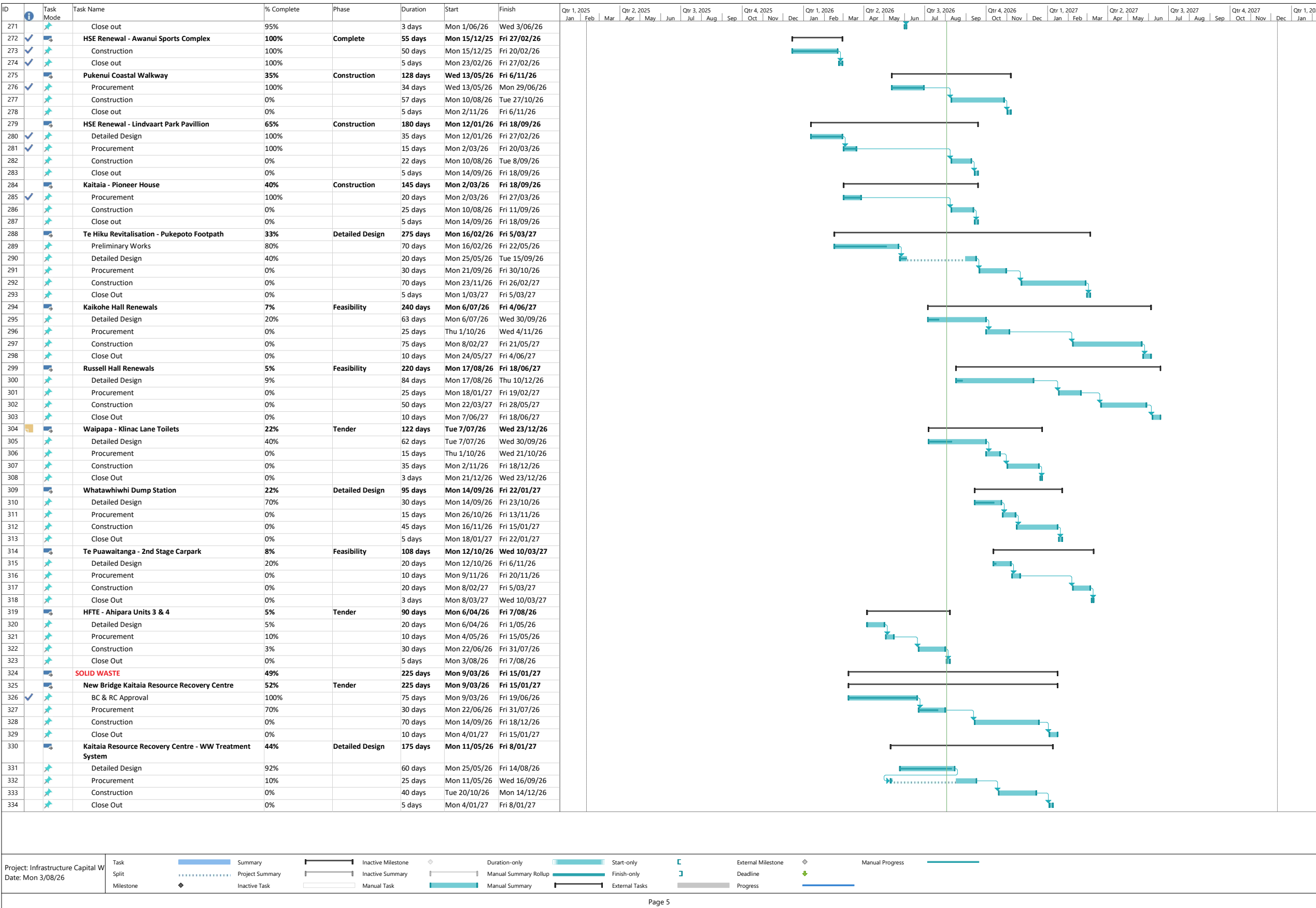
1. **30.6.27 - Infrastructure Capital Works Programme - MS Gantt View - A5897104**  











6.3 INFRASTRUCTURE COMPLIANCE

File Number: A5852862

Author: Doug Astill, Compliance Officer - Infrastructure Services

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

Provide a compliance status update for July 2026 to Te Koukou Committee of all infrastructure resource consents, other than Roding, that aligns with the Committee's Terms of Reference.

WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- Compliance is measured across all consents and consent conditions (treatment, monitoring, reporting and instrument calibration) for the operation of Council's water, wastewater, stormwater and district facility assets as required by the Resource Management Act 1991.
- The Regulator has advised that abatement notices will not be removed until the facility is returned to normal operation and not simply when the non-compliance has ceased. This will extend the time taken to remove a notice where there is a delay in completing remedial works such as in the case of the public toilets at Waipapa.
- Abatement notice updates for the reporting period - 0 notices received, 2 notices removed, leaving 14 notices outstanding at 28 July 2026.
- The LTP 24/27 capital works District-wide Programme to Meet Water Safety Plan Requirements budget is 33% committed, with planning to deliver the remainder by 30 June 2027 being finalised.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure Compliance.

TĀHUHU KŌRERO / BACKGROUND

Te Koukou Committee for Transport and Infrastructure has the following delegated responsibilities for infrastructure compliance:

- Ensure that operational functions comply with legislative requirements and Council policy;
- Ensure that consents associated with the Council's infrastructure are being met and renewals are planned for.

A compliance status update report for the reporting period ending 22 June 2026 was presented to the 15 July 2026 Committee meeting. A link to this report is provided for convenience: [Agenda of Te Koukou Committee for Transport and Infrastructure Meeting - Wednesday, 15 July 2026](#)

Council is the consent holder of some 265 resource consents issued by the Regulator, Northland Regional Council, under the Resource Management Act 1991 (RMA), for the operation of water, wastewater, stormwater, maritime, airports, solid waste (landfills), sports facilities, campgrounds, and onsite wastewater facilities for public toilets. These consents contain over 3,600 consent conditions, which set out operational limits/parameters and reporting requirements.

Council must also meet the legislative requirements of The Water Services Act 2021, with the Regulator being Taumata Arowai. These are largely reporting requirements, principally annual updates to the Drinking Water Safety Plans, including progress on the delivery of identified improvements.

Failure to comply with consent conditions or legislative requirements generally results in enforcement action by the relevant Regulator. For example, the Northland Regional Council issues

(RMA) abatement notices notifying the consent holder of the specific breach with the requirement to stop the breach. The nature of breaches typically includes exceeding a consent limit/parameter, failing to keep and/or supply records, failing to verify equipment calibration, and failing to meet reporting deadlines.

The Regulator also has the authority to issue further enforcement action, such as fines and prosecution.

The update provided in this report is to 28 July 2026.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Operational Compliance

In the last report:

- No abatement notices were received in June 2026, however the previous updates had under-reported the total abatement notices outstanding by two.
- All water treatment plants (8) are fully compliant for treatment and distribution networks.
- 6 of 15 wastewater treatment plants are fully compliant, and 5 plants will achieve compliance once meter replacement works are completed this financial year.
- Two wastewater abatement notices successfully removed include the long-standing notice for Ahipara and the more recent notice received for Kohukohu.
- Including the two existing abatement notices (Russell wastewater plant – March 2026, and Pākaraka stock effluent facility – Jan 2026), 16 abatement notices remain outstanding – water (2), wastewater (13), public toilets (1). Note: the stock effluent facility is classified as a wastewater activity.

Refer to Attachment 1 - Abatement Notice Update June 2026 for details.

- In accordance with section 325 of the Resource Management Act, applications to remove 3 abatement notices (wastewater) were lodged with the Regulator.
- The Regulator has advised that abatement notices will remain until facilities are returned to normal operations. This currently applies to the Paihia wastewater treatment plant, the Russell wastewater treatment plant, and the Klinac Lane Waipapa public toilets discharge field.
- Kawakawa water treatment plant pump station switchboard upgrade was completed, bringing the facility into compliance with current electrical standards and resolving critical operational and health and safety issues.

What has changed:

- No abatement notices were received in July 2026.
- Northland Regional Council has written a further letter to the Chief Executive acknowledging improvements made by Council as well as further improvements they expect to see in the short term, and a request for mitigation plans to be provided to them by 08 August 2026.
- All water treatment plants (8) are fully compliant for treatment and distribution networks.
- Two water treatment plants, Kaitāia and Paihia, will meet compliance for discharge records once discharge meters are connected and reporting implemented that meet consent requirements. Expected delivery is July 2026.
- 6 of 15 wastewater treatment plants are fully compliant, and 2 plants will achieve compliance once meter replacement works are completed in July 2026.
- Infrastructure Engineering is progressing treatment improvement options to return other plants to compliance. A detailed plan is expected to be shared in the next update report.
- 14 abatement notices remain outstanding – water (2), wastewater (11), public toilets (1). Note: The Pākaraka stock effluent facility is classified as a wastewater activity.

Refer to Attachment 1 - Abatement Notice Update July 2026 for details.

Compliance Status

Continued focus on developing and implementing operational improvements through the co-ordination of Infrastructure Compliance (needs identification), Engineering (treatment improvement development), Consenting (applications and assessments), and Water Services (operational impact) for the removal of abatement notices by 30 June 2027.

Regular engagement is also maintained with the water's contractor to review compliance status, improvements, and the implementation of regulation changes.

Abatement Notice Update July 2026

Details of all abatement notices current on 28 July 2026 are included in Attachment 1 - Abatement notices update July 2026).

While the installation of meters as noted below is advanced, removal of related abatement notices could be delayed by a further month due to resourcing constraints to complete telemetry updates necessary to demonstrate data capture and recording is compliant.

Compliance Capital Works Programme

Progress has been made in establishing the LTP 24/27 Water Capital Works Programme to Meet Water Safety Plan Requirements, a district-wide project, being a programme of works to meet drinking water systems compliance across the region.

The table below lists the individual projects that have been confirmed for delivery. Projects currently in feasibility are also included below.

<u>Location</u>	<u>Project</u>	<u>Est. cost</u>	<u>Delivery date</u>
Ōpononi	New chlorine building	\$ 44,017	30 June 2026
Kaitāia	Discharge meter installation	\$ 56,957	31 July 2026
Kaitāia	Replacement blower	\$ 39,000	30 June 2026
Kawakawa	Discharge meter installation	\$ 46,196	31 July 2026
Paihia	Discharge meter installation	\$ 34,005	31 July 2026
Rāwene/Ōmanaia	Discharge meter installation	\$ 33,923	31 July 2026
Total Committed		\$ 254,098	
FY26 Budget		\$ 505,504	
FY27 Budget		\$ 303,250	
Projects in feasibility stage:			
Ōpononi water treatment plant	Pre-treatment filter relocation to enable issue use of dam water when needed.		
Ōkaihau water treatment plant	Unauthorised connections - removal and re-connection.		
District-wide raw water reservoirs	Chemical dosing storage tank covers (H&S).		
Kerikeri water treatment plant	Outdated hardware upgrades.		

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

This is an information report providing an update on compliance with infrastructure resource consents.

Minor non-compliances are met from existing operational budgets. There are existing capital budgets to meet the cost of planned upgrade works.

The LTP 24/27 three-year capital works budgetary provision for the Programme to Meet Water

Safety Plan Requirements, District-wide project totaling \$808,754.00.

No additional financial implications or budgetary provisions arise from this report.

ĀPITIHANGA / ATTACHMENTS

1. **Abatement notices update July 2026 - A5891058**  

Abatement Notices July 2026

Scheme	Issued Date	Notice Number	Reason	Mitigation	Milestones for compliance	Update - July 2026	Update - June 2026
Ōpononi/Ōmāpere Wastewater Treatment Plant	7/04/2026 20/04/2016	EAC.073458.01 EAC.066718.01	Consented levels of total suspended solids, Nitrogen, Biological oxygen demand, and E.Coli exceeded.	Treatment upgrades to be completed - clarifier and UV.	Treatment improvement actions- current financial year.	Clarifier and UV treatment has been delayed as a result of testing post wetland and pond desludging which indicates contamination is expected to occur post treatment. Next steps are to be determined given current consent conditions requiring these improvements to be implemented by mid-November 2026 and the recent regulatory changes re treatment (WWEPS) requirements.	Treatment investigation findings will be workshopped in July 2026 to confirm next steps.
Kohukohu Wastewater Treatment Plant	10/29/2024	EAC.072397.0	Ongoing non-compliance with faecal coliforms and ammonia levels.	Desludging of ponds. Treatment upgrade - install baffle curtains. Wetland desludging. Pond aeration.	Desludging completed July 2025. Baffle curtain installed.	An application to remove the notice has been lodged with Northland Regional Council - awaiting response. Second stage of wetland cleaning in procurement. Future treatment and discharge to land options under investigation.	An application to remove the notice was lodged with Northland Regional Council - awaiting response.
Russell Wastewater Treatment Plant (Russell Landfill)	11/1/2024	EAC.072442.01	Ongoing non-compliance of leachate volumes discharging to wastewater treatment plant during severe weather events presumed to be caused by run-off from uncapped landfill.	Dependent on Solid Waste providing a mitigation plan that will reduce / control the volumes of leachate discharging from the closed landfill that meet the consented volumes the wastewater treatment plant can received.	Re-commissioning of second storage pond following liner repair, late 2026.	Pipes from leachate tank to treatment plant have been replaced. Leachate reduction options under consideration by Solid Waste. Options to control leachate volumes are being considered in conjunction with operation of second pond at plant.	Treatment solution investigation continuing. Further wetland maintenance is planned to restore the operational area.
Paihia Wastewater Treatment Plant	11/12/2024	EAC.072467.01	Ammonia discharge exceeding consented levels.	Treatment improvement to improve aeration.	Replacement of aeration equipment followed by monitoring to identify if further improvements are required.	Delay to installation of aerators due to existing equipment not fit for purpose. New aerators no due for installation late 2026.	Awaiting landfill solution report from Solid Waste.
Waitangi River	11/12/2024	EAC.072471.01	Water take volume readings not available.	Discharge records to be provided to Northland Regional Council by contractor. New mitigation (04/26) - a new discharge meter and telemetry to be installed as per consent requirements.	Discharge records were submitted July 2025. Annual report due July 2026. New consent application is in process, new consent expected September 2026	Following the completion of discharge meter installation, a consent variation to separate and increase discharge consented volumes is in process.	Application to vary (increase) existing discharge volumes that align with current records is being drafted. Application to remove notice will follow issue of updated resource consent.
Pākaraka stock effluent facility	11/18/2024	EAC.072474.01	Lack of discharge information.	Contractor to submit data records as per dates in consent condition.	New recording process means discharge levels are reported monthly . Application for removal of abatement to follow September 2026 records submission.	The application to remove the abatement notice lodged May 2026 was declined as the Regulator requires the required information to be provided consistently and without prompting within the specified timeframe. Next records submission due April 2027.	Application to vary (increase) existing discharge volumes that align with current records is being drafted. Application to remove notice will follow issue of updated resource consent.
Paihia Wastewater Treatment Plant	12/8/2025	EAC.073230.01	Lack of inflow data reporting due to a broken meter.	Install replacement meter and reinstate data collection.	Equipment installation and telemetry mid-2026.	Installation of inflow meter delayed but is now in progress. Expected completion August 2026.	Data records and an application to remove the notice have been submitted.
Whatuhiwihi Wastewater Treatment Plant	12/10/2025	EAC.073233.01	Total suspended solids exceeding consented limits due to constant algae growth.	Treatment plant upgrades and pond desludging.	Installation of new treatment plant, project for 2027.	Treatment improvements to improve TSS are under investigation. Pond desludging is in planning.	This is currently in procurement. Update on installation date to be confirmed in next update.
Paihia Wastewater Treatment Plant	1/12/2026	EAC.073276.01	Failure to promptly communicate diesel spill at the pump station.	Emergency response plan updated and responsibilities reviewed with O&M contractor.	Full compliance will be demonstrated following next set of monitoring results.	Next soil testing due October 2026 - application to remove abatement notice will follow this.	Progress to be updated in next report.
Pākaraka stock effluent facility	1/13/2026	EAC.073320.01	Failure to operate within discharge limits	New resource consent to reflect fluctuating effluent loads	Assessment of discharge volumes -completed July 2026. Variation to a consent application submitted - expected August 2026.	Awaiting new consent to be issued - expected August 2026.	Awaiting final monitoring results scheduled for October 2026.
Russell Wastewater treatment plant	3/5/2026	EAC.073390.01	Non-permitted discharge from a wastewater pond.	The storage pond was isolated both above and below ground so the pond is not in use and no further discharges are possible.	Compliance will be a demonstration of capacity for excess inflow during a heavy rain event.	Replacement of liner for the second storage pond that will enable landfill leachate volume control is under investigation. The objective is to repurpose the second, unused pond to receive the unregulated leachate from the landfill from where it will enter the wastewater treatment system at the consented volumes, achieving compliance with both abatement notices, improve treatment and reduce overflows during heavy rain events.	Discharge investigation process underway with contractor. This will inform current resource consent variation.
Klinac Lane public toilets discharge field	4/1/2026	EAC.073433.01	Unconsented overflows at discharge field.	Toilets closed. Discharge area improvements.	Toilets closed and portalooos installed. New project to improve discharge treatment is being scoped for delivery in FY27.	Solid Waste are procuring an upgraded treatment system that will meet discharge regulations.	Currently investigating options to ensure storage capacity is sufficient to address the risk of overflows during weather events and summer demand.
Kaitiāia Water Treatment Plant	4/1/2026	EAC.073453.01	Unconsented discharge of treated water.	Consent application to be lodged.	New consent received July 2026.	NRC will not remove notice until discharge upgrades have been completed. Installation of discharge meter will start in August 2026 following fluoride implementation.	NRC will not remove notice until discharge field upgrades have been completed. NRC 08 June 2026
Kaikohe Wastewater Treatment Plant	23/04/2026 12/11/2024	EAC.073486.01 EAC.072443.01	2024 Abatement Notice superseded 236/04/2026 - outflow data not available (no change to breach).	O&M contractor has been tasked to repair monitoring equipment and maintain records.	Equipment repaired and discharge recording recommenced – June 2025.	Installation of telemetry equipment and new screen is expected to be completed July 2026.	Meter installation is in progress. Consent application submitted.

6.4 WATER SERVICES OPERATIONS MONTHLY REPORT

File Number: A5895094

Author: Scott Smith, Manager - Waters

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

To inform elected members of the performance of the Operations and Maintenance contract against the current contracted Key performance Indicators.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

The report provides a monthly overview of the operational status of the Waters contract that Far North District Council holds with Ventia. It covers the at-a-glance summary, purpose, operational context, water supply operations, wastewater operations and network performance, contractor performance and maintenance delivery, health, safety and wellbeing, compliance and regulatory performance, asset condition, risk and emerging issues, and summary matters for noting.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure receive the report Water Services Operations Monthly Report.

TĀHUHU KŌRERO / BACKGROUND

Monthly oversight of the performance of the waters contract for the information of elected members. This report aims to give that oversight and transparency.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

The attached report document gives an overview for the month laid out as per the executive summary.

The report shows the status of the contracted Key Performance Indicators.

The Key Performance Indicators are currently under review to ensure they are still fit for purpose and achieve the service delivery levels we expect for this contract.

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

There are no financial or budget implications.

ĀPITI HANGA / ATTACHMENTS

1. Te Koukou June 26 Operational Report - A5914394  

Te Koukou Committee – Elected Member Dashboard

June 2026 Three Waters Contract and Operational Performance Report

This report is written for elected members and other readers who may not have a technical water services background. It explains what happened during the month, why it matters, what risks need attention, and what management actions are being followed up. Technical terms are used only where needed and are explained in context.

At a Glance

- Overall status: Water, wastewater and stormwater services continued during June 2026. However, performance was weaker than in May. The main issues were lower planned maintenance completion, more wastewater overflows, and slower resolution of urgent water issues. Older assets, wet weather, difficult site access and limited network back-up continued to increase service risk.
- Contract performance: Water urgent attendance remained within target at a median of 0.82 hours against a ≤2-hour target, but urgent water resolution exceeded target at 5.19 hours against a ≤4-hour target. Sewer urgent performance remained within target, with median attend and resolve times of 1.82 hours and 2.58 hours respectively against targets of ≤2 hours and ≤4 hours.
- Key events: June recorded eight urgent water breaks across Kaikohe, Kawakawa/Moerewa, Kerikeri, Kaitia and Rawene. Rawene experienced a major break caused by ground movement, which led to a substantial loss of stored water from the reservoir. Wastewater overflows increased significantly, with Ventia reporting 11 overflows and one Whatuwhiwhi spill entering water.
- Governance position: This report is for information only. No decision is requested. A separate annual budget report will be brought to the Committee for endorsement of the operations and maintenance contract budget. This report provides background on performance, service risk and cost matters to support that future decision.

Key Risks and Issues

- Wastewater overflow risk increased materially in June. Ventia reports 11 sewer overflows across the district, driven primarily by gravity main/manhole blockages, pump issues, and asset deterioration or corrosion. One spill in Whatuwhiwhi was reported as entering water, requiring normal spill protocols and notification processes to be confirmed as complete.
- Ageing asbestos cement, water and wastewater assets continue to present service reliability and renewal risks. De Merle Street in Kaikohe has now had at least seven breaks on the 100AC line, and Turner Street in Kaeo has a deteriorated AC sewer pipe invert at depth in a constrained location, requiring operational assessment and a trenchless or pipe-bursting solution.
- Rawene water supply resilience was a significant issue. A high overnight flow alarm from the reservoir outlet indicated a major break on Parnell Street, where ground movement pulled uPVC pipe sections apart. The break resulted in reservoir volume reducing to about 8% by the time technicians reached the site.
- Planned preventative maintenance performance dropped below expected levels. Overall planned maintenance completion was 71%, with ground maintenance completion at 58% due to wet ground conditions and electrical audit completion at 61% due to one electrician being away on medical leave.
- SCADA, telemetry and data quality constraints remain relevant to compliance assurance. In simple terms, these are the monitoring and recording systems used to show whether water assets are operating as required. Omanaia's water compliance exception is reported as a data outage issue rather than process non-compliance, but this still affects Water Outlook reporting evidence and needs timely resolution.

Assurance to Committee

Council received the June 2026 operational report for the three waters operations and maintenance contract. Services continued, and urgent wastewater response targets were met. However, the June position is qualified because urgent water resolution, wastewater overflows and planned maintenance all need follow-up. Management attention should focus on checking spill reporting, confirming required notifications and clean-up records, restoring planned maintenance, and progressing asset assessments where repeated failures point to poor asset conditions.

Te Koukou Committee – June 2026 Three Waters Contract and Operational Performance Report

Committee Relevance and Terms of Reference Alignment

This report supports Te Koukou Committee's Terms of Reference by helping the Committee monitor infrastructure performance, major contract measures, infrastructure-related risks, and compliance and consent matters. No approvals or policy changes are sought through this report.

Contract Performance Dashboard – June 2026

The dashboard below provides a month-end summary of June 2026 contract performance. It shows whether key service measures were on target, highlights major risks, and summarises current-month costs for Committee monitoring.

Area	Measure	June 2026	Target	Status	Commentary
Water faults	Urgent attend / resolve (median hours)	0.82 / 5.19	≤2 / ≤4	Monitor	Urgent water attendance met the target; median resolution exceeded the 4-hour target. Eight urgent water breaks were recorded, including repeat AC main failures and a major Rawene break.
Wastewater faults	Urgent attend / resolve (median hours)	1.82 / 2.58	≤2 / ≤4	On target	Urgent wastewater attendance and resolution remained within target.
Wastewater overflows	Total sewerage overflow submissions	11 reported	Monitor trend	Escalate	June had materially higher overflow activity than May. Ventia reports spills across Kaitaia, Whatuwhiwhi, Kaeo, Kaikohe, Paihia and Russell, with one Whatuwhiwhi spill reported as entering water.
Spill management KPI	Dry-weather overflow allowance	6	1.5/month	Off target	Monthly spill management count exceeded allowance. Root causes include blockages, pump issues, and asset deterioration/corrosion.
Planned maintenance	Completion rate	71%	100% expected programme delivery	Off target	Completion dropped to 228 of 320 PMs. Wet ground conditions limited ground maintenance completion to 108 of 186 PMs, and electrical audit completion was constrained by low resource levels.
Health and safety	Recorded injuries / serious events	No total recordable, serious injuries, lost-time injuries or fatalities recorded this month	Zero serious harm	On target	Three total events were recorded in the event-type table, including two close calls and one third-party/public event. Haruru major wet well remains locked out while bypass options are developed.
Water compliance	Drinking water consent action attainment	Reporting provided; Omanaia data outage noted	90% consent action attainment	Monitor	Ventia reports the Omanaia exception is a data/outage recording issue, with historian trends showing compliance. SCADA resolution is linked to completion of fluoridation works.
Wastewater compliance	Consent compliance position	Awaiting final laboratory results	90% consent action attainment	Monitor	No significant non-compliances above known upgrade-related sites; this should remain subject to laboratory confirmation.
Customer/service quality	Meter read accuracy / reinstatement satisfaction	100.00% / 99.24%	90% / 75%	On target	Meter read accuracy and reinstatement satisfaction exceeded targets. Ask Us Nicely customer satisfaction recorded 0% for the month and should be treated cautiously pending sample size/context.
Financial overview	Monthly O&M costs	\$1.472m claim against \$1.547m Ventia budget provision	Budget monitored separately	Monitor	Current month O&M claim is approximately \$74k below Ventia budget provision. Exceptions include TDG Paihia diesel spill clean-up, delayed TDG quarterly flushing invoice, and water stock/materials.

Management focus for July 2026: confirm the June wastewater overflow count and locations, close out actions for the Whatuwhiwhi and Kaeo failures, restore planned maintenance performance, confirm electrical audit resourcing, continue leak detection in Kerikeri, Paihia and Kawakawa, progress Rawene smart meter benefits, and check June cost exceptions before final financial reporting to Committee.

Te Koukou Committee – June 2026 Three Waters Contract and Operational Performance Report

Monthly Operational Report – June 2026

The sections below provide the operational detail behind the dashboard and treatment plant status tables. They explain the main events, performance results, compliance matters and asset risks that informed the summary above.

1. Purpose and Governance Context

This report gives Te Koukou Committee oversight of Council's water, wastewater and stormwater operations for June 2026. It covers contract performance, service risks, compliance matters, and key operational issues that require management attention.

2. Operational Context for the Month

June 2026 was a more challenging operational month than May. Planned preventative maintenance completion reduced to 71%, primarily because wet ground conditions affected ground maintenance and electrical resource constraints affected completion. The month also saw increased wastewater overflow activity, significant urgent water breaks, and ongoing reliability issues associated with ageing AC pipework and limited network redundancy in rural and remote schemes.

3. Water Supply Operations

Eight urgent water breaks were recorded during June: three in Kaikohe, two in Kawakawa/Moerewa, and one each in Kerikeri, Kaitaia and Rawene. Significant events included failures on older or poor-condition pipes in Kawakawa, Kaikohe and Kaitaia, third-party damage at Station Road in Moerewa, and a major Parnell Street break in Rawene where ground movement pulled uPVC pipe sections apart. The Rawene break caused reservoir storage to fall to about 8% before technicians arrived. Seventy-two requests for service were received for minor water breaks and leaks, mainly in Kerikeri, Paihia and Kawakawa. A further 86 water-reticulation requests were recorded for issues such as meter faults, hydrant faults, missing or damaged covers, service locations, water pressure, taste and odour. Leak detection continued across the district, focusing on Kerikeri, Paihia and Kawakawa.

4. Wastewater Operations and Network Performance

Ventia reports 13 wastewater overflows during June, with events across Kaitaia, Whatuwhiwhi, Kaeo, Kaikohe, Paihia and Russell. The report attributes eight spills to blockages in gravity mains and manholes, three to pump issues, and two to asset deterioration or corrosion. One Whatuwhiwhi spill was reported as entering water, with normal protocols followed. The overflow count, cause categories and location breakdown should be reconciled before final sign-off. Low pressure sewer RFSs increased to 47, up from 35 in May, with 32 in the northern schemes and 15 in the southern schemes. The highest numbers were Awanui with 14 and Kaitaia Wireless Road with 18, likely reflecting ageing Mono and EOne pumps and controllers. Hydroblasting PMs remained on hold for June, with the three-monthly round scheduled to resume in July 2026.

5. Contractor Performance and Maintenance Delivery

Urgent response performance was mixed. Water crews attended urgent issues quickly, with a median attendance time of 0.82 hours against the 2-hour target. However, median water resolution time was 5.19 hours, which was above the 4-hour target. Urgent wastewater attendance and resolution stayed within target, at 1.82 hours and 2.58 hours respectively. Planned maintenance completion fell to 71%, with 228 of 320 tasks completed. Wet ground conditions reduced ground maintenance completion to 58%, and limited electrical resources reduced electrical audit completion to 61%. Remaining audits are expected to continue in July.

6. Health, Safety and Wellbeing

The June health and safety statistics show no recordable injuries, serious injuries, restricted work injuries, medical treatment injuries, lost-time injuries or fatalities. Separately, the event-type table records three non-injury events: two close calls and one third-party/public event. Haruru major wet well remained locked out, with Ventia working with WSP on a bypass to enable repairs. Continued focus is required on confined space controls, wet well access, wastewater hygiene, traffic management, excavation, and electrical/mechanical isolation, particularly while assets are being bypassed, repaired or operated under temporary arrangements.

7. Compliance and Regulatory Performance

For wastewater, Ventia was awaiting final laboratory results at the time of reporting. No significant non-compliances were reported beyond known sites, but this position should remain subject to final laboratory confirmation and spill close-out records.

Te Koukou Committee – June 2026 Three Waters Contract and Operational Performance Report

From a strict compliance perspective, any wastewater spill to water, failure to meet a consent action, or data outage affecting evidence of compliance requires clear records, notifications where required, and corrective action tracking. From a practical rural council risk perspective, the immediate priorities are spill containment and clean-up, documented notifications, prevention of repeat blockages, and reliable evidence trails where telemetry or Water Outlook records are incomplete.

8. Asset Condition, Risks and Emerging Issues

June operations highlighted ongoing risks from older pipe assets. The De Merle Street 100AC main in Kaikohe has now had at least seven breaks and needs assessment for renewal priority. In Kāeo, the Turner Street sewer issue involves complete deterioration of an AC pipe invert more than 2 metres underground in a restricted location, making normal excavation difficult. A closed-circuit television pipe inspection has been submitted to FNDC, with pricing expected for pipe bursting replacement. Other issues under assessment include stormwater ponding at Stillwater Rise, Paihia; stormwater capacity at Yeovil Road, Haruru; stormwater flooding at Fountain and Beechey's, Ōpua; Kaitaia water treatment plant blower installation and function; State Highway 11 Kawakawa rising main condition; Hihi sewage rising-main collapse risk; Broadway reticulation replacement; Paihia sewer-pump-station condition; Cumber Road hydrant relocation; Wharten Drive low supply pressure; and Rawene main issues.

9. Summary and Matters for Noting

Core three waters services were maintained in June 2026, but the overall operational risk profile was higher than in May. Key matters for noting are the increase in wastewater overflows, one reported spill to water, slower urgent water resolution, significant reservoir loss at Rawene, continued failures on ageing AC assets, and reduced planned maintenance delivery. Management should prioritise reconciliation of wastewater overflow data, confirmation of spill notifications and close-out records, restoration of planned maintenance, review of electrical resourcing, restart of hydroblasting maintenance in July, and renewal planning for repeat-failure water and wastewater assets.

6.5 KAIKOHE IAF - PROGRESS UPDATE

File Number: A5896015

Author: Dave Collins, DC Civil Services

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

This is an update on progress to 31 July 2026 of the Kaikohe Infrastructure Acceleration Fund Programme.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The Far North District Council has secured \$48.6 million through the Infrastructure Acceleration Fund, with \$23 million allocated to Kaikohe for essential water and wastewater upgrades supporting 365 new homes.
- Key developments include completed designs for water and wastewater reticulation and the Taraire Hills Water Treatment Plant. Construction began in late July 2025, with contracts awarded to Bellcon Limited and United Civil Construction Limited.
- Stakeholder engagement is ongoing, including site meetings with NIFF, communications with local residents and schools, and ongoing FNDC webpage updates.
- Land access agreements have been completed ahead of construction, and professional services actively overseeing construction and manage client risk throughout the project.
- Practical completion has been achieved on the water reticulation upgrade contract in May 2026.
- The Taraire Hills Water Treatment Plant has now been commissioned, with the new pre-treatment plant brought online and operating as intended.
- The wastewater reticulation upgrade is in progress with completion programmed for the end of August 2026.
- Funding claims have been submitted monthly and paid by the National Infrastructure Funding and Finance to Council.
- The project now has sufficient budget allocated to deliver the contracts. Although construction costs exceeded the original approved budget, this was primarily due to additional scope required to provide adequate capacity for planned housing developments. Provisional sums were included at tender stage for the anticipated works; however, following completion of the detailed design after contract award, the scope and associated costs increased beyond the original allowances.

Funding requirements and potential programme impacts have been communicated to the funder through regular monthly reporting processes. The additional co-funding requirement has since been addressed through allocation of Council's Kaikohe renewal budgets, that are identified in the Annual Plan.

As a result, the project is fully funded, and no budget shortfall is forecast.

TŪTOHUNGA / RECOMMENDATION

That the Te Koukou Committee for Transport and Infrastructure receive the report Kaikohe IAF - progress update.

TĀHUHU KŌRERO / BACKGROUND

The Infrastructure Acceleration Fund was established by Central Government to support local authorities in accelerating core infrastructure investment to enable housing development. The Far North District Council successfully secured \$48.6 million, with \$23 million allocated to Kaikohe for critical water and wastewater infrastructure upgrades supporting housing developments: the Ex-RSA site, Wihongi Street and Bisset Road.

The upgrades will support 365 new homes and will include:

- Water reticulation;
- Water treatment (Taraire Hills WTP);
- Wastewater reticulation;
- Wastewater treatment (on hold);
- Stormwater management (to commence FY26/27).

Design Progress:

- Taraire Hills water treatment plant: Complete;
- Water reticulation upgrade: Complete;
- Wastewater reticulation upgrade: Complete;
- Wastewater treatment: Concept design completed and under peer review;
- Stormwater management (on hold, linked to Wihongi St development).

Construction Progress:

Contractors are actively progressing the construction phase across three key infrastructure contracts, as outlined below:

- ***Taraire Hills water treatment plant***

Construction of the new bolted stainless-steel treated water reservoir is complete, testing and disinfection passed the criteria, and the reservoir has been connected for supply.

The new pre-treatment plant has been commissioned during July 2026 and is now in service.

Upgrade works to the Wairoro Stream intake were paused during the early April weather events due to risks to the existing plant's ability to maintain water supply to Kaikohe. The stream work has now been deferred until Spring to mitigate the risk of adverse weather preventing work in the stream from progressing. The value of the stream work is minor, and the funder has approved this programme change.

- ***Water reticulation upgrade***

All upgraded water pipes have been installed and commissioning completed. Contractual practical completion of the water reticulation project has been achieved.

- ***Wastewater reticulation upgrade***

Works continue across five active work fronts; however, several cost and programme pressures have emerged that are impacting the overall project financial position. Delays to critical path activities have arisen due to conflicts with existing power services, unforeseen underground services, and additional scope required to provide capacity for planned housing developments. These factors have resulted in increased construction costs and extended delivery timeframes.

Programme delays and the associated risk of not achieving funding milestones have been reported to National Infrastructure Funding and Finance (NIFF). Despite these risks, no concerns have been raised by the funder to date. Ongoing engagement is being maintained to ensure continued alignment with funding requirements.

At the Wihongi Street Pump Station, ground improvement piling has been completed ahead of programme. Excavation for the pump station and placing of wet well and storage tanks was completed during July 2026.

The wastewater reticulation contract was tendered prior to completion of detailed design in order to meet funding milestone requirements. Since tender award, detailed design for the

remaining components has been finalised, and the contractor has priced the additional scope. This has resulted in an increase in the forecast total project cost beyond the currently approved budget.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

- ***Housing Development Update***

Earthworks on the Bisset Road development commenced in February 2026 and the contractor is making good visual progress. Offsite prefabrication of 30 dwellings is under construction; a further 61 dwellings will be constructed onsite. When completed, the development will be 91 dwellings; this is in line with the housing outcome agreement. Critical infrastructure upgrades currently in construction will be completed to enable this development.

An additional end-of-life wastewater pipeline has been identified for renewal to enhance connection of the Bisset Road development. The renewal design has been completed; however, construction pricing received from the incumbent IAF wastewater contractor was significantly above the allocated budget. A closed tender procurement process is therefore being progressed to secure more competitive pricing for delivery of the works.

- ***Key Risks***

Wastewater Reticulation – Programme has been delayed due to additional scope and will affect completion prior to the milestone. Funder updates continue to be submitted in the monthly reporting portal, and a Delivery Plan update is expected from the funder.

The project is forecasting costs above the approved budget, primarily due to additional scope required to deliver capacity upgrades supporting the housing developments and higher construction pricing following completion of detailed design after contract award. The identified budget shortfall can be managed through reallocation within the funded programme, supported by the Council's Kaikohe Wastewater Scheme Improvement budget.

Tarairā Hills Dam – The Wairoro stream intake upgrade work was paused to mitigate the risk of water shortage for Kaikohe while the dam was out of service. As a result, the stream intake works are now on the project's critical path and will delay the completion date. The project funder has been updated and agreed to a separable portion for the stream work to be created within the construction contract. This will allow the stream work to be deferred until the Spring season to mitigate the risk of adverse weather preventing work in the stream from progressing.

- ***Next Steps***

With all design phase items now completed, the project focus is currently on managing the construction phase. Ensuring health & safety, quality, financial and programme contract commitments are achieved.

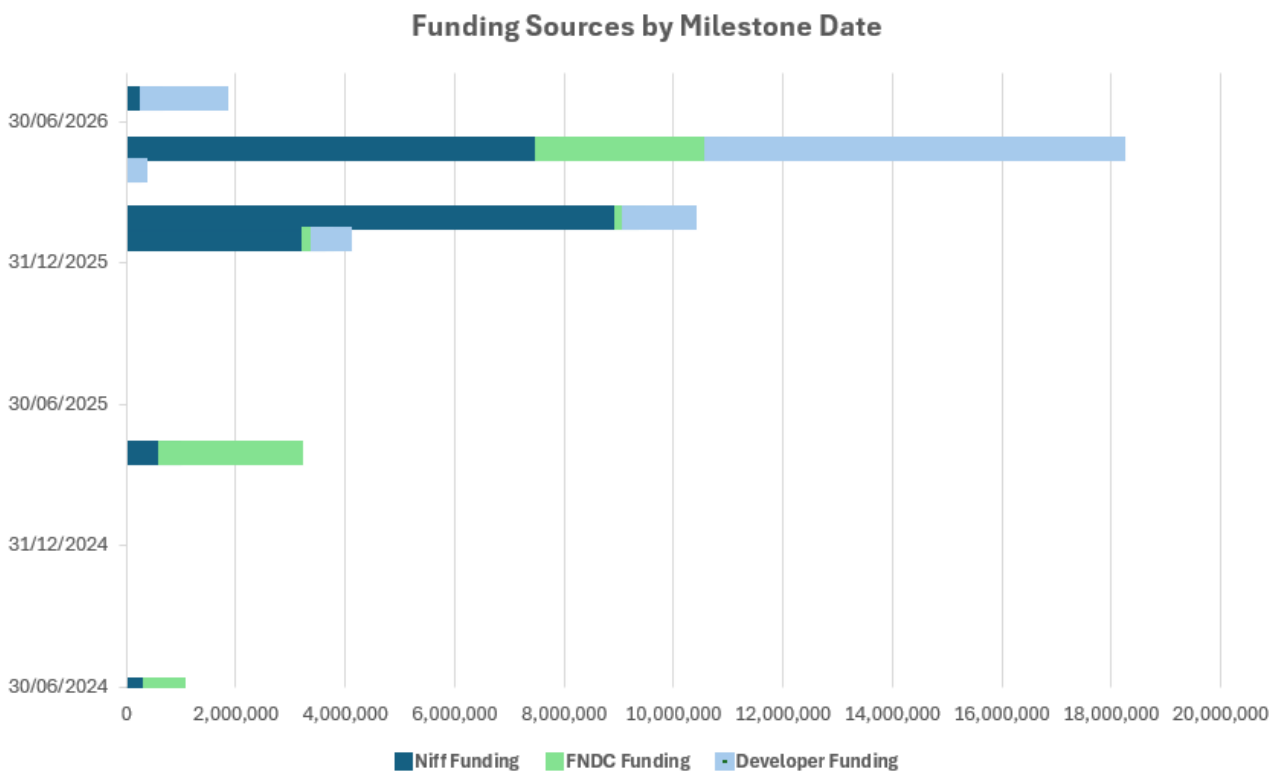
Relationship management with all stakeholders to ensure a smooth project completion is critical. Ongoing updates to the Far North District Council media releases, Funder reporting and public relations with affected parties will be actioned.

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

Long-Term Plan 2024–2027: Budget provisions are in place. Stage 1 and 2 milestones have been met and claims submitted to the funder. Stage 3 (Implementation): Monthly construction claims are being submitted through this stage to the funder.

The additional funding requirement has now been addressed through allocation of Council's Kaikohe Wastewater Scheme Improvement budget, ensuring the project is fully funded with no forecast budget shortfall.

This graph represents milestone dates as per the requested Variation to the Delivery Plan in the IAF Agreement.



ĀPITI HANGA / ATTACHMENTS

Nil

6.6 KAWAKAWA IAF - PROGRESS UPDATE

File Number: A5896052

Author: Dave Collins, DC Civil Services

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

This is an update on progress to 28 July 2026 of the Kawakawa Infrastructure Acceleration Fund Programme.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The Far North District Council has secured \$48.6 million through the Infrastructure Acceleration Fund, with \$25.6 million allocated to Kawakawa for essential water, wastewater and roading upgrades supporting 310 new homes.
- Key developments include Ngāti Hine confirming that the purchase of the Green Acres land has been completed, a copy of the property title has been received and submitted to National Infrastructure Funding and Financing (NIFF). This satisfies one of two remaining special conditions that restrict FNDC's ability to make claims from NIFF.
- At the Council meeting on the 11th June 2026, the Greenacres Drive site proposed for Ngāti Hine housing development was approved for rezoning. Formal notification of the Proposed District Plan and the process is to happen on 30 June 2026, followed by a 30-working day period of appeal. This concludes on the 12th August.
- NIFF are continuing to progress the variation that will decouple three of the projects from the housing outcomes agreements, which will allow FNDC to make progress claims for Water Treatment Plant, Wastewater Treatment Plant and Wastewater Reticulation.
- Water Treatment Plant design has been finalised, procurement plan is approved and will be released to the market as soon as FNDC can make claims from NIFF. Professional services will also be procured to oversee construction and manage client risk throughout the project.
- Design stage is continuing for the Wastewater Treatment Plant, Water reticulation, Wastewater reticulation and transport.
- Next steps involve completing designs on the projects and releasing tenders to market once funding claims can be made to support the expenditure.
- Te Koukou has the delegation to monitor significant contracts.

TŪTOHUNGA / RECOMMENDATION

That the Te Koukou Committee for Transport and Infrastructure receive the report Kawakawa IAF - Progress Update.

TĀHUHU KŌRERO / BACKGROUND

The Infrastructure Acceleration Fund was established by Central Government to support local authorities in accelerating core infrastructure investment to enable housing development. The Far North District Council successfully secured \$48.6 million, with \$25.6 million allocated to Kawakawa for critical water and wastewater infrastructure upgrades supporting housing developments, including Te Mataora. The upgrades will support 310 new homes and will include:

- Water reticulation;
- Water treatment (Kawakawa WTP);
- Wastewater reticulation;

- Wastewater treatment (Kawakawa WWTP);
- Transport (Greenacres Drive).
-

Design Progress:

- Kawakawa water treatment plant: Design complete, procurement planning progressing, expected tender release August 2026 once NIFF variation processed to enable funding to be paid.
- Water reticulation upgrade: Contract has been awarded, construction on hold awaiting ability to raise claims from NIFF.
- Wastewater reticulation upgrade: NIFF has raised concerns regarding the proposed scope of works and the reallocation of funding between projects to maximise the wastewater treatment plant (WWTP) budget. A memorandum has been provided to NIFF outlining the proposed scope and seeking formal approval to proceed. Progress on the design phase has slowed pending this approval. In parallel, a change in design supplier is anticipated to better align available resources and adopt a less disruptive delivery approach.
- Wastewater treatment: Concept design and contract documentation progressing to enable a Design Build contract: expected tender release August 2026 for tender award milestone in November.
- Roading: Design in final review stages, procurement planning to begin for tender award milestone in May 2027.

Construction Progress:

- No projects have started the construction stage yet.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

• Housing Development Update

The Housing Outcomes Agreement requires the following outcomes:

- 180 dwellings under Te Mataora development which Ngā Kāingamaha ō Ngāti Hine Charitable Trust (Ngāti Hine) are to deliver between 2028 – 2030, and
- A further 130 dwellings. There is a requirement for Council to encourage the development of these. Timeframes are for these to be delivered 2026 onwards.
 - The IAF Funding agreement requires 10 dwellings to be completed in 2026, and 20 in 2027, FNHL applied for consent for 30 dwellings in 2025, and applied for funding in 2026.
 - The remainder of the housing obligations are from 2033 onwards.

Release of the IAF funding is contingent on two special conditions relating to Te Mataora development, to be met by November 2026:

• The Greenacres Drive Land is included in a mixed zone area in the Recipient's District Plan.

At the Council meeting on the 11th June 2026, the Greenacres site proposed for the Ngāti Hine housing development was approved for rezoning. Formal notification is given on 30 June 2026. If this is given without appeal, the special conditions of the NIFF agreement can be met, and claims can be submitted to the funder.

• The Landowner and the Developer entering into a binding unconditional lease of the Greenacres Drive Land, or the Developer otherwise acquiring unconditional rights in the Land.

PROGRESS UPDATE: The title has been issued and submitted to NIFF. This Special Condition has been satisfied.

• Key Risks

Special conditions relating to the Housing outcomes remain the key risk for this project, with claims unable to be made from NIFF until both Special Conditions are satisfied, or the Variation is executed to decouple most of the projects from the Special Conditions.

The Water Reticulation upgrade tender was awarded to Ventia in June 2025, to achieve the Stage 2 milestone date. As Construction is on hold until claims can be made from NIFF, this creates a cost escalation risk for Council. Therefore, Council agreed with NIFF that further procurements won't be released to market until funding can be accessed, limiting further unnecessary risk.

- **Next Steps**

The project's focus is on design completion and procurement planning to ensure readiness for tender release as quickly as possible following approval of the NIFF Variation.

Consent for the Water Treatment Plant upgrade was received in July 2026. Consent applications for the Wastewater Treatment Plant are progressing to support the construction phase. Submission of this application is now scheduled for August 2026.

- **Elected Member questions from previous report**

Finance overview requested: This is included in the financial implications below. Funding sources by milestone dates requested in the Variation of the current Delivery Plan.

Information on Rating implications: The following information has been provided by Finance in response to a request from the 17 June Te Koukou meeting for information on the rating implications of the IAF Programme. The **values below are projected rate increases**

AVERAGE CAPITAL Rate -		
KAWAKAWA	Y1	
Water	\$ 37.94	per connection
Wastewater	\$ 102.87	per connection

"This information is based on assumption that the milestone payment will happen within the year of the costs being incurred so interest expense will not be generated. FNDC is taking out the full loan for the required works and then offsetting this against the project loan upon receipt of external funding"

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

Budget provisions are in place as identified in the Long-Term Plan 2024–2027 as Infrastructure Acceleration Funding.

Under the current Delivery Plan Funding Agreement claims cannot be processed until the Special conditions have been met or the Variation has been approved and executed.

ĀPITI HANGA / ATTACHMENTS

Nil

6.7 COMMUNITY FACILITIES MAINTENANCE SERVICES CONTRACT, CITYCARE PROPERTY LIMITED - JUNE 2026

File Number: A5877301

Author: Kim Hammond, Contracts Lead

Authoriser: Hilary Sumpter, Group Manager - Delivery and Operations

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to update the Committee on Citycare Property Limited (Citycare) performance and key contract activities completed under the Community Facilities Maintenance Services Contract for June 2026.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Citycare completed 17,970 scheduled service activities for June 2026, representing 98% of programmed activities for the month.
- Playground inspection performance remained strong with Citycare achieving a 100% inspection completion rate across all playgrounds in June 2026, consistent with May 2026.
- Servicing levels for toilets and litter bins reduced slightly from May to June, largely due to June having one less day and some services not being possible to deliver or not required.
- Requests for services allocated to Citycare increased significantly, rising from 65 in May to 95 for June 2026.

TŪTOHUNGA / RECOMMENDATION

That the Te Koukou Committee for Transport and Infrastructure receive the report Community Facilities Maintenance Services Contract, Citycare Property Limited - June 2026.

TĀHUHU KŌRERO / BACKGROUND

The Community Facilities Maintenance Services Contract was awarded to Citycare commencing 1 July 2024. The contract is a five-year contract, of which two years have now been completed as we enter into the third year.

The contract encompasses the maintenance and cleaning of a range of assets and facilities, delivered in accordance with scheduled service frequencies throughout the month and year. The scope of services includes the following asset and facility categories:

- Mowing
- Gardens
- Playgrounds, Skate Parks and Shade Sails
- Cemeteries and Burials
- Litter Collection
- Pavement Cleaning
- Toilet Cleaning
- Water Features and Drinking Fountains

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Overall Service Delivery

A total of 17,970 scheduled service activities were completed during June 2026, representing approximately 98% of the programmed activities for the month.

June 2026 was drier than average across the Far North supporting favourable completion of scheduled activities.

Examples of activities recorded as 'not possible' or 'not required' include:

- Litter maintenance: to windy to leaf blow the area and so hand picked up rubbish.
- Toilets: not required due to asset is serviced every second day.
- Mowing: asset was still within specifications of contract.

Count of ServiceID	Column Labels			
Row Labels	Not Possible	Not Required	Serviced	Grand Total
East	20	64	9235	9319
Playground Maintenance			30	30
Toilet/Litter Maintenance	2	50	8780	8832
Furniture/Asset Maintenance	1		7	8
Garden Maintenance			21	21
Mowing Team 2	11	1	169	181
Mowing Team 3			65	65
Mowing Team 4	6	5	115	126
Sanitary Bins			14	14
Sports Field Maintenance		8	34	42
North	58	9	4644	4711
Playground Maintenance			27	27
Toilet/Litter Maintenance		3	4344	4347
Furniture/Asset Maintenance	1		6	7
Garden Maintenance			4	4
Mowing Team 1	30	6	187	223
Mowing Team 2	27		45	72
Mowing Team 4			3	3
Sanitary Bins			8	8
Sports Field Maintenance			20	20
West	5	85	4091	4181
Playground Maintenance			12	12
Toilet/Litter Maintenance	4	74	3881	3959
Furniture/Asset Maintenance			5	5
Garden Maintenance			6	6
Mowing Team 3	1		156	157
Mowing Team 4			9	9
Sanitary Bins			9	9
Sports Field Maintenance		11	13	24
Grand Total	83	158	17970	18211

Mowing:

The approximate area of the mowing contract is made up of:

- Northern: reserves = 73.25 hectares and berms = 2.71 hectares, a total of 75.96 hectares.
- Western: reserves = 49.99 hectares and berms = 0.85 hectares, a total of 50.84 hectares.
- Eastern: reserves = 71.59 hectares and berms = 3.34 hectares, a total of 74.93 hectares.

Each reserve is classified as either destination, cemetery, neighbourhood, community/local, or sports, with the classification determining the mowing frequency.

Approximately 99.9% of berms are classified as community/local, which receive the standard level of service. However, a small number of berms, such as those on Foreshore Road in Ahipara and The Strand in Russell, are classified as destination and therefore receive a more frequent mowing service.



For June 2026 sports field maintenance there was a total of:

- Eastern: 42 due with 34 serviced
- Northern: 20 due with all 20 serviced
- Western: 24 due with 13 serviced.

The not required items were due to slow growth in this area and still in scope of required length. The not possible items were as a result of roadworks in work area; some were due to being very wet within an area/site. Also, public activities within the area needing mowing on scheduled dates.

Playgrounds, skateparks and shade sails:

There is a total of:

- Northern: 13 playgrounds of which 9 have shade sails.
- Western: 7 playgrounds of which 3 have shade sails.
- Eastern; 13 playgrounds of which 12 have shade sails.

Routine playground inspections are undertaken to identify hazards such as sharp edges, damaged or broken fittings and to assess the overall condition of equipment. These inspections help ensure all playground equipment remains safe, functional, and enjoyable for public use.

Citycare achieved a 100% inspection completion rate across all playgrounds during June 2026, the same as May 2026. A total of 805 inspection points were assessed, with 87 minor low risk maintenance issues identified.

At present, there is one playground closure across the network: Kokopu Playground in Ahipara. All other playgrounds remain open and available for public use.

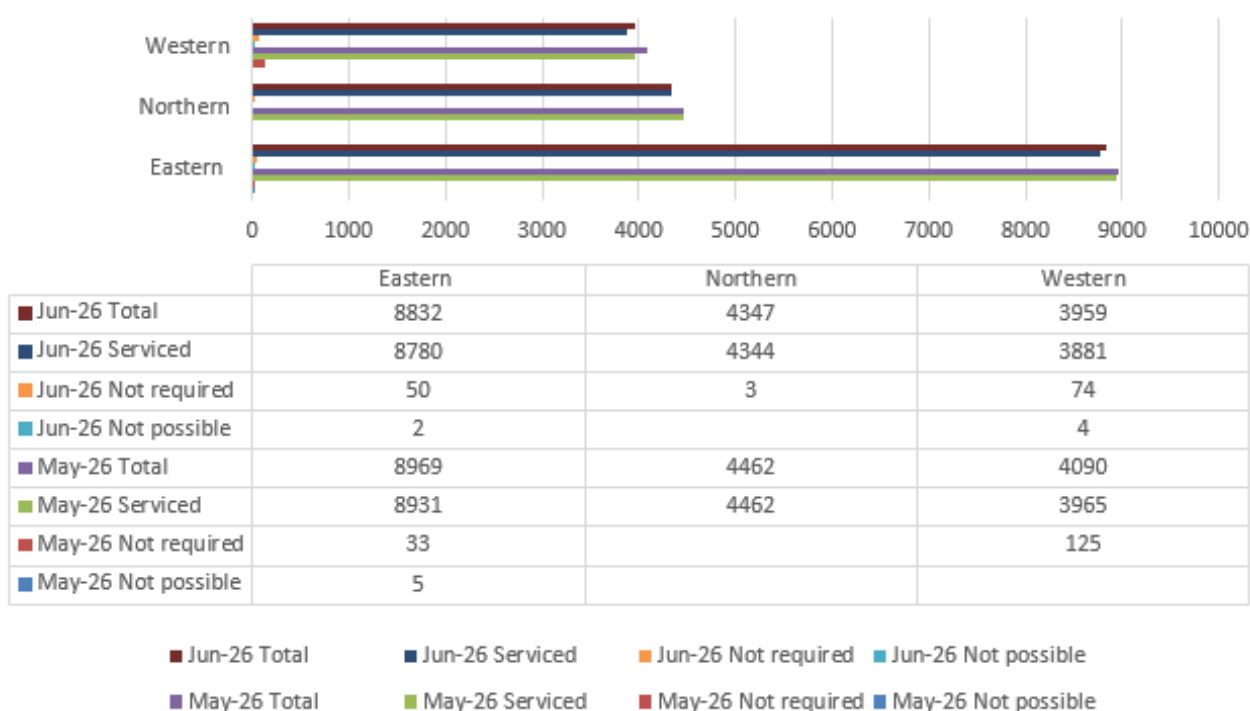
Toilet and Litter Maintenance:

- Northern: 27 toilet facilities with a total of 8,281 services over the year. 159 bins with a total of 57,288 services throughout the year.
- Western: 11 toilet facilities with a total of 5,193 services over the year. 105 bins with a total of 35,256 services throughout the year.
- Eastern: 29 toilet facilities with a total of 12,041 services over the year. 228 bins across the ward with a total of 92,091 services throughout the year.

As with other assets each bin is assigned a service category f:

- Destination – scheduled servicing of each day for June, this does increase between October – March.
- Neighbourhood – scheduled servicing of each day for June and throughout the year.
- Community/Local – scheduled servicing of every second day for June and throughout the year.
- Rural – scheduled servicing of every second day for each month throughout the year.

Toilet and Litter Bin Service - May 2026 compared to June 2026



Servicing levels for toilets and litter bins reduced from May 2026 to June 2026 with 383 fewer services completed across the Eastern and Western wards. This reduction was primarily due to a combination of scheduling, access and asset condition factors, including:

- June having one fewer day than May.
- Some toilet facilities being inaccessible at the time of scheduled servicing.
- Some toilet facilities requiring repair work before servicing could be completed.

Gardening:

Citycare has submitted the Annual Planting and Landscape Renewal Report which provides a comprehensive district-wide planting and landscape asset renewal plan. The report recommends suitable replacement planting species specifically selected for the Far North environmental conditions, including coastal exposure, drought resilience, low maintenance requirements and traffic-safe low-height growth characteristics.

Reports will be presented to Community Boards outlining recommended priority areas, plant types and proposed timing for renewals across the remaining years of the contract.

Ward	Sites	Contracted Area (m²)	Renewal Area (m²)	Indicative Cost (\$)
Eastern	69	19,992	11,848	496,000
Western	20	1,836	786	62,000
Northern	23	2,805	1,158	78,000
District Total	112	24,634	13,792	637,000

Requests for Service:

The data below shows RFS allocated to Citycare for action after assessment and assignment. It does not represent all RFS allocated to Property and Facilities.

The total RFS volume allocated to Citycare for actioning increased significantly from May 2026 to June 2026, rising by 30 requests.

Location	RFS allocated to Citycare for May 2026	RFS allocated to Citycare for June 2026
Ahipara	2	2
Awanui	2	3
Coopers Beach	0	1
Haruru	0	1
Hihi	2	0
Horeke	1	0
Kaeo	0	1
Kaikohe	8	9
Kaitaia	6	13

Karikari Peninsula	1	1
Kawakawa	10	8
Kerikeri	11	24
Lake Ohia	1	0
Mangonui	1	0
Moerewa	4	5
Ngawha	0	1
Ohaeawai	0	3
Okaihau	0	1
Omapere	1	2
Opononi	1	2
Opuia	2	1
Paihia	2	10
Rawene	2	0
Russell	0	1
Taupo Bay	1	0
Towai	1	2
Waipapa	5	4
Whangaroa	1	0
Totals:	65	95

Kerikeri remained the location with the highest number of RFS allocated to Citycare increasing from 11 in May to 24 in June.

Paihia saw the second largest increase jumping from just 2 requests in May to 10 requests in June. Kaitia also experienced notable growth increasing from 6 requests in May to 13 requests in June.

Activity Type	RFS allocated to Citycare for May 2026	RFS allocated to Citycare for June 2026
Buildings (non-urgent)	0	0
Buildings (urgent)	2	0
Cemeteries (non-urgent)	3	2
Cemeteries (Urgent)	1	0
Dead animals in townships (urgent)	1	1
Parks and reserves - (non-urgent)	7	20
Parks and reserves (urgent)	3	8
Rubbish (non-urgent)	0	8
Rubbish (urgent)	18	19
Toilets (non-urgent)	17	21
Toilets (urgent)	7	7
Town maintenance (non-urgent)	5	5
Town maintenance (urgent)	0	1
Trees (non-urgent)	1	2
Trees (urgent)	0	1
Totals:	65	95

Toilet related requests were consistently the most common activity type allocated to Citycare for actioning. In May, toilets (non-urgent) accounted for 17 requests, and this rose to 21 in June – making it the single largest request in both months.

Rubbish requests (made up of both rubbish and illegal dumping) remain a major component of the workload. Urgent requests stayed consistent at 18 to 19; however, June had an additional 8 RFS allocated for action for non-urgent rubbish requests (this was made up of loose litter in reserves). There was a large increase (triple the number of requests assigned for actioning) of RFS for non-urgent in the Parks and Reserves spaces. Examples of RFS received for Parks and Reserves space include:

- Potholes to be filled and levelled in reserve parking lots.
- Water blasting of wooden walkway.
- Replacement of door on power box which had been vandalized.
- Request reserve to be mown.

Key Performance Indicators (KPI's):

Key Performance Indicators are assessed against several areas from both scheduled activities and day works:

- Relationship and culture
- Health and Safety
- Service Delivery

JobType	Pass	Fail	Grand Total
	104	1	105
Dayworks	79	1	80
Illegal Dumping	17		17
Graffiti Removal	4		4
Ash Interment	2		2
Standard Burial	2		2
	58	2	60
Dayworks	47	2	49
Illegal Dumping	9		9
Ash Interment	1		1
Quote Request	1		1
	48	1	49
Dayworks	39	1	40
Illegal Dumping	5		5
Graffiti Removal	2		2
Ash Interment	1		1
Standard Burial	1		1
	210	4	214

Citycare achieved 210 KPI passes out of 214 measured activities, resulting in an overall compliance rate of 98.1%, demonstrating consistently strong performance across all service categories and exceeding KPI requirement in the vast majority of areas.

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

This report is information only in which there are no specific implications arising. Any variances or future funding requirements will be reported through separate reports.

ĀPITI HANGA / ATTACHMENTS

Nil

6.8 TRANSPORTATION - OPERATIONS AND ROAD SAFETY UPDATE

File Number: A5898053

Author: Margriet Veenstra, Manager - Property Information & Business Compliance

Authoriser: Charlie Billington, Group Manager - Corporate Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To present an overview of Transportation related maintenance, operations, renewals, ferry operations, streetlighting, and road safety promotion activities undertaken during the reporting period, and to enable committee review, discussion, and questions.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- There were no serious health and safety incidents reported across Council's transportation contractors during the reporting period. One minor incident and two near misses were recorded under the lighting contract, with appropriate follow-up actions undertaken.
- This report provides an overview of transportation maintenance, operations, renewals, ferry operations, streetlighting, and road safety promotion activities undertaken during June 2026.
- June generally experienced stable weather conditions across the district, allowing contractors to progress planned maintenance programmes, complete cyclical activities, and undertake winter maintenance works across both the northern and southern networks.
- The North Area Maintenance Contract completed 1,385 work items during the month and concluded the final month of the current eight-year contract, with 99% of the annual budget delivered during the 2025/26 financial year.
- The South Area Maintenance Contract completed 1,688 work items during June, with a strong focus on drainage improvements, unsealed road maintenance, and preparation for the upcoming resealing programme.
- The Hokianga Ferry service continued to operate reliably throughout June, with only one weather-related service suspension and no mechanical service interruptions.
- Road Safety Promotion activities engaged 5,141 people during June, with 100% pass rates achieved across learner and restricted/full driver licensing programmes.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure receive the report Transportation - Operations and Road Safety Update.

TĀHUHU KŌRERO / BACKGROUND

The information covered in this Transportation Operational Update relates to Council's business-as-usual transportation activities undertaken across the district, including road maintenance and renewals, ferry operations, streetlighting maintenance and renewals, and road safety promotion activity.

The monthly reports attached provide operational and service delivery updates from Council's service providers and programme partners and are outlined below.

Combined weather / network context

June generally experienced favourable winter conditions across the district, enabling contractors to complete planned maintenance activities, cyclical programmes, drainage improvements, and winter unsealed road works, with only minor localised impacts from isolated weather events.

North Area Maintenance Network Contract – Fulton Hogan

June marked the final month of the current eight-year contract. The contractor highlighted strong delivery throughout the contract term despite significant challenges including major storm events and COVID-19 disruptions.

A total of 1,385 work items were completed during June, with a focus on unsealed road maintenance, drainage improvements, road furniture renewals, footpath works, and routine network maintenance activities.

Key activities included:

- 216 km of unsealed road grading across 72 roads.
- 9,633m³ of maintenance metal applied across 30 roads.
- 228m of culvert replacements and drainage improvements, including water table maintenance and channel clearing.
- Replacement and maintenance of signs, marker posts, and other road furniture.
- Completion of footpath renewals at Stratford Drive, Bonnetts Road, and West Coast Road (Panguru).

The contractor reported no injuries, accidents, or environmental non-compliance incidents during the month.

South Area Maintenance Network Contract – Ventia

June was the final month under the current maintenance contract prior to transition to the new contract framework on 1 July 2026. The month was largely focused on winter maintenance activities, programme planning, and contract transition preparations.

A total of 1,688 work items were completed, including drainage maintenance, unsealed road metalling, vegetation control, road furniture maintenance, and pavement resurfacing works

Key activities included:

- 3.8 km of water tabling
- 78.5 m of new culvert installations
- Construction of 28 culvert headwalls
- Running course metal applied to 47 roads
- Wearing course renewals completed on seven roads.

No accidents or environmental incidents were reported during the month.

Hokianga Ferry

The Hokianga Ferry service continued to operate reliably during June. While adverse weather conditions resulted in one day of service suspension for safety reasons, there were no mechanical interruptions to the service.

Fare revenue for June was \$24,455 excluding GST, compared with \$28,821 during the same period last year.

The contractor also noted ongoing discussions with Council regarding future asset planning, including critical spare parts requirements and planning for the 2028 out-of-water maintenance programme.

There were no customer complaints during the month and no notifiable health and safety incidents. One minor passenger-related incident was recorded and assessed as minimal.

Street Lighting and Amenity Lighting

Streetlighting maintenance and renewals continued during June, with 492 work items completed and 380 inspections undertaken across the network. Four Requests for Service were received, with all addressed within contractual timeframes.

Key activities included:

- Four pole replacements
- Three bracket replacements
- Resolution of LED and power supply faults
- Completion of cyclical day and night inspection programmes.

No emergency callouts were required during the month. One minor health and safety incident and two near misses were recorded, with corrective actions implemented by the contractor.

Road Safety Promotion

Road Safety Promotion activities continued across the Far North during June 2026 through delivery by local providers including Far North REAP, Building Safer Communities, Hauora Hokianga, MaiLyfe, Ngāti Hine Health Trust, Te Hauora o Ngāpuhi and Te Rūnanga o Whaingaroa.

A total of 5,141 people were engaged through road safety education, licensing support, community initiatives and school programmes. Learner licence and restricted/full licence pass rates were both reported at 100%, with 54 learner licences and 44 restricted/full licences achieved during the month.

Key activities included:

- Driver licensing courses and one-on-one licensing support.
- Driver training focused on young drivers, high-risk drivers, safer speeds, restraints, distraction and fatigue.
- Community road safety initiatives delivered alongside local organisations and events.
- School-based activities supporting safer speeds and road safety awareness.
- Continued collaboration with community partners and service providers to improve access to licensing and road safety education.

A notable initiative during the month was a partnership programme between Far North REAP Road Safety and Te Rarawa, supporting whānau to improve access to driver licensing and associated opportunities for employment, education and community participation. The programme resulted in 15 learner licences, 16 restricted licences and 10 full licences being achieved.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

June concluded with a strong focus on the transition to new maintenance contract arrangements across the district. Contractors continued delivery of winter maintenance activities while preparing work programmes for the new contract period.

Focus over the coming months will be on:

- Winter maintenance and drainage programmes
- Unsealed road maintenance and resilience activities
- Delivery under the new maintenance contract arrangements
- Planning and preparation for the 2026/27 resealing and rehabilitation season.

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

There are no specific financial implications arising from this report.

ĀPITI HANGA / ATTACHMENTS

1. **Hokianga Ferry Services monthly report - A5907723** [↓](#) 
2. **June 2026 Monthly lighting maintenance and renewals report - A5907726** [↓](#) 
3. **RSP Report - June 2026 - A5912336** [↓](#) 
4. **Road maintenance contract monthly report North - A5907722** [↓](#) 
5. **Road Maintenance and Renewals Contract - A5917801** [↓](#) 



Hokianga Ferry Services Contractor Monthly Report

June 2026

Contract: 7/19/187

Summary

The ferry service operated smoothly throughout the month except for one day where adverse weather conditions forced the service to be suspended, for safety reasons. The service interruption was communicated to the community and council in line with council's guidelines. FNDC has subsequently provided new communication points following internal people changes.

NF was pleased to meet Derrick Williams and Elizabeth Stacey who have been appointed by council as their new main contacts for this contract. In that meeting, NF raised its concerns that there are growing risks of service disruption and service viability:

- NF has raised the urgent need to establish critical spares for Schottel jet pumps and impellers to mitigate against a critical failure impacting the service.
- NF has raised its concerns that the 2028 out of water project needs to be scoped and planned for at haste, and that this advance work can only be undertaken with guidance from FNDC.

NF was pleased to complete the project enabling remote activation of the CO2 fire suppression system and has included billing for this work in the June claim in line with the NTC issued by council.

Also included in the June claim is the year-end cost fluctuation, calculated in line with formulas laid out in the contract and NTCs.

A. Fare revenue collected during the month excluding GST

As in previous months, escalated petrol pricing would have suppressed some demand from private motorists.



B. Contractual Non-Compliances

N/A.

C. Planned, Routine and Preventive Maintenance Works

- 1) Ramps were water blasted on the following dates: 09/06/26 and 24/06/26
- 2) Ramps were treated with chlorine on the following dates: Nil
- 3) Additional maintenance items completed during the month:
 - a) 09/06/26: Maintenance service checklist, fault find centre deck flood light
 - b) 10/06/26: Mount new fire suppression system pull station, check alternator outputs



- c) 12/06/26: Spot paint repairs on deck
 - d) 16/06/26: Fire suppression system electrical install completed and tested by M&I electricians
 - e) 22/06/26: Replace leaking gearbox oil cooler hose on #1, fault find #2 engine running hot – thermostats replaced and coolant bled.
 - f) 24/06/26: Engine oil and filters changed, #4 jet pump oil changed (signs of water ingress), stern engine room fire alarm strobe/siren replaced, replace #4 alternator belt. Took oil samples from all engines and jet pumps
 - g) 30/06/26: Install and test new fire suppression system solenoid valves and commission system
- 4) The spare engine is complete.
- 5) As reported in the monthly audit
- a) #2 over heating 22/06/2026 (*thermostats replaced 22/06/26, engine temperature back to normal*)

D. Risks, Health & Safety

1. Risks:
 - i. The monthly vessel audit was carried out and is attached with this report.
2. Incidents, Accidents and Near Misses
 - i. There were no notifiable incidents.
 - ii. There were one incidents/accidents/near misses.

IARF	
5710	Minor altercation between passengers on board NF assesses the incident as Minimal per the following: Likelihood of recurrence Rare. Impact Negligible.

3. Employee Activity
 - i. Weekly emergency response training was undertaken.
 - ii. Feedback was received from a member of the community on course plotting from the skipper, management is investigating.

E. Scheduled Sailings, Responsiveness, Performance and Service Outages

Scheduled Sailings for the Month

Scheduled departures (one-way)	Total departures (one-way)	Shuttle departures (one-way)	After-hours (return)
882	896	78	2

Late and cancelled sailings



Late departures (>5min at the E Road geofence)	On-time departures (percentage of schedule)	Departures cancelled by mechanical interruptions	Departures cancelled by weather
35	96.0%	0	14

After-Hours Call Outs

Current month	Last year
0	0

Customer Complaints or Requests for Service

- There were no complaints.
- There was 1 request for service received from Hokianga Health. This after-hours service was provided on 12 June.

F. Performance against Key Performance Indicators

The current month KPI will be calculated by the Principal following their receipt of this report.

KPI performance is measured by FNDC however due to staffing changes at Council, NF has not received KPI feedback since January 2026. Based on its own internal review, NF believes that all KPIs continue to be fully achieved.

G. Fuel Purchases

The table below shows monthly and rolling annual fuel purchases for the vessel, as well as engine hours. Engine hours are for the last day of each month.

Month	Litres (Month)	Litres (Annual)	Engine 1 Hours	Engine 2 Hours	Engine 3 Hours	Engine 4 Hours
Jun-25	15,700.00	202,582.00	95,853	94,307	93,375	95,246
Jul-25	21,700.00	201,682.00	96,035	94,698	94,125	95,434
Aug-25	14,500.00	201,682.00	96,339	95,005	94,432	95,738
Sep-25	16,000.00	202,280.00	96,675	95,331	94,757	96,062
Oct-25	16,300.00	202,780.00	97,012	95,606	95,032	96,401
Nov-25	15,100.00	202,680.00	97,238	95,882	95,308	96,647
Dec-25	23,000.00	202,580.00	97,600	96,200	95,615	96,988
Jan-26	16,550.00	201,260.00	97,857	96,532	95,949	97,267
Feb-26	13,000.00	198,760.00	98,119	96,834	96,250	97,500
Mar-26	13,703.00	196,461.00	98,376	97,097	96,515	97,758
Apr-26	19,800.00	200,153.00	98,583	97,343	96,760	97,965
May-26	12,700.80	198,053.80	98,787	97,607	97,024	98,169
Jun-26	12,902.80	195,256.60	99,024	97,796	97,213	98,407

The fill details for the current month are:

- 6,200 litres on 10 June 2026
- 6,702 litres on 24 June 2026



In the last twelve months, 195,256.60 litres have been purchased against 13,659 engine hours, an average of 14.29 litres per hour.

H. CCTV Footage and Ticket Audits

Ticket audit 1 st June 2026		1200 Kohukohu	1230 Rawene	1330 Rawene	14:00 Kohukohu
CCTV count	Motorcycles				
	Campervans				
	Light vehicles	9	7	11	7
	Heavy vehicles				
	Passengers	5			
Customlinc sales and concession clicks	CCTV motorcycles				
	CCTV campervans	9	7	11	7
	CCTV light vehicles				
	CCTV heavy vehicles				
	Passengers	7	4	3	7

This audit is deemed successful, according to the following criteria:

1. Vehicles counted on CCTV are equal to sales and concession clicks in Customlinc; and
2. Passengers counted on CCTV are less than or equal to sales and concession clicks in Customlinc

I. Actions from Meetings with Principal and Stakeholder Groups

1. Contractor/Principal Meeting
 - i. Refer to the action items list in the minutes from the last meeting:

#	Action	Owner	Update
1	Issue NTC formally advising Derrick as Engineer's Representative	FNDC	
2	Share MTOP	NF	Complete
3	Provide NTE for Schottel Seals	NF	Updated costing being sought
4	Provide NTE for Impellers	NF	In progress
5	Share new FNDC contacts for service interruptions	FNDC	Complete
6	Share OOW site requirements overview	NF	Complete

2. Marketing, Promotional and Community Engagement

- i. Visitors to the Hokianga pages within the Northland Ferries decreased 0.12% YOY with a total of 2539 active visitors for the month. Visits from New Zealand account for 88.62% of the total visitors, Australia 3.19% and the UK 1.85%.
- ii. Free of Charge (FOC) and Discounts. There was one FOC/discount tickets requested or issued from NF's delegated authority of \$200 per month (per NTC 107).



Rawene School contacted Northland Ferries to arrange an educational ferry visit as part of their learning programme focused on the local community and the history of the Hokianga ferry service. The visit took place with a group of 15 students and 2 teachers as walk on passengers, who participated in a return ferry crossing between Rawene and Kohukohu, providing the children with a firsthand experience of an important local transport link and community asset.

The tickets requests and provided were:

- 2 Adult walk on passengers
- 15 Children walk on passengers

The value of the tickets (at resident pricing) was \$38.00

3. Asset renewal, capital improvement works planned (month ahead) or underway. The next meeting is to be scheduled by Far North District Council.

Prepared by: Sam Peate

Chief Operating Officer New Zealand

7 July 2026

Monthly Report

Principal:	Far North District Council	
Contract No:	7/21/185 for Lighting Maintenance and Renewals	
Month:	June 2026	
Attn:	Derrick Williams	Attachments: 6

The **June 2026** claim for 7/21/185 for Streetlight Renewals and Maintenance for the period 20th May to 30th June 2026 is presented in RAMM.

Total Claim:



1. Summary

- 492 individual work items were completed during the **June** claim period.

Total number of dispatches created between start/finish dates – not including management claims.

- 380 cyclic inspections - 237 night inspections, 128 day inspections, 15 Ped x-ing inspections

From dispatch data for month, filter inspections, then Day-Night-Shear Base using “Programme Category”

- No kms of the road lighting network was patrolled during cyclic inspections. Currently not working in Ramm. Discussions with Dianna Goodwin as to if required, need to confer with Derrick Williams.
- 2 new work items were found during night inspections and were repaired during the month.
- 4 faults were received by FNDC RFS.
- There were 0 emergency callouts for the month.

2. RFS

<i>Received</i>	<i>Attended</i>	<i>Closed</i>	<i>Pending to date</i>
4	3	3	4306015 – to be completed 2/7/26, within date.
			1x for faulty O/tek LED & fuse, 1x for faulty Cree LED & relay, 1x No fault found.
<u>Comments: (issues /suggestions)</u>			
•			

3. Dispatch Summary

<i>Summary</i>	<i>Number</i>	<i>Comments</i>
Dispatches Created	408	
Dispatches Completed	407	
Dispatches still open from this period	1	32505 Totara School Rd. Pole replacement, awaiting CAC from TE for close power lines.
Total number of Dispatches Pending to date	25	19 lamp cleans. 3 pole Replacements. 2 Lamp out (1 awaiting TE, 1 Solar pole awaiting Currie's)

Contract 7/21/185 for Lighting Maintenance and Renewals

<i>No.</i>	<i>Fault / Defect</i>	<i>Quantity</i>	<i>Comment</i>
1.	Pole replacements	4	31236/31238 - Kerikeri, 32348 - Mangonui, 32613 - Coopers Beach.
2.	Bracket replace	3	32496 - Kerikeri, 32492 & 32504 - Coopers Beach
3.	LED Water Ingress	2	32566 Pukenui & 32503 Kaitaia
4.	Other luminaires	0	
5.	Power supply cable fault	2	32499 & 32500 faulty pilot, rewired direct to mains supply.
6.	Protective device	0	
7.	Control gear	0	
8.	Decabit	2	32502 & 32506
9.	Accident damaged	0	
10.	Investigation	4	All speed reduction sign related
11.	LED Shorting Cap	0	
12.	Gear Door	0	
13.	LED Other	6	32498, 32641, 32674, 32834.
14.	No Fault Found	1	32497 – Taipa (RFS) guide light in water channel, not FNDC
15.	Other	2	32631 – Pole alignment, Coopers Beach, 32509 – Car Vs Speed sign, Kaitaia.

**Investigation relates to: Colcheck, requests for additional lights, glare/obtrusive light and any other site investigation instructed by engineer.*

<i>Number of Colcheck tests completed</i>	<i>Number of assets failed Colcheck</i>	<i>Comments</i>
0	0	

4. Work in Progress

<i>No.</i>	<i>Work</i>	<i>Priced</i>	<i>Approved</i>	<i>CAR</i>	<i>Comments</i>
1	3x replacement poles				31239 – Fairway Drive, 32347 – Waterfront Drive, 32505 – Totara School Road.
2	1x lamp clean (Coachlight)				Riverbank Drive, Kerikeri
3	18x Lamp Cleans left – AR approved 250.				Various locations.
4					
5					

5. Stock update

<i>Asset</i>	<i>Quantity</i>	<i>Comments</i>
Poles – Ground Plant	10	2x 10m GP, 3x 8m GP, 1x 6m GP, 4x Ped.
Poles – Shear base	3	2x 10m SB stub & 1 st section, 1x 10m stub – Heritage bypass
Brackets	8	3x 1m, 2x 2m straight, 2x 2m angled, 1x 3m angled

Contract 7/21/185 for Lighting Maintenance and Renewals

LED Luminaires	51	42x Italo, 0x Cree, 0x Otek, 9x I-Tron 0x Tasman
Other Luminaires	13	11x 150W, 2x 70W
Returns Whangarei	4	4x O/Teks being sent under warranty
Returns Kaikohe	0	
Returns – received	0	
Reconditioned	0	
O/Tek shorting caps	50	Quantity
Italo Luminaire	Wattage (W)	Quantity
Italo1 OP-SX 4.5-1M	39	3
Italo1 OP-SX 4.5-2M	76	9
Italo1 OP-SX 4.7-1M	52	6
Italo1 STE-S 4.5-3M	57	1
Italo1 STE-S 4.7-4M	102	11
Italo2 STAN0 4.7-8M	134	2
Italo2 S05 4.5-6M	85	2
Italo2 OP-SX 4.5-3M	112	3
Italo2 STE-S 4.5-7M	131	3
Italo2 S05 4.5-7M		1
Italo2 STE-S 4.5-5M (Recovered)	131	1
Total		42

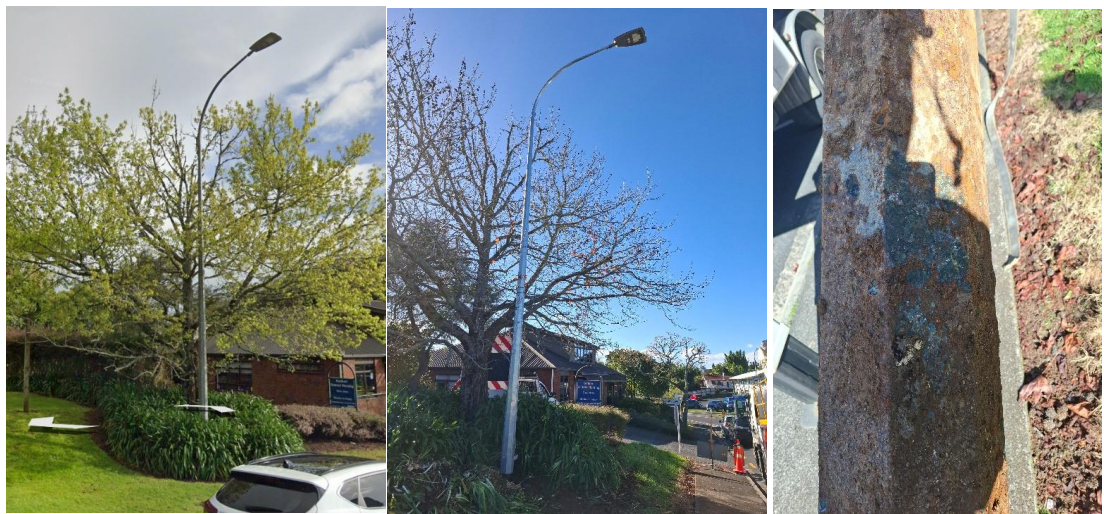
6. Replaced Assets. Table of disposed assets with photos of poor condition brackets or poles. Before and after photos of upgraded assets e.g. poles, brackets, LEDs

<i>Asset</i>	<i>Quantity</i>	<i>Dispatch</i>	<i>Comments</i>
Poles	3	31236, 31238, 32348	
Brackets	3	32492, 32496, 32504	
LED Luminaires	0		
Other Luminaires	0		

Pole Replacement – Homestead Road, Kerikeri. 31236.



Pole Replacement – Homestead Road, Kerikeri. 31238.



Pole Replacement – Alexander Street, Mangonui, 32348.

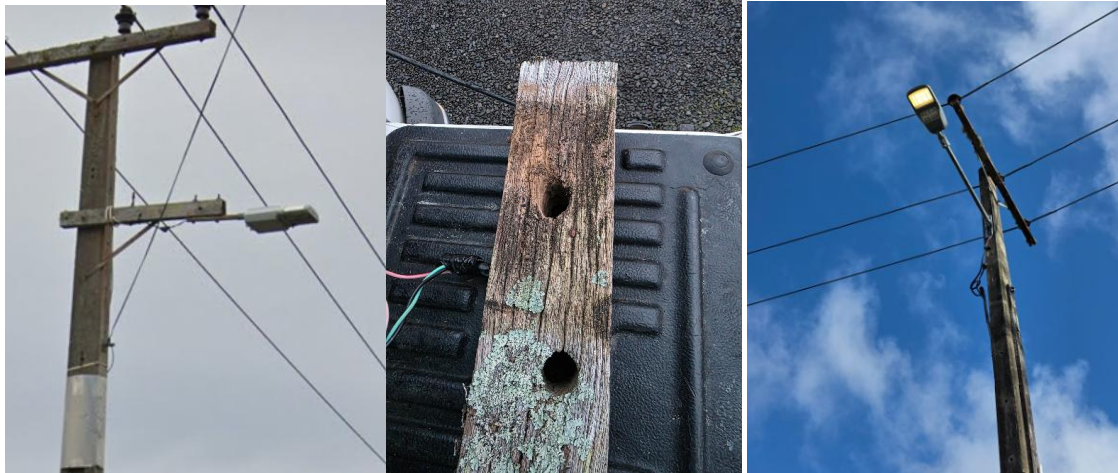


Pole Replacement – Walters Way, Coopers Beach, 32613.

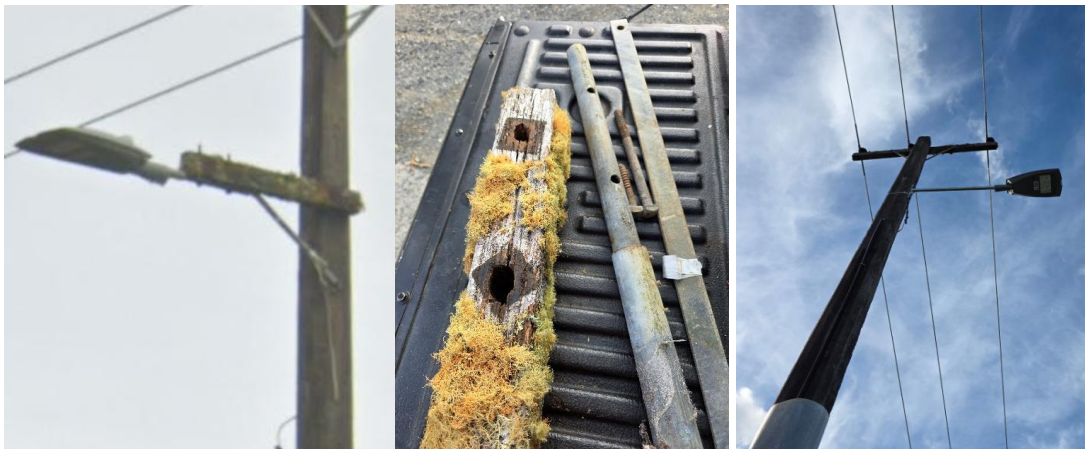


Contract 7/21/185 for Lighting Maintenance and Renewals

Bracket Replacement – Berghan Road, Coopers Beach, 32492.



Bracket Replacement – Landing road, Kerikeri, 32496.



Bracket Replacement – Berghan Road, Coopers Beach, 32504.



7. Site warranty

See attached excel sheet.

8. Inspections

<i>Type of Inspection</i>	<i>Date Range</i>	<i>Completed this month</i>	<i>Total Inspected</i>	<i>Remaining</i>	<i>Total Assets</i>	<i>Comments</i>
3 Monthly Night inspections – pedestrian crossings	Mar to May 2026	15	15	0	15	Complete
6 Monthly Night inspections – all excluding pedestrian crossings	Mar to Aug 2026	237	1219	780	1999	
12 Monthly Day inspections	Mar to Aug 2026	128	1933	66	1999	
6 Monthly Shear Base Inspections	Mar – Aug 2026	0	63	0	63	Complete

Contract 7/21/185 for Lighting Maintenance and Renewals

9. Health and Safety calendar month (append audit reports and example JRA for month).

	<i>Number</i>	<i>Comments / Findings/Actions</i>
Health and Safety incidents	1	Pole replacement in Homestead Road, clearing vegetation found lots of broken bottles.
Near Miss	2	EWP QMD628, boom moving when control stopped. Large amount of gang activity on night inspections.
Contractor internal Health and Safety audit (JSO or VLC)	2	20/5/26 Riverview Road, Waipapa. Lamp clean. 11/6/26 Homestead Road, Kerikeri. Pole replacement.
Job Risk Assessments	14	Various
Toolbox Meetings	1	29/6/26
Monthly Vehicle Checks	6	3x Ute/Van, 2x EWP Truck, 1x Trailer
Pre-start checks	13	11x EWP, 2x Excavator

10. Traffic Management Photos with Site Location and Dispatch (photos to demonstrate full site setup including signs)

Pole Replacement – Homestead Road, Kerikeri. 28/5/26 – 31236.



Pole Replacement – Homestead Road, Kerikeri. 11/6/26 – 31238.



Pole Replacement – Alexander Street, Mangonui. 25/5/26 – 32348.



11. Notices to Engineer & Contractor (others not listed in section 3)

<i>NTE/NTC.</i>	<i>Date issued</i>	<i>Summary</i>	<i>Status</i>
NTC134	3/6/26	3 year extension and speed signs	Complete
NTE042	23/6/26	McKay reply to NTC134	Complete

12. Forward Works Program (Add, delete, amend as necessary)

Contract 7/21/185 for Lighting Maintenance and Renewals

Program	Month/Year	Location
Poles	3	Fairway Drive, Kerikeri. Waterfront Drive, Mangonui. Totara School Road, totara North.
Brackets	0	
Clean	19	Various Locations
LED Upgrade	0	

Signed:

Ian McGregor

Date: 5/7/2026

McKay Ltd Contractors
Representative: Ross Butler

Signed:

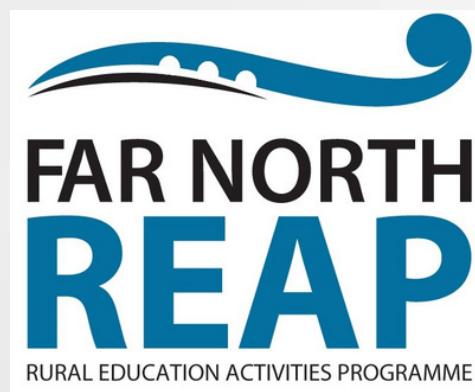
Date:

Engineers
Representative:

ROAD SAFETY EDUCATION & PROMOTION ACTIVITIES

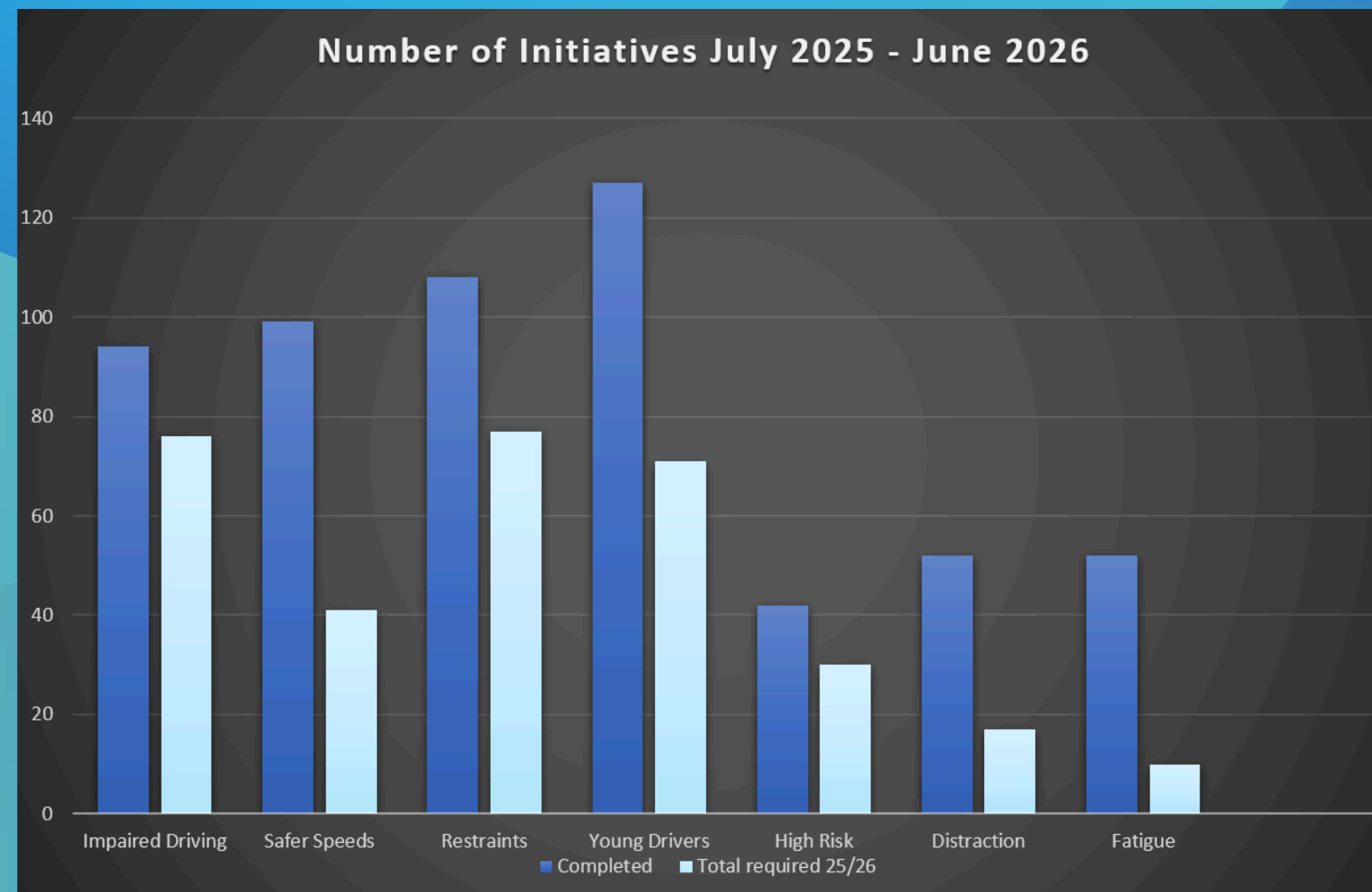
JUNE 2026 REPORT

FAR NORTH DISTRICT



Far North REAP
Building Safer Communities (Kaitia)
Hauora Hokianga (Hokianga)
MaiLyfe (Bay of Islands)
Ngati Hine Health Trust (Kawakawa)
Te Hauora O Nga Puhi (Kaikohe)
Te Runanga o Whaingaroa (Kaeo/Kerikeri)

Crunching the numbers



5,141

PEOPLE ENGAGED

LICENCING

Learner Licence Pass Rate:
100% (54/54)
Restricted/Full Licence Pass
Rate: 100% (44/44)

Type of Delivery June 2026

Type of Delivery	Initiative	# Of Initiatives	Activity Name	Participants
Course / workshop	Learner Licence Course - Including Vision Impairment Goggles & Driver Responsibility Presentation	7	Driver Training - Young Drivers, Impaired Driving, Safer Speeds, Restraints, Distraction, Fatigue	8
	Te Rarawa Licence Course - Learners, Restricted & Full	2	Driver Training - Young Drivers, Driver Training - High Risk	46
	Moerewa - Restraints Education	2	Young Drivers, Restraints - All	12
	Licence Course - Road Safety Activities & Education (Te Hau Ora O Ngapuhi ran the education & support alongside REAP & Ngati Hine Health Trust)	6	Impaired Driving, Safer Speeds, Restraints, Young Drivers, Distraction, Fatigue	15
	One on One Learner Licence Support	5	Driver Training - Young Drivers, Impaired Driving, Safer Speeds, Restraints, Distraction	2
Community Venture	Mangonui Netball Association - Cones for netball season (To stop people from parking on/ too close to the pedestrian crossing)	1	Safer Speeds	2
	Te Rarawa - Matariki Games Taipa (Event Signs & Cones)	1	Safer Speeds	100+
	Road to Life - Regent Training Centre (Including driving simulator, child restraints education, vision impairment goggles and driveway kit)	6	Impaired Driving, Safer Speeds, Restraints, Driver Training - Young Drivers, Driver Training - High Risk, Distraction	50
	29/05 Road Safety Education & Licencing Support (4x Learners, 1x Class 6 Learners, 1x Overseas Conversion Theory Test)	6	Driver Training - High Risk, Impaired Driving, Safer Speeds, Restraints, Distraction, Fatigue	6

Type of Delivery June 2026

Type of Delivery	Initiative	# Of Initiatives	Activity Name	Participants
Community Venture	29/05 Pre Licence Driving Assessments	1	Driver Training – Young Drivers	3
	Heartlands Outreach – Pawarenga Road Safety Education Including Vision Impairment Goggles	5	Impaired Driving, Restraints, Fatigue, Distraction, Safer Speeds	15
	Road Safety Awareness collab with Kaikohe Employment Placement Services – including vision impairment goggles	5	Impaired Driving, Restraints, Fatigue, Distraction, Safer Speeds	8
Capacity Building	Heartlands Outreach – Rawene (Engagement with other service provider)	4	Impaired Driving, Restraints, Fatigue, Safer Speeds	4
	Road Safety Promotions Meeting with Far North District Councillors			1
	Road Safety Far North District discussion with Whakawhiti Ora Pai			7
	Far North District programme planning meeting (with Programme Manager at WDC)	1	Impaired Driving	2
School Venture	Te Kura O Waiharara – Matariki Event (Event Signs & Cones)	1	Safer Speeds	100+

TALK OF THE
TOWN...

Te Rarawa x Far North REAP Road Safety



PARTNERSHIPS CONTINUING ...

The Far North REAP Road Safety team had a week long wananga with Te Rarawa Anga Mua Te Hua Rito (Family Start). This was a continuation from the partnerships formed with Te Rarawa at our Road to Life activation held late last year.



CREATING OPPORTUNITIES...

During the week, 40 whānau took positive steps towards achieving their goals, creating greater opportunities for themselves and future generations.

Gaining a driver licence is about more than simply earning a qualification. It opens doors to employment, education, independence, and stronger connections with whānau and community. Every licence gained represents another step towards greater wellbeing, empowerment, and the aspirations of whānau.

SUCCESS IN NUMBERS...

- 15 whānau gained their Learner Driver Licence
- 16 whānau gained their Restricted Driver Licence
- 10 whānau gained their Full Driver Licence





North Area Maintenance Network Contract
Monthly Report
June 2026

Contract 7/18/100 FNDC North Road Maintenance & Renewals

June 2026

Summary

June 2026 marks the final month of our eight-year contract that commenced on 1 July 2018. Over the term of the contract, delivery has been maintained through a range of significant external challenges, including back to back storm events, COVID-19 lockdowns, and the recent global oil supply shortage. Despite these disruptions, programme delivery has remained consistent across all contract years, and allocated budgets have been effectively utilised.

The 2025/26 financial year provides a strong example of this performance. Midway through the year, budget allocations increased significantly (+\$7M), and the June financial results show that 99 per cent of the budget allocated to the FNDC North Area was expended. This reflects a sustained ability to scale delivery and convert funding into completed works within the required timeframes. Our latest PACE score met the 'Exceeds Requirements' rating, with comments made that the network condition is in it's best yet for this financial year.

Health and safety performance across the contract term been consistently strong. There have been no major accidents or incidents recorded over the past eight years, and the last lost time injury occurred more than two years ago. On average we have had one minor injury per year, with zero life changing harm. This reflects our team's strong commitment to our people being at the heart of everything that we do.

The contract has delivered meaningful benefits to the local supply chain. In 2024/25, approximately half of contract revenue was spent with local suppliers and subcontractors, and a similar outcome is expected for 2025/26. This has supported the growth of local capability and created opportunities for new contractors to build experience and strengthen their expertise in road maintenance delivery.

Overall, the past eight years reflect a substantial collective effort by FNDC, Fulton Hogan, and local subcontractors and suppliers to deliver a high standard of service. Key outputs achieved over the life of the contract include:

- 16,845 sealed potholes repaired
- 161,036 unsealed potholes repaired
- 2,801,986 square metres of chipseal surfacing completed
- 133,248 square metres of stabilisation and dig-out repairs undertaken
- 284,579 square metres of first coat seal rehabilitation completed
- 168,026 cubic metres of rehabilitation aggregate placed
- 365,899 cubic metres of unsealed aggregate applied
- 20,267,237 metres of grading completed
- 269,416 metres of watertabling completed
- 20,681 metres of high shoulder correction
- 4,397 metres of edge break repairs
- 6,250 metres of culvert replacements
- 1,116 culvert headwalls replaced
- 1,380 cesspit sumps cleaned
- 3,073 signs replaced; 2,064 posts replaced; 932 posts painted
- 8,324 flexible marker posts replaced

Dayworks delivery included 17,970 excavator hours, 44,180 truck hours, and \$28,214,473 in materials.

Contract 7/18/100 FNDC North Road Maintenance & Renewals

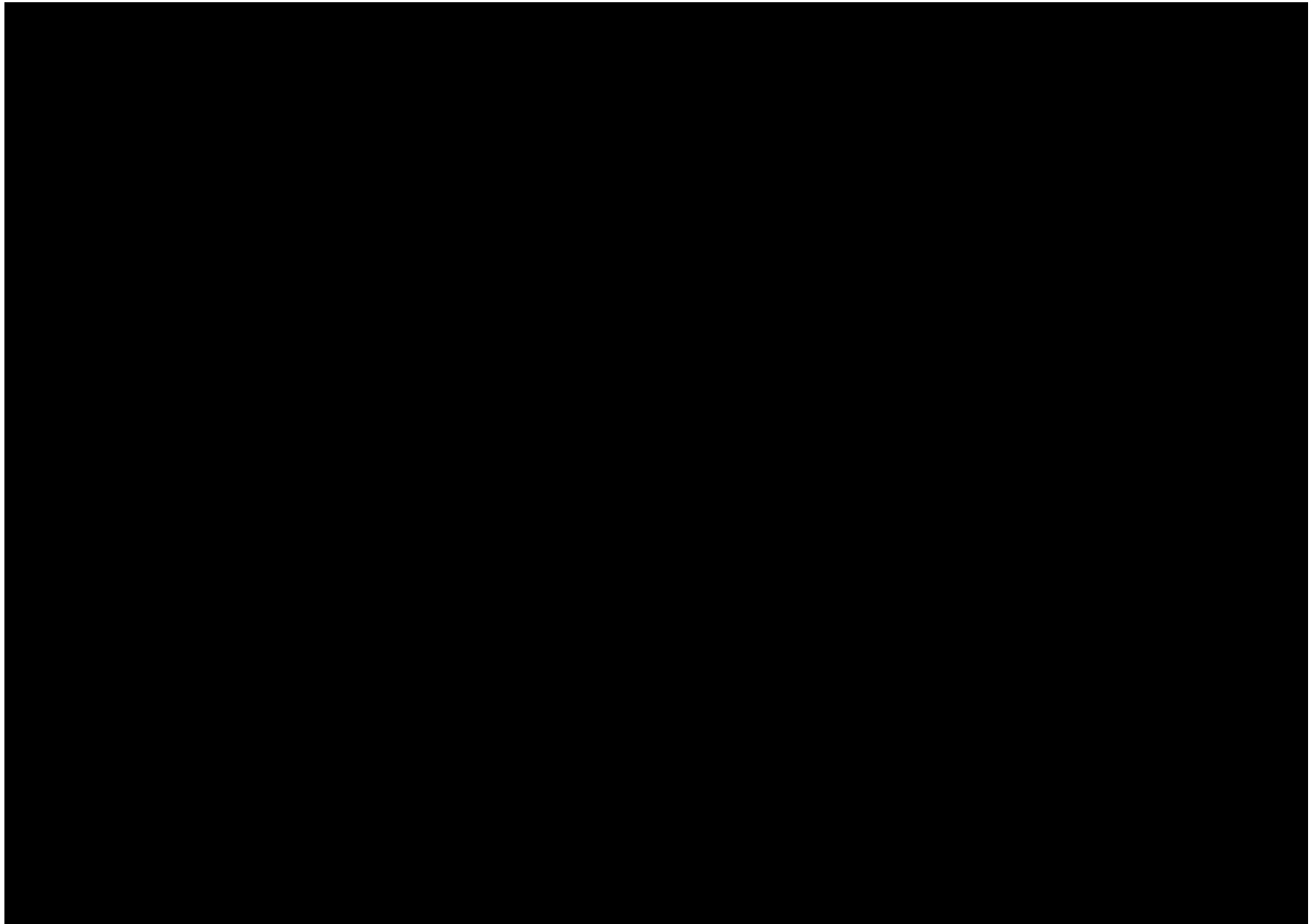
June 2026

Financial Summary June 2026

4 Year Contract Value	
Total Contract Claimed to Date	
Value of Work Claimed for the Month	
Annual Contract Value - Tender	
Annual Contract Value Completion Percentage	
Contract Time Completed	
Total Financial Year to Date	

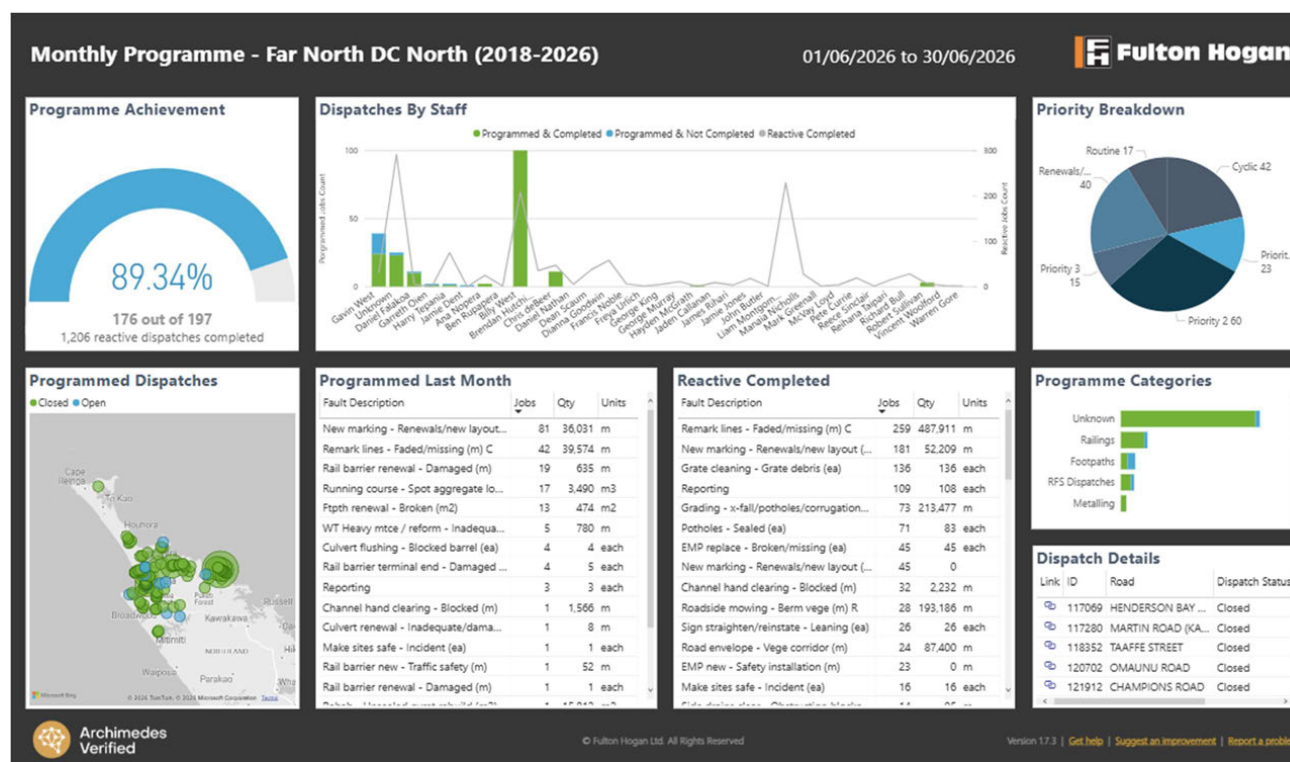
Details for the Claim Summary are attached separately under "Claim Report June 2026".

Claim June 2026	
Network Owner Account Code	Total
	\$ -
1.1420.03.2407 - Te Hiku Ward Footpaths Mtce	\$
141332.1.1.4922- Te Hiku Ward Footpaths Renew	\$
141333.1.1.4917 Footpaths Western Ward (TRP1094)	\$
3011.1.1.4922 - Drainage Renewals 213	\$
3015.1.1.4922 - Unsealed Road Metaling 211	\$
3016.1.1.2405 - Seal Pavement Maintenance 111	\$
3017.1.1.4922 - Pavement Rehabilitation 214	\$
3019.1.1.4922 - Structural Cmpnt Replacement 215	\$
3021.1.1.2405 - Traffic Services Maintenance 122	\$
3022.1.1.4922 - Traffic Services Renewals 222	\$
3030.1.1.2405 - Environmental Maintenance 121	\$
3031.1.1.2405 - Routine Drainage Maintenance 113	\$
3118.1.1.2405 - Unsealed pavement mtce 112	\$
3119.1.1.2405 - Structural Maintenance 114	\$
5843.1.1.4917 - Campbell Rd Totara North RP21-215	\$
5858.1.1.2407 - Bridge H31 Iwitaia Road (WC215)	\$
7834.1.1.4917 - Gill Road RP7.661-7.701	\$
7847.1.1.4917 - Diggers Valley RP 11604-11634	\$
8016.1.1.2405 - CM Spread Seal Pave Mtce 111	\$
8016.1.1.2423 - CM Seal Pavement Maintenance 111	\$
8021.1.1.2423 - CM Traffic Services Mtce 122	\$
8030.1.1.2423 - CM Environmental Maintenance 121	\$
8031.1.1.2423 - CM Routine Drainage Mtce 113	\$
8118.1.1.2423 - CM Unseal Pavement Mtce 112	\$
8119.1.1.2423 - CM Structural Maintenance 114	\$
8140.1.1.2405 - Contract Work Minor Events	\$
8879.1.1.2407 - Proctor Road RP1.326-1.246	\$
Total	\$



Programme Completion

Our Archimedes dashboard below shows our programme completion for the month of June. Out of the 197 dispatches that were presented to the programme on the 20th of May, 176 have been completed, a result of 89% complete. As seen in the Programme Categories chart, the majority of dispatches completed relate to footpaths, railings and metalling.



Contract 7/18/100 FNDC North Road Maintenance & Renewals

June 2026

Works Programme

A total of **1385** work items were completed this month. This included **463** routine jobs with the remainder being cyclic, emergency works or call outs and ordered works or programmed jobs.

Routine Works Completed

The routine works completed included the following:

- Grading was completed on **72** roads this month. A length of **216** km was graded, which is **26%** of our 823km unsealed network length
- Maintenance metalling & unsealed overlays were completed on **30** roads, with **9633** m3 of metal applied.
- Potholing was completed on **42** roads, with **72** jobs completed. **84** total unsealed and sealed potholes were completed this month.
- Roadside mowing was completed on **53** roads this month.
- **18** Emergency works / Callouts completed this month included call for trees down and over slips.



Figure 2: Locations of grading completed (highlighted green)



Figure 3: Locations of potholing completed (highlighted green)

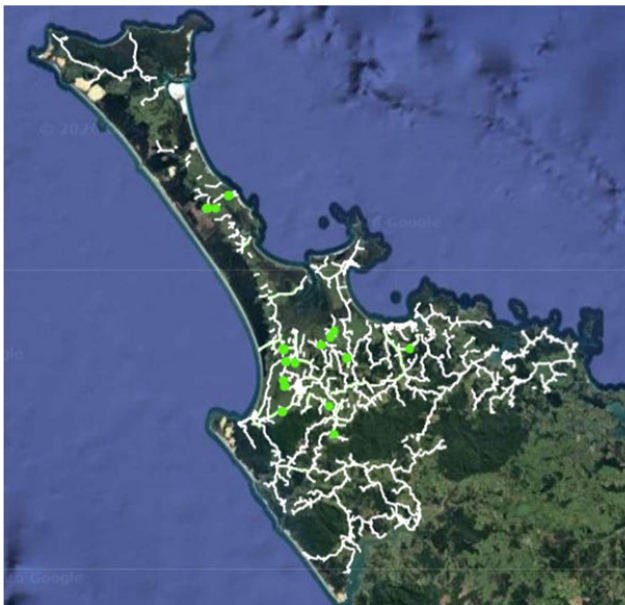


Figure 4: Locations of roadside mowing completed (highlighted green)

Aggregate Usage

The following maintenance aggregate was used during June.

- GAP 30 / 40 – 9,633 m3
- GAP 65 – 0 m3

Cyclic Works Completed

- A full network line mark is now complete.
- A full network spray round was last completed in October.

Drainage Maintenance and Renewals

- **132** cesspit grates were cleared
- **0** culvert markers were replaced
- **5** culvert ends were cleared
- **0** cesspits were flushed
- **1** culverts were flushed
- **228** m of culvert pipes were replaced
- Channel hand clearing was completed on **10** roads
- **502** m of water tables were cleared

Road Furniture Activities

- **27** signs posts were replaced
- **0** posts were painted
- **20** signs were replaced
- **19** signs were straightened
- **0** signs were cleaned
- **5** signs had vegetation cleared around
- **0** bridge edge markers were cleaned and **2** were replaced
- **130** edge markers were replaced and **0** were straightened

Structures Maintenance

- **1** bridge deck/drain holes were cleared
- **0** bridges were painted
- **0** bridges had vegetation clearance completed

Footpath Maintenance

- **3** footpath vegetation clearance jobs completed
- **1** footpath premix temp footpath failure repairs completed
- **0** footpath sweeping/water blasting debris jobs completed

Road Accident Response

- **0** accidents occurred in June

Environmental Management

- No non-compliance incidents occurred under the maintenance and renewals contract for the month.

Contract 7/18/100 FNDC North Road Maintenance & Renewals

June 2026

Community Issues / Complaints

- The Requests for Service (FNDC) summary is sent separately by FNDC.

Positive Feedback / Community Support

Cancel Save Undo Edit Copy Notes Summary Zoom

Details for this existing item have not been modified yet.

RFS

RFS Number 4303534

System Date Entered 8/06/2026 11:07:23 am

Date Received 8/06/2026 11:07:23 am

Request Type Code RRU Unsealed Road Faults

Receiving Officer ANELSON Ange

Responsible Officer PHOGAN Fult

Acting Officer PHOGAN Fult

Contact Type Code PHO Phone

Requested By Code P Members of the Public

RFS Status C Current

Date Completed

Priority 2 Date Priority Last Modified

Available to Public

References

Notes Summary

Close Copy

Requesting maintenance of the potholes along Salvation Road and Kahikita Road, Pukenui following the heavy rains and recent storm events as his car is being rattled like a toy. Please carryout works and advise customer when works will be carried out thanks.

Home RFS Note Maintenance

Close Save Undo Edit

Details for this existing item have not been modified yet.

RFS

RFS Number 4303650

Responsible Officer PHOGAN Fult

Date and Time 9/06/2026 8:49:19 am

Note

Note Type Code G General Note

Note

Query: Customer above has called to advise the awesome job the Fulton Hogan done repairing the foot path outside happy bowl on the above address. Also, by the Brown Pharmacy - 89-91 Commerce Street, Kaitaia there is another tree in the area that has a branch. Thanks Team

Maintenance Programme July 2026

July sees the start of our new contract. Two find and fix crews will be out on the network for the month.

Drainage and network inspections commence this month.

Program Activity	Target Roads to Complete in July
Culvert ends clearing	
Culvert Flushing	
Culvert Replacement / Repairs	Paponga and Humpfries Rd
Unsealed WGR & Overlays	
Pre-reseal pavement stabilisation repairs	
Slip repairs	
Footpath Renewals	
Guardrail Renewals	
Maintenance Metal	Bell Rd, Wallace Rd, Gillies Rd, Simpson Rd, Zidich Rd, Lake Ohia Bypass Rd, Ramp Rd, Quarry Rd, Oinu Rd, Churtons Rd, Pupuke Mangapa Rd, Airstrip Rd, Coppermine Rd, Rataroa Rd.

Sealed Pavement Rehabilitations & Seal Extensions

Project	Completed This month	Programmed Next Month	Status
2024/25 Pavement Rehabilitations:			
Kaitaia Awaroa Rd RP 28450-30140			TBC
Hihi Rd RP 30-700			Complete
Hihi Rd RP 1400-2389			Complete
Fairburn Rd RP 3284-3975	Line mark.		Complete
Fairburn Rd RP 4700-5050	Line mark.		Complete
Broadwood Rd RP6560-7440	Clearing	Drainage if weather allows	In progress
2024/25 Seal Extensions:			
Masters Access Rd Traction Seal			Complete

Reseals

<u>Length Completed to Date June 2026</u>	<u>Length Outstanding FY 2025/26</u>
0 km completed	934 m
<u>Sites Completed June 2026:</u>	

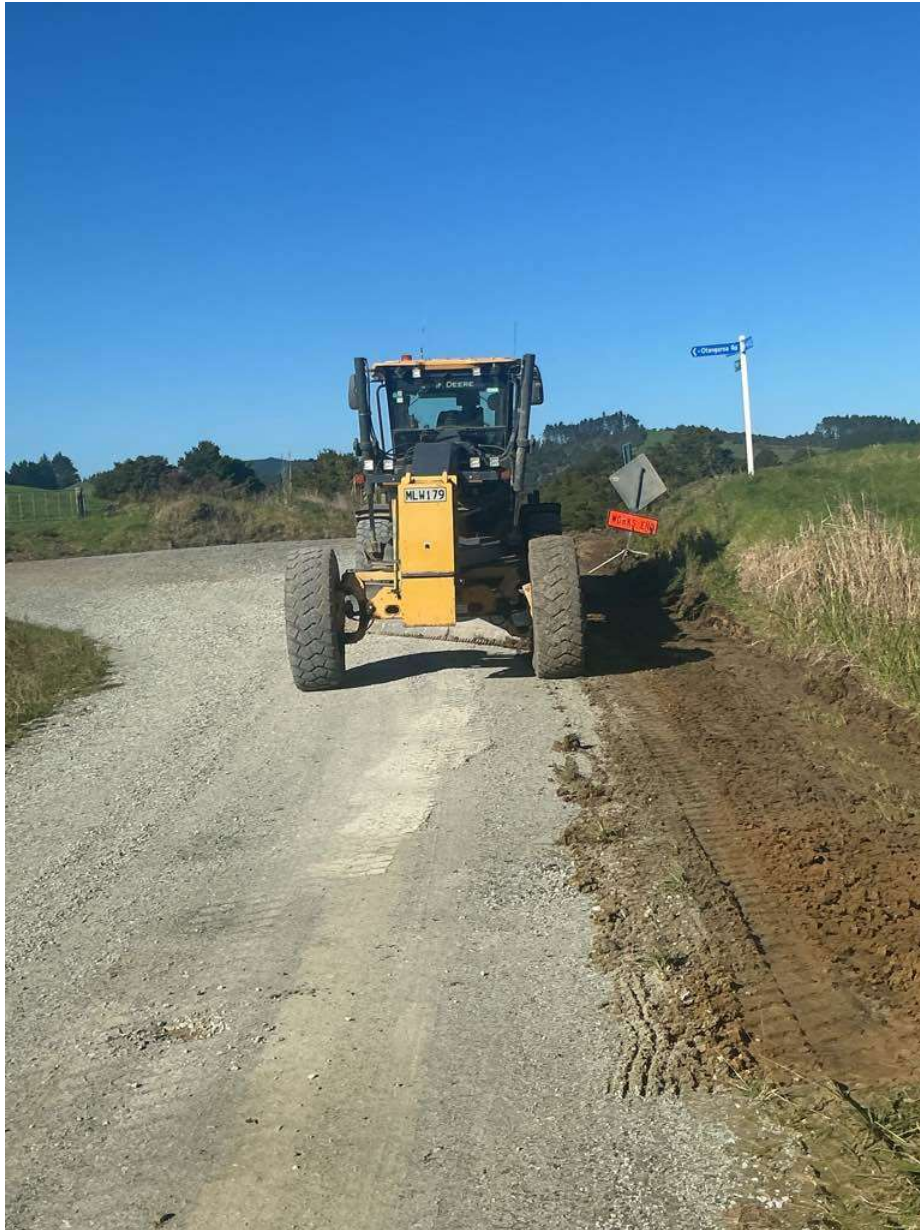
Pre-Reseal Repairs / Reseal Site Status

Road Name / Reseal Site Details	Pre-Reseal Repairs Status:	Reseal Status:
	Green – Clear site, ready for reseal Yellow – Works in progress next month Orange – Works programmed following months	Green – Complete Yellow – Programmed to complete next month Orange – Works programmed following months
ALLEN BELL DRIVE 172-453		Deferred
AWAROA ROAD 5747-6400		Complete
AWAROA ROAD 6538-6780		Complete
BAYSIDE DRIVE 0-353		Complete
FAIRBURN ROAD 5836-6301		Deferred
GILL ROAD (AWANUI) 470-1391		Complete
GILL ROAD (AWANUI) 1424-2260		Complete
HIHI ROAD 700-1400		Complete
HIHI ROAD 2395-3580		Complete
INLAND ROAD 4939-5158		Complete
INLAND ROAD 8710-10573		Complete
KAITAIA-AWAROA ROAD 25-452		Complete
KAITAIA-AWAROA ROAD 5489-7050		Complete
KAITAIA-AWAROA ROAD 23515-24091		Complete
LARMER ROAD 2190-3080		Complete
MELODY LANE (KAITAIA) 0 -189		Deferred
MILL BAY ROAD 168-849		Complete
ORURU ROAD 35-880		Complete
PARANUI ROAD 0-140		Complete
PARANUI ROAD 2460-2530		Complete
PARAPARA-TOATO ROAD 985-1185		Complete
PEKERAU ROAD 0-61		Complete
PEKERAU ROAD 651-853		Complete
QUARRY ROAD (AWANUI) 0 -546		Complete
RUAROA ROAD 1764-1894		Complete
RUAROA ROAD 3000-5665		Complete
RUAROA ROAD 6149-6368		Complete
RUAROA ROAD 6542-6622		Complete
SMITH ROAD (HEREKINO) 0-30		Complete
TAIPA HEIGHTS DRIVE 0 -730		Complete
TAIPA VIEW ROAD 14-1187		Complete
TAUPO BAY ROAD 4100-7800		Complete
TAUPO BAY ROAD 8635-9512		Complete
WAINUI ROAD 10208-15645		Complete
WAINUI-MATAURI BAY ROAD 0-1642		Complete
WAINUI-MATAURI BAY ROAD 2070-6761		Complete

SME & Subcontractor Summary June 2026

Bellingham Quarries: – This month we used around 6,086 m3 of aggregate & rock from Bellingham Quarries.
Boss Logging: – This month we continued to utilise Boss Logging staff for culvert replacements.
Far North Roading: – This month we used 2,951 m3 of metal, including supply and place by FNR trucks. – Maintenance Grading in our Eastern Area.
Sweetwater Construction: – Panguru Footpath
T8 Traffic Management: – Traffic Management.
Williams Contracting: – Nil

Photos of some of this Month's Work ...



Fern Flat Rd – Maintenance Grading

Contract 7/18/100 FNDC North Road Maintenance & Renewals

June 2026



Te Karoa Rd – Maintenance Grading



Otaipango Rd – Headwalls



Otaipango Rd – Water tabling



Hihi Rd – Scour Protection / Remediation

Contract 7/18/100 FNDC North Road Maintenance & Renewals

June 2026



Hihi Rd – Scour Protection / Remediation

Contract 7/18/100 FNDC North Road Maintenance & Renewals

June 2026



Hibiscus Ave – Sealed Pavement / Drainage Repair



Paponga Rd – Unsealed Overlay in progress



Paponga Rd – Unsealed Overlay in progress

Footpath Renewals & New

<u>Length Completed June 2025</u>	<u>Length Outstanding FY 2025/26</u>
•	•
<u>Sites Completed June 2025:</u>	
• Stratford Dr • Bonnetts Rd • West Coast Rd (Panguru)	

Health and Safety

- 25 Critical Risk Conversations were completed, documenting safety conversations between our leadership team and crews.
- 5 Safety improvements suggestions were documented, including adding additional signage to maintenance graders, purchasing a Starlink mobile comms device for storm events, and purchasing new extendable cameras for drainage inspections.
- No injuries or accidents occurred this month.
- No Health & Safety training this month.

<u>Type</u>	<u>Number during period</u>	<u>Number to date (2018 – Present)</u>	<u>Days since last incident</u>
LTI	0	5	805
MTI	0	3	258
FAI	0	0	2922

Contract Notices June 2026

Notice to Engineer – Nil

Notice to Contractor – Nil

Regards,

Freya Coppins
Contract Manager

Contract 7/18/100 FNDC North Road Maintenance & Renewals

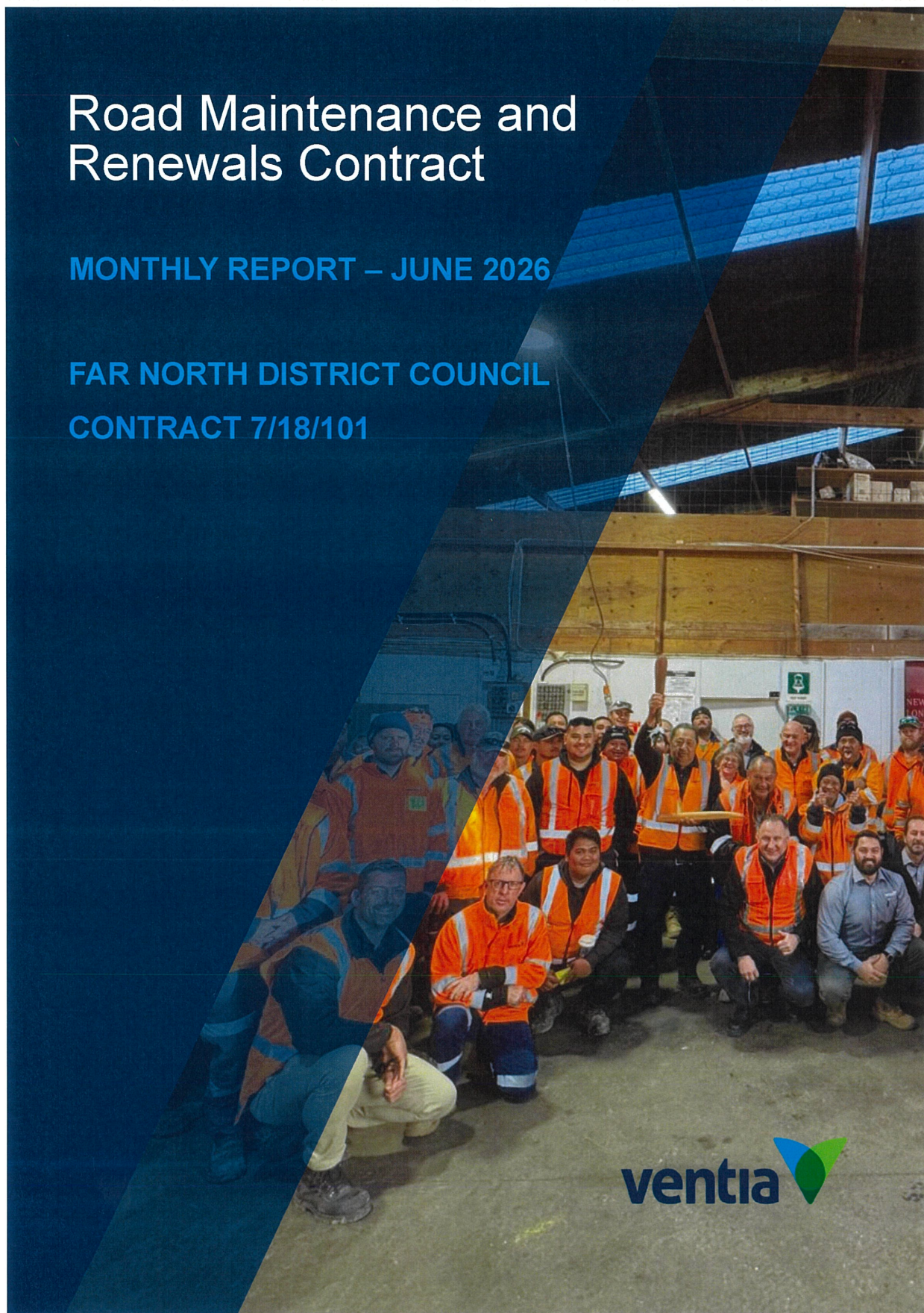
June 2026

Road Maintenance and Renewals Contract

MONTHLY REPORT – JUNE 2026

FAR NORTH DISTRICT COUNCIL

CONTRACT 7/18/101





1. SUMMARY

June marked the final month of the current maintenance contract before the transition to the new contract model on 1 July. Having been part of the Ventia team for just over four years, it has been rewarding to see the progress made across the network and to work alongside our staff, consultants and the FNDC team.

The end of the month was particularly busy, with significant effort going into planning for the new contract, data transfers and the development of programmes for the year ahead. With the transition now underway, I'm looking forward to building on the progress already made and delivering the next phase of improvements across the network.

June was a good month for the network. Other than some heavy isolated downpours, we had relatively settled weather, which enabled us to complete all of our cyclical activities including spraying, sweeping and cess pit clearing. A small weather event towards the end of the month caused localised flooding and some minor slips, however this passed quickly.

The Culvert Team completed 78 meters of new culvert installations on the western side of the network. Our Drainage Team delivered 3.8 km of watertabling and constructed 28 new culvert headwalls, contributing to improved drainage resilience across the network.

On the unsealed network, our pavement crew completed six wearing course renewals across the western part of the network. Running course metal was also applied to 47 roads throughout the wider network. As we move into the winter months, our focus shifts from sealed to unsealed roads, resulting in an increase in metaling activities.

While no footpath renewals were completed this month, the concrete crew commenced enabling works for new footpaths at Koutu Point Road and Freese Park. The team also completed several new speed tables in Okaihau, with line marking carried out shortly afterwards.

The sealing crew began assessing sites for the upcoming resealing season. This process involves detailed site measurements, inspections, and condition assessments to develop the appropriate seal design for each site.

In July, pre-seal repair sites will be identified and marked out, a process expected to take around a month. These repairs will then be programmed in RAMM and incorporated into monthly work programmes, forming the basis of the pre-seal repair works ahead of the upcoming season, which typically begins in October.

Looking ahead, the programme will continue to focus on winter maintenance activities, particularly across the unsealed network. Transition activities are also underway to align with the requirements of the new contract framework. Planning for the upcoming rehabilitation and resealing season remains a priority, with site assessments and pre-seal repair identification progressing well.

Nga Mihi,

Rob Savage

Claim for the Month of May 2026

FNDC South	Total
1.1420.02.2407 - BOI/Whangaroa Ward Footpaths Mtce	\$ 862.16
1.1420.04.2407 - Kaikohe/Hokianga Ward Fpaths Mtce	\$ 2,800.07
4011.1.1.4922 - Drainage Renewals 213	\$ 63,649.57
4014.1.1.4922 - Sealed Road Resurfacing 212	\$ 34,282.58
4015.1.1.4922 - Unsealed Road Metaling 211	\$ 549,326.84
4016.1.1.2405 - Seal Pavement Maintenance 111	\$ 134,328.86
4021.1.1.2405 - Traffic Services Maintenance 122	\$ 253,092.85
4022.1.1.4922 - Traffic Services Renewals 222	\$ 6,027.94
4030.1.1.2405 - Environmental Maintenance 121	\$ 243,846.59
4031.1.1.2405 - Routine Drainage Maintenance 113	\$ 211,038.21
4118.1.1.2405 - Unsealed pavement mtce 112	\$ 99,851.55
4119.1.1.2405 - Structural Maintenance 114	\$ 280,412.28
5072.1.1.2405 - Tau Henare Drive	\$ 14,287.36
5788.1.1.4917 - Haruru Falls Resilience	\$ 24,327.42
8016.1.1.2423 - CM Seal Pavement Maintenance 111	\$ 19,882.31
8021.1.1.2423 - CM Traffic Services Mtce 122	\$ 16,261.93
8030.1.1.2423 - CM Environmental Maintenance 121	\$ 16,661.65
8031.1.1.2423 - CM Routine Drainage Mtce 113	\$ 14,630.48
8118.1.1.2423 - CM Unsealed Pavement Mtce 112	\$ 33,835.88
8119.1.1.2423 - CM Structural Maintenance 114	\$ 7,810.59
8251.1.1.2407 - State Highway Cleaning	\$ 6,643.67
Total	\$ 2,033,860.79

2. WORK PROGRAMME

A total of 1,688 individual work items were completed throughout the month of June, of which 757 were routine find and fix issues, 127 were programmed works, 8 renewals/capital projects, 773 cyclic and 72 were callouts or emergency response works.

July 2026 forward works programme has been submitted in AWM.

3. ROUTINE INSPECTION REPORT

A total of 422 Inspections (patrolled roads) have been completed routinely for June.

Sealed – Maintenance Patrol:

There was 0 sealed inspection completed outside of target frequency. 229 were completed.

Unsealed Inspections:

There were 0 un-sealed inspections completed outside of target frequency. 174 were completed.

Drainage – Annual Inspections

There are currently 0 drainage inspections running overdue. 19 were completed.

Network Area Inspection	
South Area – June 26	
Week 1	264.1km
Week 2	205.9km
Week 3	221.3km
Week 4	199.0km
Total KM	890.3km

4. ROUTINE WORKS COMPLETED

Routine maintenance activities completed in June:

- 68 sealed potholes repaired
- 833 unsealed potholes repaired
- 2,290.9m³ of running course applied
- 95.3km of unsealed roads graded equating to 9.1% of the total unsealed network
- 768 Catchpit entrances cleared
- 0.29km of (hand) roadside vegetation cut back
- 27.0 km of tractor vegetation control

5. EMERGENCY WORKS

During June, the network experienced one minor weather event that resulted in localized flooding, small slips, and several fallen trees. Aside from this event, weather conditions were generally stable throughout the month, with predominantly crisp and pleasant days that were beneficial to planned maintenance and renewal activities.



Waikare Road / Hope Avenue

Ventia – FNDC South 7/18/101 Monthly Report – June 2026

6. DRAINAGE MAINTENANCE & RENEWALS

Drainage maintenance activities completed in June:

- 3.8km of water tabling
- 78.5m of Culvert pipes replaced/new (11 new lines)
- 40 Culvert inlet/outlets cleared
- 4 Culverts flushed
- 28 Headwalls constructed

Ray's crew successfully completed the replacement of 11 culverts across 9 roads, along with the installation of 28 headwalls, delivering a significant boost to stormwater management and network resilience. In addition to the scheduled work, the team undertook vital maintenance activities, including culvert clearing and water tabling to enhance drainage performance and mitigate the risk of future disruptions.

Roads that received new culvert lines included:

- | | | |
|------------------------|-----------------------|------------------|
| ➤ Pakane Cemetery Road | ➤ Omanaia Road | ➤ Motukiore Road |
| ➤ Vujcich Road | ➤ Auckland Block Road | ➤ Mcdonnell Road |
| ➤ Koutu Loop Road | ➤ Okokako Road | ➤ Ludbrook Road |



Waiare Road Watertabling



7. FOOTPATH RENEWALS

No footpath renewals were carried out in June. The concrete crew Installed speed tables in Okaihau and started working on a couple of new footpaths on Koutu Point Road and Freese Park.

8. ROAD FURNITURE ACTIVITY

- 31 new signs installed or replaced (damaged or missing)
- 17 signposts replaced/new
- 20 signs re-erected or straightened
- 13 signs/posts cleaned
- 9 posts re-painted
- 25 Edge marker/delineators replaced or straightened
- 16m of railing renewal/replacement

9. ORDERED WORKS

Ordered works carried out:

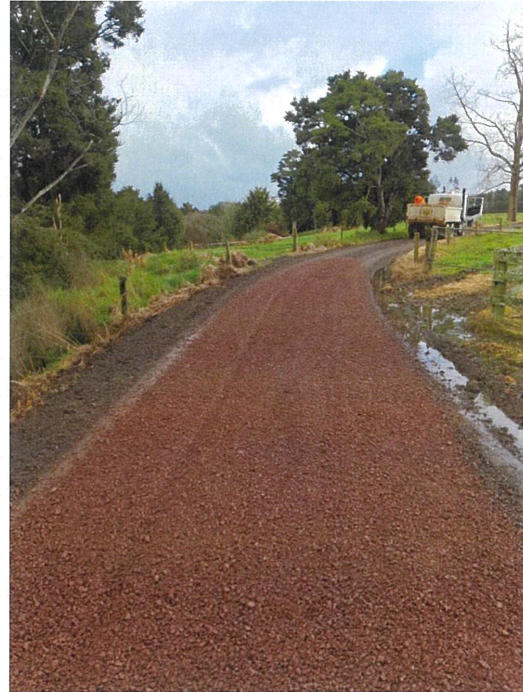
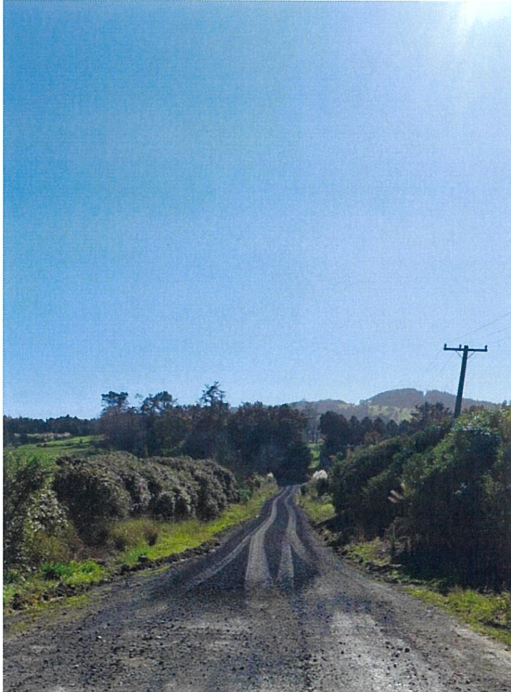
- 0.9km of footpath vegetation
- 30m² Footpath repairs (maintenance & renewals)
- 95m of edgebreak repairs (>1m)
- 0.8km of high & low shoulder treatments

10. UNSEALED NETWORK

Maintenance metal was applied to 47 roads throughout June. This treatment aims to improve traction, extend the lifespan of the pavement and allow graders more material to shape the roads.

Roads that received top up metal included:

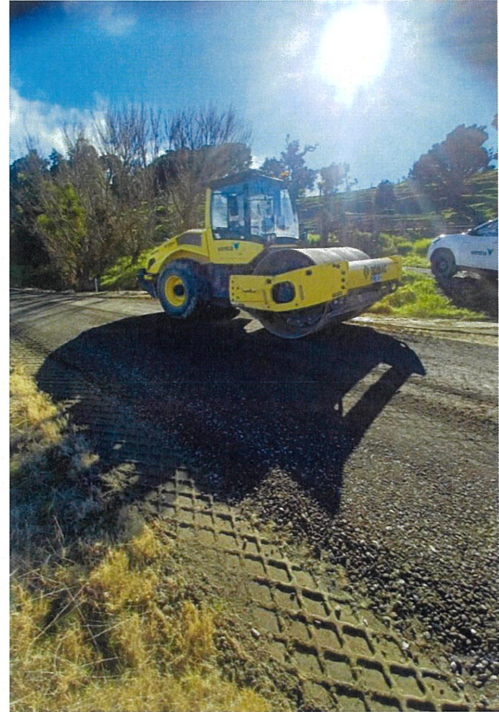
- | | | |
|------------------|---------------------------|--------------------------|
| ➤ Adams Road | ➤ Auckland Block Road | ➤ Brindle Road |
| ➤ Browns Road | ➤ Cabbage Tree Road | ➤ Edmonds Road |
| ➤ Fords Road | ➤ Forest Road | ➤ Graham Road |
| ➤ Guthrie Road | ➤ Harris Road | ➤ Hives Road |
| ➤ Jamieson Road | ➤ Jordan Road | ➤ Karawhe Road |
| ➤ Kelly Road | ➤ Kerikeri Inlet Road | ➤ Koutu Point Road |
| ➤ Mahina Road | ➤ Mangatoa Road | ➤ Marshall Road |
| ➤ Martin Road | ➤ Matawiaia-Maromaku Road | ➤ Motukiore Road |
| ➤ Ngahuhu Road | ➤ Okoro Road | ➤ Paiaaka Road |
| ➤ Pipiwai Road | ➤ Pokapu Road | ➤ Pokas Road |
| ➤ Puha Road | ➤ Ramsey Road | ➤ Russell-Whakapara Road |
| ➤ Tawata Road | ➤ Te Iringa Road | ➤ Te Iringa Road Wst |
| ➤ Waihoutu Road | ➤ Waikare Road | ➤ Waikuku Road |
| ➤ Waione Road | ➤ Waiotemarama Gorge Road | ➤ Waiotu Road |
| ➤ Waitaheke Road | ➤ Whakataha Road | ➤ Wharekawa Road |
| ➤ Whiu Road | ➤ Youngs Road | |



During June, 100 mm wearing courses were applied to seven roads across the network, utilising more than 5,000 m³ of GAP 30 aggregate. The increased aggregate depth will enhance material availability for future grading operations, helping to maintain road shape, improve ride quality, and support the long-term performance and durability of the unsealed road network.

Roads that received a wearing course include:

- Cabbage Tree Bay Road
- Koutu Loop Road
- Newton Road
- Opara Road
- Upukorau Road
- Waione Road
- Wharekawa Road



Newton Road



Brindle Road

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11. VEGETATION

In June, we successfully completed 27kms of vegetation corridor control. This proactive maintenance work plays a key role in ensuring road user safety and significantly improved sight lines along the affected routes. Enhanced visibility is particularly important on rural and high-speed corridors, where overgrown vegetation can obstruct views around corners and intersections. The wider Russell area was our focus for the month.

Roads Completed include:

- | | | |
|----------------------------|------------------|---------------------|
| ➤ Davey Road | ➤ Florence Ave | ➤ Hope Ave |
| ➤ Pakehaua Road | ➤ Paroa Bay Road | ➤ Pomare Road |
| ➤ Rawhiti Road | ➤ Scoresby Road | ➤ Tapeka Road |
| ➤ Titiroa Way | ➤ Uriti Road | ➤ Wellington Street |
| ➤ Russell - Whakapara Road | | |

12. REHABILITATIONS

Rangihoua Road Traction Seal

Preparation and enabling works for the proposed traction seal on Rangihoua Road are largely complete and ready for the next sealing season. The works included drainage improvements, carriageway widening, pavement repairs and overlays.

The remaining minor works will be completed closer to the sealing season, after which the site will be ready for stabilisation and sealing.



Rangihoua Traction Seal Prep

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Rangihoua Traction Seal Prep

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13. RESURFACING

AC works were completed throughout the month at the Wiroa Road Bridge approaches, Klinac Lane, Pokapu Road, Kaka Road, and Tau Henare Drive.

With the resurfacing season now closed, planning and site assessments for the 2026 programme are underway. This work includes site marking and identifying drainage and pavement defects remediation prior to resurfacing. Assessments will continue throughout July and into August.

14. ROAD ACCIDENT REPORT

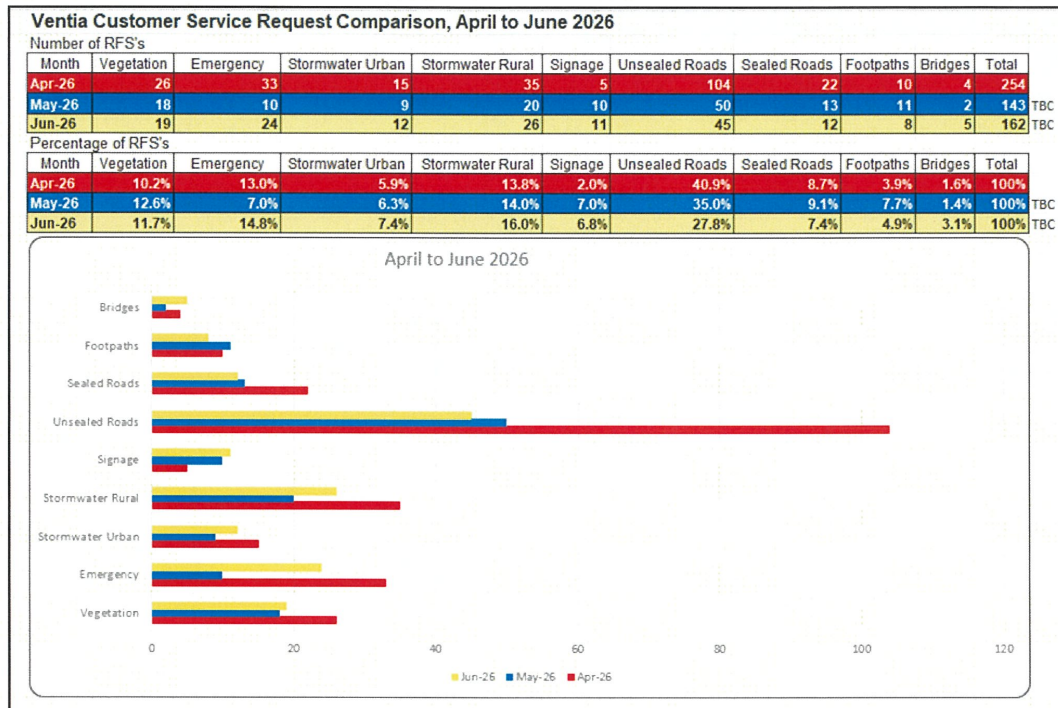
No accidents to report in June.

15. AWM ISSUES



No issues in June 26 – Any operational events of note are being recorded to provide feedback to Thinkproject.

16. CUSTOMER SERVICE ISSUES / COMPLAINTS



17. COMPLIMENTS

We received one compliment for the month of June.

Alec wrote – “Would like to thank the team that cleared the roadside vegetation on Ngawhitu Road, Ngapipito.” – Vegetation Mowing.

18. HEALTH & SAFETY & WELLBEING



June included a renewed focus on Ventia's Critical Risk Protocols (CRPs), with the organisation-wide refresh of the 10 Critical Risks and associated Mandatory Safety Rules rolled out across the branch. This initiative reinforces our commitment to maintaining a strong safety culture and ensuring all personnel understand the controls required to manage critical risks effectively.

The rollout of the refreshed protocols will continue throughout the year, supported by targeted training delivered through monthly branch-wide toolbox sessions. Each session will focus on two Critical Risk Protocols, providing staff with a deeper understanding of the associated hazards, controls, and safety expectations.



MANDATORY SAFETY RULES

Mandatory safety rules (MSR) are specific actions and behaviours for each critical risk that **MUST be followed at all times.**

OUR MANDATORY SAFETY RULES ARE:

- Always operate vehicles and plant within defined safety limits and follow local road laws.
- Always position yourself to avoid moving vehicles and plant.
- Always protect yourself against falls and prevent dropped objects.
- Always review risks when activities or conditions change.
- Always treat all services as live until isolation verified and maintain the safe approach distance.
- Always verify isolation and zero energy before work begins.
- Always wear and use the required Personal Protective Equipment (PPE) correctly.
- Never enter an exclusion, restricted or no go zone without authorisation.
- Never work or travel under a load, or leave a load suspended or unattended.
- Never work without an approved permit or without authorisation.

YOU ARE EMPOWERED TO USE YOUR STOP WORK AUTHORITY TO **STOP UNSAFE WORK IF ANY MSR IS NOT FOLLOWED.**

ventia | **Critical Risk Protocols**

Monthly Driving Statistics:

143K +12%

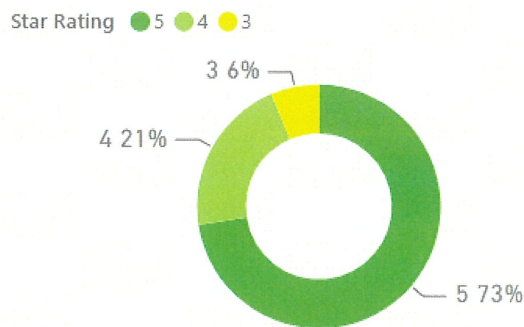
Distance Travelled

5K +7%

Hours Logged on

Average Star Rating Trend ★★★★★

Star Rating Distribution



As at 30 June, the branch has maintained its high level of driver performance, retaining its 5-star average driver rating. The proportion of 4-star drivers has reduced to 21%, while 6% of drivers are currently rated at 3 stars. Pleasingly, there are no drivers rated at 2 stars. Overall, the branch has successfully maintained a 5-star monthly average, reflecting a continued commitment to safe and

responsible driving practices.

19. TRAINING

The end of June marked the successful completion and sign-off of four staff members as in-house assessors for Plant and Equipment Verification of Competency (VOC). This achievement strengthens our internal capability to assess and maintain operator competency across the contract.

During the month, we also supported Tumanako in obtaining a Class 2 driver's licence, further enhancing resilience and flexibility within our Maintenance Patrol teams. Additional licensing and competency development opportunities are scheduled over the coming months as part of our ongoing workforce development programme.

20. ENVIRONMENT

In June we had no notifiable incidents to report.

21. ANNUAL ROUTINE ACTIVITY ACHIEVEMENT

Routine and cyclic rounds start at the financial year (July 2025/26):

Biennial Painting of All Rails	98% complete
Biennial Parapet Painting of Bridges	92% complete
Annual Cleaning of EMP's	100% complete
Annual Sucking of All Sumps	100% complete
Biannual sweeping	100% complete (round 2)
Urban Vegetation Spraying	100% complete (round 2)
Rural Vegetation Spraying	100% complete (round 2)
Line marking Network Remark	100% complete

22. SMALL TO MEDIUM ENTERPRISE (SME) BUSINESS ENGAGEMENT

Summary of SME engagement through the last financial year - 1st July 25 to 30th June 26.

Measurement	Qty
Local Contractor component of work	35%
Internal salaries and wages (Generally invested back to local communities)	\$3,832,159.42
Local labour hire wages	\$735,431.24
Other internal local market expenditure e.g., local supplier purchases etc. Includes local Ventia Quarry purchases	\$7,303,567.00

23. OTHER WORKS IN PROGRESS

Mangamuka Slip Resilience

Repair works have started on the Mangamuka slip. The slip material has been excavated and relocated across the road to create a designated parking area for the local iwi and urupā.

A line of subsoil drainage has been installed at the base of the slip, running its length before exiting on the bottom side of the slip

The team will start the drainage upgrades including the installation of a new manhole and civil boss pipework.





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Upcoming work

Haruru Falls Slip Repair:

A slip that formed on Haruru Falls Road during a recent rain event is currently being prepared for repair. The team has removed a portion of the slip material and formed an access ramp into the site to enable entry for a geotechnical testing crew.

The testing programme involved drilling to obtain ground samples, which will be used to inform the design of an effective long-term remediation solution. This investigation is critical to understanding ground conditions and reducing the risk of future slip movement at the site.

Scour Protection – Bridge work:

A series of bridges around the network will have scour protection upgrades on the banks and around the abutments. Four have been approved with another set to be priced.

24. NTE/NTC

A section to show what Notices to Engineer and Notice to Contractors are outstanding.

Notice to Engineers outstanding.

NTE Number	Date Sent	Description	Accepted / Declined / Info only	Responding NTC
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Notice to Contractors outstanding.

NTC Number	Date Sent	Description	Accepted / Declined / Info only	Responding NTC
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Nga Mihi

Rob Savage

Contract Manager – FNDC South Maintenance Ventia (NZ) Ltd

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
7.1 - Confirmation of Previous Minutes - Public Excluded	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

8 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

9 TE KAPINGA HUI / MEETING CLOSE