



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

Te Kaunihera o Te Hiku o te Ika

AGENDA

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting

Monday, 12 October 2026

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

Membership:

Cr Felicity Foy - Chairperson
Cr Rachel Baucke
(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 Tāmāti Rākena

	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:
Monday 12 October 2026 at 10:00 am

Te Paeroa Mahi / Order of Business

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2	Ngā Whakapāha Me Ngā Pānga Mema / Apologies and Declarations of Interest	7
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5.1	Analysis of public consultation results and decision making on the proposed sale or lease of a portion of park land at 1936 SH10, Waipapa, home of Te Puāwaitanga - Bay of Islands Sports Hub.....	17
5.2	New Lease Request for Kaikohe Library and Civic Hub Cafe.....	93
6	Ngā Pūrongo Taipitopito / Information Reports	100
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7	Te Wāhanga Tūmataiti / Public Excluded	105
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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

No Deputations have been requested for this meeting.

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5969156

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 16 September 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. 2026-09-16 Te Koukou Committee for Transport and Infrastructure Minutes - A5962826** [↓](#)



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.

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**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, 16 SEPTEMBER 2026 AT 10:03AM**

PRESENT: Deputy Chairperson Rachel Baucke, (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

IN ATTENDANCE: Te Hiku Community Board Chairperson Bill Subritzky and Bay of Islands-Whangaroa Community Board Chairperson Belinda Ward, External Advisor Vic Hensley (online)

STAFF PRESENT: Tanya Proctor (Head of Infrastructure Transition), Jacine Warmington (GM Strategic Relationships), Charlie Billington (GM Corporate Services), Guy Holroyd (CEO), Roger Ackers (Head of Strategic Reform Initiatives), Kate Ivicheva (GM Policy and Planning), Aaron Taikato (Manuhautu Te Hono), Ema Healy (Chief of Staff), Matt Richardson (Transportation Network Manager), Mike Fox (Bridges Contract Manager), Tammy Wooster (Manager - Integrated Planning), Margriet Veenstra (Manager - Property Information & Business Compliance), Ivan Ashby (Manager - Property & Facilities Management), Gaynor Mueller (Waste Minimisation & Sustainability Specialist), Ken Lewis (Manager - Communications & Engagement), Cherie McQuilkin (Communications & Engagement Advisor), Ken MacDonald (CFO), Ruben Garcia (GM Community and Engagement), Jaye Michalick (Team Leader - Growth Planning & Placemaking)

1 KARAKIA TIMATANGA / OPENING PRAYER

Cr Hilda Halkyard-Harawira commenced the meeting with a prayer.

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

2.1 APOLOGY

RESOLUTION 2026/42

Moved: Deputy Chairperson Rachel Baucke

That the apology received from Kahika – Mayor Moko Tepania, Kohepū – Deputy Mayor Chicky Rudkin, Chairperson Felicity Foy and Cr Tāmami Rākena be accepted and leave of absence granted.

CARRIED

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

3.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5762187, pages 8 - 16 refers

RESOLUTION 2026/43

Moved: Deputy Chairperson Rachel Baucke

Seconded: Cr John Vujcich

That Te Koukou Committee for Transport and Infrastructure confirm the minutes of the meeting held 19 August 2026 are true and correct.

CARRIED

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4 NGĀ PŪRONGO / REPORTS

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

Agenda item 5.1 document number A5931443, pages 17 - 73 refers

TŪTOHUNGA / RECOMMENDATION

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

- a) retain ownership of the current Kaikohe library building, located at 5 Raihara Street, Kaikohe,
- b) direct 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
- c) that the weighting criteria of the EOI is reviewed and endorsed by the Kaikohe-Hokianga Community Board before commencing.
- d) should no viable proposal be identified within six (6) months of the commencement of the EOI, direct the Chief Executive Officer to report to Te Koukou Committee for Transport and Infrastructure to consider demolition of the building, including approval of unbudgeted operational costs associated with demolition and reinstatement of the land.

Secretarial note: Lost due to lack of Mover and Seconder.

RESOLUTION 2026/44

Moved: Cr John Vujcich

Seconded: Cr Ann Court

That Te Koukou Committee for Transport and Infrastructure leave this item to lie on the table until all members questions receive an answer.

CARRIED

4.2 RUSSELL SPEED LIMIT CHANGES

Agenda item 5.2 document number A5910154, pages 74 - 82 refers

RESOLUTION 2026/45

Moved: Cr Ann Court

Seconded: Cr John Vujcich

That Te Koukou Committee for Transport and Infrastructure recommend:

That Council:

- a) receive the report "Russell Speed Limit Changes" for consideration.
- b) note that consultation on proposed speed limit changes within the Russell-Kororāreka catchment was undertaken in 2024 and that some originally proposed speed limits are no longer available under the Land Transport Rule: Setting of Speed Limits 2024.
- c) approve the Ōkiato-Russell route and take the balance of proposed implementation to Bay of Islands, Whangaroa Community Board for consideration.
- d) direct the Chief Executive to seek approval from the Director of Land Transport for any speed limit changes approved by Council.
- e) delegate authority to the Chief Executive to approve any minor or technical amendments required through the Director approval process that do not materially change Council's decision.

CARRIED

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4.3 ILLEGAL DUMPING SURVEILLANCE CAMERA PROGRAMME

Agenda item 5.3 document number A5940877, pages 83 - 93 refers

RESOLUTION 2026/46

Moved: Cr John Vujcich

Seconded: Cr Ann Court

That the Te Koukou Committee for Transport and Infrastructure recommend that Council:

- a) approve the continuation of the mobile surveillance camera programme for illegal dumping monitoring, site security, intelligence gathering, and enforcement activities across the Far North District.
- b) approve funding for the ongoing operation of the existing five mobile surveillance camera towers.
- c) approve funding for an additional three mobile surveillance camera towers, increasing Council's surveillance camera network from five to eight cameras.
- d) approve funding for the relocation of surveillance camera towers to identified illegal dumping hotspots and Council facilities (transfer stations & community recycling centres).
- e) support the continued collaboration between the Waste Team and Monitoring & Compliance teams to maximise programme outcomes.

CARRIED

At 11:17am, Cr Felicity Foy joined to the meeting.

4.4 KAIKOHE INFRASTRUCTURE ACCELERATED FUND PROJECTS

Agenda item 5.4 document number A5957946, pages 94 - 100 refers

RESOLUTION 2026/47

Moved: Cr John Vujcich

Seconded: Cr Hilda Halkyard-Harawira

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

- a) approve a variation to Contract 7/25/023 (Kaikohe IAF Wastewater Reticulation Upgrades) for additional wastewater reticulation upgrade works to meet the IAF project scope valued at \$2,700,000, and
- b) increase the total contract value to \$ 14,011,276.00, and
- c) delegate to the Chief Executive authority to execute this variation, and
- d) the reallocation of LTP24/27 water and wastewater project budgets to support the completion of the IAF water and wastewater upgrades, being:
 - I. wastewater \$1,198,500
 - II. water \$600,000.

CARRIED

Secretarial note: Cr Court voted against.

At 11:28am meeting adjourned.

At 11:45am meeting reconvened.

At 11:45am, (Ex-officio Member) Kahika - Mayor Moko Tepania returned to the meeting.

At 11:46am, Kohepū-Deputy Mayor Chicky Rudkin returned to the meeting.

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4.5 RUSSELL PLACEMAKING - ENDORSEMENT OF FINAL DESIGN FOR CASS STREET AND THE STRAND

Agenda item document number A5951491, pages 4 - 26 refers

RESOLUTION 2026/48

Moved: Cr John Vujcich

Seconded: Cr Hilda Halkyard-Harawira

That the Te Koukou Committee for Transport and Infrastructure:

- a) **recommend that Council approves the final design plan for Cass Street and The Strand, per Attachment 1, with the following changes (as detailed in Section 2 of this report):**
 - i. **Shift proposed pedestrian safety bollards, provide additional signage, and install a cycle parking rack.**
 - ii. **Endorses grey-tinted concrete as the proposed construction material for the raised crossing entrance to Cass St (from York St).**

CARRIED

4.6 TRANSPORTATION - DUST MITIGATION PROGRAMME 2026/27

Agenda item document number A5960730, pages 27 - 40 refers

RESOLUTION 2026/49

Moved: Cr Ann Court

Seconded: (Ex-officio Member) Kahika - Mayor Moko Tepania

That Te Koukou Committee for Transport and Infrastructure:

- a) **Receive the report titled "Dust Mitigation Programme 2026/27";**
- b) **Determine that the 2026/27 Dust Mitigation Programme be prioritised using:**
 - o **Option 2: Community Outcome Prioritisation (Community Facilities-focused);**
- c) **Notes that any prioritisation approach adopted may result in some locations previously receiving treatment no longer qualifying;**
- d) **Notes that any expansion of the programme beyond the approved budget will require a separate governance decision.**

Secretarial note: That any residual funds may be used to start work on properties with DM score of 18+

CARRIED

5 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

5.1 COMMUNITY FACILITIES MAINTENANCE SERVICES CONTRACT, CITYCARE PROPERTY LIMITED - JULY 2026

Agenda item 6.1 document number A5904083, pages 101 - 106 refers

RESOLUTION 2026/50

Moved: (Ex-officio Member) Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

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

CARRIED

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5.2 SOLID WASTE SERVICES CONTRACT

Agenda item 6.2 document number A5940808, pages 107 - 114 refers

RESOLUTION 2026/51

Moved: Cr John Vujcich

Seconded: Cr Hilda Halkyard-Harawira

That Te Koukou Committee for Transport and Infrastructure receive the report Solid Waste Services Contract.

CARRIED

5.3 INFRASTRUCTURE COMPLIANCE

Agenda item 6.3 document number A5929967, pages 115 - 120 refers

RESOLUTION 2026/52

Moved: (Ex-officio Member) Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

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

CARRIED

5.4 WATER SERVICES OPERATIONS MONTHLY REPORT

Agenda item 6.4 document number A5938672, pages 121 - 126 refers

RESOLUTION 2026/53

Moved: (Ex-officio Member) Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

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

CARRIED

5.5 TRANSPORTATION - OPERATIONS AND ROAD SAFETY UPDATE

Agenda item 6.5 document number A5929996, pages 127 - 202 refers

RESOLUTION 2026/54

Moved: Cr Ann Court

Seconded: Cr John Vujcich

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

CARRIED

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5.6 TRANSPORTATION - CAPITAL WORKS UPDATE

Agenda item 6.6 document number A5947127, pages 203 - 210 refers

RESOLUTION 2026/55Moved: Cr Ann Court
Seconded: Cr John Vujcich**That Te Koukou Committee for Transport and Infrastructure receive the report Transportation - Capital Works Update.****CARRIED****5.7 TE KOUKOU OPEN RESOLUTIONS AND ACTION POINTS UPDATE JULY 2026**

Agenda item 6.7 document number A5848891, pages 211 - 212 refers

RESOLUTION 2026/56Moved: Deputy Chairperson Rachel Baucke
Seconded: (Ex-officio Member) Kahika - Mayor Moko Tepania**That Te Koukou – Transport and Infrastructure Committee receive the report Te Koukou – Transport and Infrastructure Committee Open Resolution and Action Points Update 2026.****CARRIED**

At 1:42pm meeting adjourned.

At 2:17pm meeting reconvened.

6 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED**RESOLUTION TO EXCLUDE THE PUBLIC****RESOLUTION 2026/57**Moved: Cr Ann Court
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	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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	disadvantage, negotiations (including commercial and industrial negotiations)	
6.2 - Kerikeri CBD Ring Road Designation (Notice of Requirement)	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 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
6.3 - Sites for Electric Vehicle Charging Infrastructure	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
CARRIED		

7 MEETING CLOSE

The meeting closed at 3:45pm with karakia from (Ex-officio Member) Kahika – Mayor Moko Tepania.

The minutes of this meeting will be confirmed at the Ordinary Te Koukou Committee for Transport and Infrastructure Meeting held on 12 October 2026.

.....
CHAIRPERSON

5 NGĀ PŪRONGO / REPORTS

5.1 ANALYSIS OF PUBLIC CONSULTATION RESULTS AND DECISION MAKING ON THE PROPOSED SALE OR LEASE OF A PORTION OF PARK LAND AT 1936 SH10, WAIPAPA, HOME OF TE PUĀWAITANGA - BAY OF ISLANDS SPORTS HUB

File Number: A5956608

Author: Michelle Rockell, Executive Projects Advisor

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek a recommendation from Te Koukou Committee for Transport and Infrastructure on the public consultation results on the proposed sale or lease of approximately 10 hectares of park land at 1936 State Highway 10, Waipapa, home of Te Puāwaitanga - Bay of Islands Sports Hub, to support future delivery of the sports hub.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- There is currently no budget allocated for future sports and recreation development at Te Puāwaitanga - Bay of Islands Sports Hub. This includes the consented stage 2 works.
- On 22 July 2026, Council approved public consultation on the proposed sale or lease of approximately 10 hectares of park land located at 1936 State Highway 10, Waipapa, home of Te Puāwaitanga (Bay of Islands Sports Hub) (res 2026/61), with proceeds from a sale or lease of the land to be ringfenced specifically to support Te Puāwaitanga development.
- Section 138 of the Local Government Act 2002 requires that Council complete public consultation before Council sells or leases, or agrees to sell or lease, part of the park land. Public consultation ran from 31 July to 31 August 2026 and asked: **“Do you support the council proposing to sell or lease part of the land at 1936 State Highway 10, Waipapa, to help fund the future development of Te Puāwaitanga-Bay of Islands Sports Hub and related infrastructure?”** A total of 163 submissions were received:
 - 131 via the FNDC online survey
 - 1 via email submission
 - 31 responses from the drop-in session at Te Puāwaitanga.
- **Results are as follows:**
 - 119 votes in support
 - 19 votes against
 - 25 votes unsure
- Without further governance direction on this landholding, the Waipapa Structure Plan process will rely on public input or technical assessments identifying the need to consider alternative land uses. This could result in limiting future flexibility and narrowing funding options for the development of the site.
- Based on public feedback, staff recommendation is that Council declare the portion of park land as surplus to requirements and make it available for sale or lease for commercial and/or retail purposes and to ringfence all proceeds specifically to support Te Puāwaitanga development. Additionally, staff recommend that Council works alongside their commercial arm, Far North Holdings Limited (FNHL), to explore viable commercial and/or retail opportunities for the site.
- This report does not make decisions on any sale or lease of the portion of park land. This report was presented to the Bay of Islands – Whangaroa Community Board on 1 October 2026. Their views on the recommendation are included within the report.

TŪTOHUNGA / RECOMMENDATION

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

- a) declares as surplus to requirements approximately 10 hectares of park land at 1936 State Highway 10, Waipapa (Lot 18 Deposited Plan 316057), as marked in Attachment B, to be available for disposal through sale or lease.**
- b) approves that all net proceeds and financial returns derived from the park land, whether through sale, lease, licence, development, excess proceeds, or any other form of commercial activity associated with the land, be allocated to a dedicated Te Puāwaitanga reserve fund and used exclusively for the development of Te Puāwaitanga - Bay of Islands Sports Hub only.**
- c) directs the Chief Executive Officer to work with Far North Holdings Limited to investigate and assess commercial and retail development opportunities for the land, including any resource consent requirements and associated feasibility considerations.**

1) TĀHUHU KŌRERO / BACKGROUND

To support informed decision-making, this report should be read alongside the attachments listed below. While the report provides a summary of the key matters, the attachments contain the detailed information and analysis.

- Attachment A – Analysis of submissions
- Attachment B – Proposed area for disposal
- Attachment C – Ngāti Rēhia submission
- Attachment D – All public submissions
- Attachment E – Comments from public submission 99
- Attachment F – Email submission 146
- Attachment G – Te Puāwaitanga governance group submission

Background

In 2020, Council purchased a total of 46 hectares of land at 1936 State Highway 10, Waipapa for the development of the BOI Sports Hub Development (resolution 2020/9). Te Puāwaitanga - Bay of Islands Sports Hub opened at the site in April 2025. Currently occupying approximately 12 hectares, it is intended to be a multi sports hub, currently consisting of five playing fields (used primarily by football, league and cricket), parking and a toilet and changing room block.

Staff engaged Stellar Projects, Woods, and FNHL to prepare masterplans for the site, provide estimated development costs and propose layouts to accommodate a total of ~30 hectares of sporting and recreational activities (~20.8 hectares to cover stage 2 of the resource consent and 2026 need assessment, and ~9 hectares for aspirational activities). All three plans provided several layouts showing that these activities could all be accommodated on site, while also identifying surplus land of approximately 10 hectares on the northern part of the site as suitable for commercial and retail development.

This identified portion of park land benefits from frontage to State Highway 10, strong visibility and access, as well as being a strategic location within the Waipapa growth area. These factors contribute to its suitability for business park development and are expected to enhance land value.

While development of stage 2 of Te Puāwaitanga is consented, there is no currently confirmed budget to complete these works, nor are any additional works required to accommodate sports

demands as per the 2026 needs assessment or aspirational activities. A sale or lease of land not identified for sports and active recreation across any of the masterplans can provide a funding opportunity to support the delivery of the sports hub and associated infrastructure.

For more information and background relating to the property and approval of public consultation, see the 22 July 2026 Ordinary Council Meeting Agenda, item 7.10, pages 571 - 641 [Agenda of Ordinary Council Meeting - Wednesday, 22 July 2026](#).

Public consultation

On 22 July 2026, Council approved public consultation on the proposed sale or lease of approximately 10 hectares of park land located at 1936 State Highway 10, Waipapa, home of Te Puāwaitanga (Bay of Islands Sports Hub) (res 2026/61).



Park land at 1936 State Highway 10, Waipapa, proposed for sale or lease (outlined in red). Boundaries are indicative only and subject to change.

Section 138 of the Local Government Act 2002 requires that Council complete public consultation before Council, sells or leases, or agrees to sell or lease, part of the park land.

Public consultation was live from 31 July to 31 August 2026 and included the traditional FNDC online and paper survey and a pop-up engagement at Te Puāwaitanga on 15 August 2026. The public were asked, “**Do you support the council proposing to sell or lease part of the land at 1936 State Highway 10, Waipapa, to help fund the future development of Te Puāwaitanga - Bay of Islands Sports Hub and related infrastructure?**”

Submitters were asked to vote yes, no or unsure, and to provide feedback, if any.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Analysis of public consultation results

Council received a total of 163 submissions on the proposal to sell or lease part of the park land to support future development of Te Puāwaitanga. A summary of the submissions is below, with full analysis in **Attachment A**.

Staff note that the mapped area that was provided within public consultation was incorrect, showing an area bigger than 10 hectares. This has now been corrected, with the area accurately reflected within **Attachment B**.

- **Disclaimer:** While most submitter votes aligned with their comments and additional feedback, there are a percentage that did not, with some submitters choosing to vote “no” or “unsure” while also providing

conflicting feedback that supports “yes”. In these cases, these votes have been allocated to the “unsure” tally of votes, with comments and feedback analysed within the appropriate subsections.

Summary of submissions received:

- 119 submitters voted **YES** (73% of total submissions from the FNDC online survey and pop-up engagement);
- 19 submitters voted **NO** (11.65% of total submissions from the FNDC online survey and pop-up engagement);
- 25¹ submitters voted **UNSURE** (15.34% of total submissions from the FNDC online survey and pop-up engagement).

Feedback from public consultation

The preferred option was to proceed with a sale or lease, with 119 submitters (73%) voting in favour of the proposal, compared with 25 unsure and 19 opposed. Submitters in favour of the proposal noted that it would provide funding to support future development stages of Te Puāwaitanga, reduce reliance on rates, make better use of currently undeveloped land and deliver additional sport and recreation facilities for the growing community. Many supported either a sale or lease on the condition that all proceeds are ringfenced and reinvested into Te Puāwaitanga, with common priorities for development including an indoor aquatic facility, clubrooms, gymnastics facilities, indoor courts, walking tracks and other community recreation infrastructure. Sporting organisations, including Kerikeri Cricket Club and Northland Regional Football, also strongly supported the proposal as a means of securing funding for much-needed facilities and supporting the long-term growth of sport in the Far North.

Concerns focused on the permanent loss of publicly owned land, the potential need for additional sports and recreation land as the population grows, flooding and infrastructure constraints and wanting detailed information about future land uses, costs and iwi and hapū involvement. Several submitters preferred leasing over selling to retain public ownership and preserve future options, while others questioned whether alternative funding mechanisms should be explored. Additional feedback highlighted concerns about investment priorities elsewhere in the district, project delays at Te Puāwaitanga, road safety along State Highway 10 and uncertainty surrounding the future of Kerikeri Gymnastics Club. Submitters sought assurance that any development would support recreation outcomes and that all proceeds would be dedicated to future Te Puāwaitanga development.

Engagement with local hapū

Te Rūnanga o Ngāti Rēhia Charitable Trust (Ngāti Rēhia) is the mandated hapū authority for the rohe that includes Kerikeri, Waipapa and surrounding area. They also co-chair the Te Puāwaitanga Governance Group.

Ngāti Rēhia have expressed their full support of the disposal of land identified as surplus to the requirements of the established collective sporting codes of Te Puāwaitanga, on the basis that the financial benefits of the disposal will assist with the development of the next stage of Te Puāwaitanga (**Attachment C**).

Bay of Islands – Whangaroa Community Board

On 1 October, the Bay of Islands – Whangaroa Community Board provided their views on the results of public consultation and on the proposal. The Community Board was supportive of making the land available for disposal through sale or lease, noting that it was good that it also had the support of Ngāti Rēhia and the Te Puāwaitanga Governance Group.

There were two verbal submissions:

¹ Nine votes were moved from “no” to “unsure” based on conflicting commentary

- One submission was in support, speaking as a father of a child who plays sports at Te Puāwaitanga, noting that it is a great facility for the district and council be the next Kensington Park. He also stated his concern with the current State Highway 10 speed limit of 100km/h, asking for it to be lowered to 50-60km/h in the area adjacent to the sports hub.
- Kipa Munro presented a submission on behalf of Te Puāwaitanga Governance Group. The group are in support of the proposal as long as the funds come back to support the development of the sports hub. They were asked if they knew how much money the land could generate, to which they answered that any funds, large or small, were welcomed. **(Attachment G).**

Relationship to future growth and development initiatives

A decision to support or not the approval to sell or lease the portion of park land will affect the following strategic decisions:

- **Waipapa Structure Plan (WSP)**

The WSP provides a long-term framework to guide land use, infrastructure and growth decisions for Waipapa. Without new governance direction on 1936 State Highway 10, Waipapa, the WSP process would rely on public input or technical assessments identifying the need to consider alternative land uses. The Proposed District Plan indicates that land allocation for Lot 18² shall be in its entirety as sports and active recreation.

Seeking additional governance direction will set a clear signal into the WSP of Councils desire, or not, to achieve diversification of the site. A structure plan can and will recommend change of zoning, where evidence suggests a better arrangement of an area.

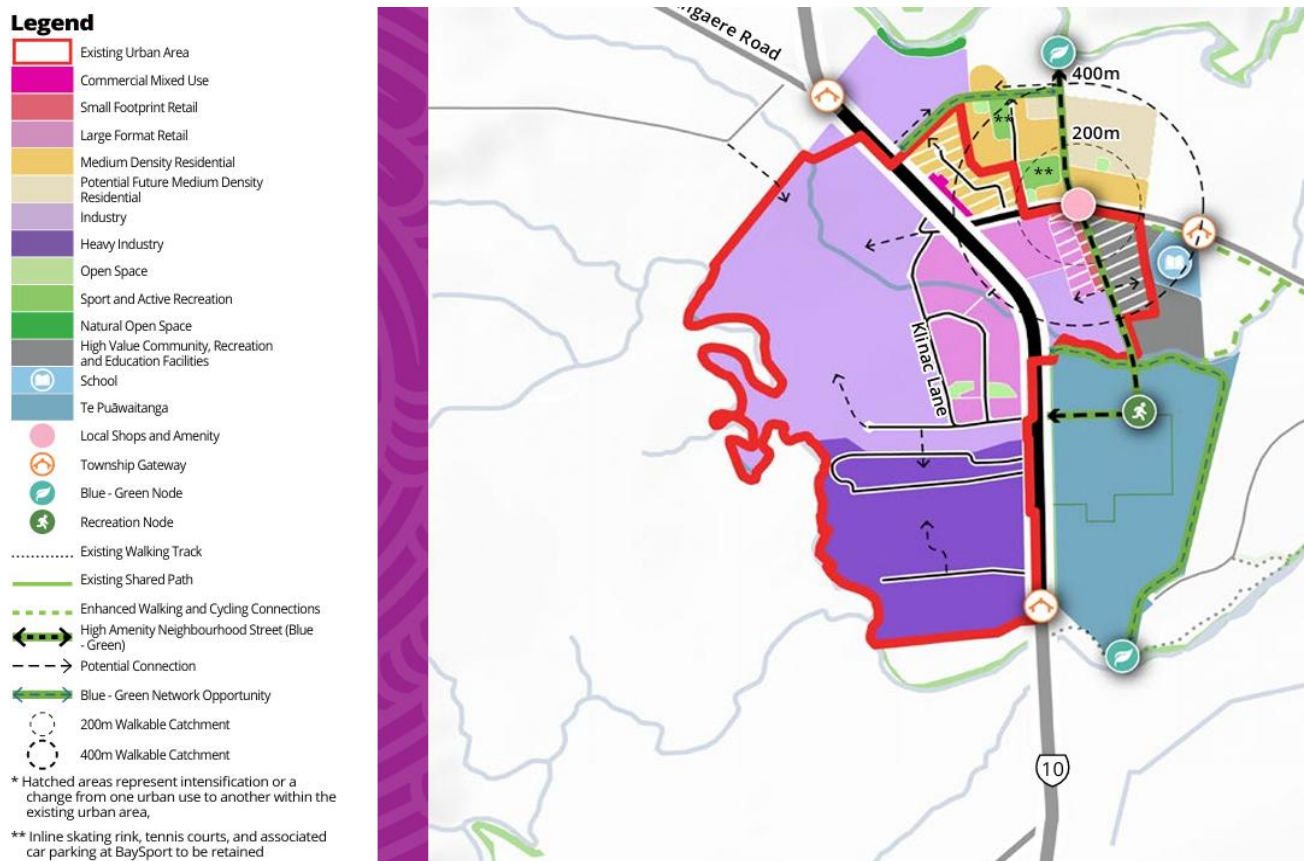
The WSP is expected to be adopted by Council between August - December 2027. While not a statutory document, any public or private plan change or resource consent must consider any Council adopted structure plan.

- **Relocation of Baysport football fields sports and subsequent housing development of Harmony Lane**

Baysport, located at Harmony Lane, is home to a number of football field sports that wish to relocate to Te Puāwaitanga. Additionally, Te Pātukurea Kerikeri Waipapa Spatial Plan identifies these fields³ as future medium density residential zoned activity.

² 1936 State Highway 10, Waipapa encompasses two lots, lots 17 and 18. Lot 18 is the biggest of the two lots and the main hub for Te Puāwaitanga development at this stage. The area of park land proposed for sale or lease is located at the northern side of Lot 18.

³ Te Pātukurea Kerikeri Waipapa Spatial Plan was adopted by Council in June 2025 and notes that the inline skating rink, tennis courts and associated parking would be retained.



Medium density residential zoned activity coloured in yellow/orange, located at Harmony Lane, home of Baysport.

One of the original drivers which resulted in the development of Te Puāwaitanga was a recognised shortage of quality sports fields in Kerikeri, particularly for football. In 2026, RSL consultancy completed a 7th needs assessment update which indicated that to accommodate for sporting demands in Kerikeri and surrounding areas by 2053 and stage 2 resource consent development, the land area requirements are:

- 14.8 hectares (allows eight sand-based fields plus stage 2)
- 20.8 hectares (allows 14 soil-based fields plus stage 2)

As the initial stage 1 has been developed, high-quality, floodlit, sand-based fields may not be economically viable at the site given the potential flooding and drainage issues. Should this be the case, then the land area requirements to meet demand by 2053 should be based on 20.8 hectares, accommodating for the following:

- 14 football and rugby league fields (which include capacity to relocate all current sporting activity from the fields located at Bay Sport);
- 1 grass cricket block and 4 artificial wickets (with potential to expand in the future) and cricket nets;
- 2 softball diamonds,
- 1 hockey turf,
- 2 indoor courts,
- Indoor gymnastics facility,
- Multi-sport clubroom and changing rooms and toilets,
- Walking track, informal areas and play area,
- Car parking, and
- Future proofing area (indicatively identified for car park extension, tennis, croquet, dog walking).

While stage 2 delivers two additional sports fields, the overall field capacity remains insufficient to accommodate existing Baysport football field users. Football codes have advised that they will only relocate from Baysport once Te Puāwaitanga provides lighting, changing facilities and clubrooms. Stage 2 will provide the necessary supporting facilities, but it will not address the fundamental issue of insufficient field capacity.

Without additional fields, Baysport users cannot relocate to Te Puāwaitanga, placing the wider aspirations for sporting consolidation, future housing development at Harmony Lane, and implementation of part of the WSP at risk. Te Pātukurea Kerikeri Waipapa Spatial Plan talks about the transition from Harmony Lane current zoning as sports and active recreation as being guided by the WSP, with master planning development in collaboration with subject matter experts and the community.

- **A permanent home for Kerikeri Gymnastics Club**

Kerikeri Gymnastics Club have been integral to the establishment of Te Puāwaitanga, with the National Gymsports Facility Strategy 2017 identifying the need for a permanent gymnastics facility in Kerikeri. As such, stage 2 of the resource consent includes the construction of an indoor gymnastics facility.

The recent 2026 needs assessment indicates that numbers at Kerikeri Gymnastics Club have declined, with the reason being reasonably cited as due to a lack of appropriate facilities. The Club is currently operating out of a disused packhouse along Kerikeri Road, with only limited use allowed during spraying season. Many submitters spoke in support of ensuring Kerikeri Gymnastics Club moves to Te Puāwaitanga as their lease on their current premises expires at the end of September 2026, creating uncertainty about where the club will move to next.

If stage 2 remains unfunded, Kerikeri Gymnastics Club may have no viable pathway to remain in Kerikeri, creating a risk that the sport disappears from local community for the foreseeable future.

- **On-site infrastructure upgrades**

Current infrastructure at Te Puāwaitanga is sufficient only to service the existing established activities.

The on-site wastewater facility was designed to service the consented development, with any additional buildings requiring careful assessment to confirm capacity. The site has no connection to town water supply, with limitations on bore water take. Although treatment and filtration measures are in place, potable water availability requires further investigation to ensure compliance with all applicable water safety standards for a private supply. Water supply is also critical for field irrigation, as turf fields are sensitive to inadequate maintenance and represent a significant investment in the sports hub.

Future development over and above the resource consent cannot occur until the on-site infrastructure has been upgraded.

The decision sought from Council is:

1. to determine governance support to declare approximately 10 hectares of park land at 1936 State Highway 10, Waipapa, as surplus to requirements and to make that land available for sale or lease, and
2. ensure any proceeds generated from a sale or lease would be allocated specifically towards supporting the future development of Te Puāwaitanga.

Options for consideration:

As per Te Koukou Committee for Transport and Infrastructure Terms of Reference, the committee may provide recommendations to Council in relation to disposal of assets. Staff will progress this report, including the Bay of Island - Whangaroa Community Boards' views and Te Koukou Committee for Transport and Infrastructure recommendation, to Council on the following two options:

Option 1 (recommended)	Option 2
1) Council declares approximately 10 hectares of park land at Te Puāwaitanga surplus and available for sale or lease, 2) Council dedicates all resulting financial returns to be used for future Te Puāwaitanga sports hub development only, and 3) Council works with FNHL to investigate and assess commercial development opportunities for the site.	Council does not declare approximately 10 hectares of land at 1936 State Highway 10, Waipapa (Lot 18 Deposited Plan 316057), as identified in Attachment B, surplus to requirements.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Option 1 is the preferred outcome from public consultation, with 73% of total submissions voting in favour of a sale or lease of the portion of park land.

Staff will work with Council's commercial arm, FNHL, to explore commercial and retail opportunities for the land. Thanks to FNHL's expertise and proven track record for delivering positive outcomes and long-term value for Northland communities, staff will ensure that all opportunities are assessed to provide the best financial return to support development of stage 2 and plan for future expansion at Te Puāwaitanga. Any identified opportunity will be reported to Council for consideration and decision on implementation.

There is strong community and sports sector interest in further development of Te Puāwaitanga. While some user groups may fundraise for specific facilities, there is an expectation that Council would support future stages through Long-Term Plan funding or the provision of key infrastructure. While no single funding source is likely to cover all future development costs, selling or leasing the surplus park area will contribute significantly, speeding up the development timeline.

Confirming the land available for sale or lease removes a significant barrier to investment, enabling developers to explore, design and propose commercial developments, generating opportunities that would otherwise be unlikely to progress while land availability remained unresolved.

Option 1 supports the WSP by providing clear governance direction into the WSP of Councils desire to achieve diversification of the site. A structure plan can and will recommend change of zoning, where evidence suggests a better arrangement of an area.

Financial implications

There are no financial implications related to the decision to declare the land available for disposal for sale or lease at this stage of the project. This report does not make any decisions on a sale or a lease of the land. Financial implications related to future development of Te Puāwaitanga are noted below.

How this recommendation affects other outcomes

Option 1 is not just a decision to declare the park land surplus and available for sale or lease, but is a strategic pathway to support sport, community and housing outcomes for Kerikeri and Waipapa. It can enable the following trickle down effect:

1. If the park land is declared surplus, it enables consideration of a zoning change for a portion of Lot 18 under the WSP from the proposed sports and active recreation zoning to commercial and retail activities.
2. Proceeds generated from a sale or lease of the commercial and retail land are reinvested into Te Puāwaitanga, supporting development of the remaining 20.8ha, including stage 2, additional sports fields as per the 2026 needs assessment and associated on-site infrastructure upgrades.

3. The expanded sports hub enables Baysport football field users to relocate and provides a permanent home for Kerikeri Gymnastics Club, among other sporting activities, at Te Puāwaitanga.
4. Once Baysport football fields are vacated, the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan can progress investigations into the future zoning and housing development potential of the Harmony Lane site, including wastewater and water servicing requirements, supporting the delivery of housing opportunities in Waipapa.⁴

Alignment with the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan

Any proposed development of the portion of park land must ensure it aligns with the needs and aspirations of the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan, including supporting blue-green networks, walkways and neighbourhood streets.

Early analysis of the WSP identifies the land adjoining the Whiriwhiritoa Stream as a key blue-green link that contributes to ecological connectivity and public access to the awa. Future development proposals will need to demonstrate how these functions will be protected and enhanced through the retention of sufficient land.

Parks and Reserves Policy 2022, Section 11 – Application of Revenue

Section 11 states:

- All monetary proceeds from land sale will be deposited into a suitable council bank account.

Council will apply the monetary proceeds to purchasing, taking on a lease, managing, administering, maintaining, protecting, improving or developing parks and reserves in the same council ward to generally benefit the community from which the net monetary proceeds were derived.

Council may approve the creation of a specific reserve fund for Te Puāwaitanga where any proceeds may be deposited and ring-fenced specifically to be used towards future Te Puāwaitanga development.

Option 2 – not recommended

Option 2 was the least preferred outcome from public consultation, with 11.65% of submissions supporting retention of the park land and opposing a sale or lease.

Choosing option 2 signals that Council does not consider any portion of 1936 State Highway 10, Waipapa, to be surplus to requirements and therefore makes the land unavailable for sale or lease to support future development at Te Puāwaitanga.

Future development costs for Te Puāwaitanga have been considered for 3 scenarios⁵:

Scenario	Cost
Completion of stage 2 of resource consent	~\$14,500,000
Remaining assets to complete 2026 needs assessment	~\$4,000,000
Additional aspirational activities ⁶	~\$30,200,000

⁴ Step 5 is pending the availability of necessary wastewater and water services for Harmony Lane.

⁵ Quotes are as of May 2026 and will need to be updated upon development

⁶ These include a number of aspirational activities that have been identified through workshops, from members of the public and elected members, including an indoor swimming pool facility, skate park, heli pad, maintenance/storage facility, off-leash dog park, BMX track, dump station, athletics running track, parking extension, community buildings, additional walking tracks. These activities have no approval to proceed at this time.

Total	~\$48,700,000
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Additional flood mitigation may be required, with an estimated cost of roughly \$300,000. Costs are estimates at this stage.

Council would need to continue relying on alternative funding sources, such as community and private grants, central government initiatives, targeted rates, user charges or future Council funding decisions to progress development.

Baysport football field users and Kerikeri Gymnastics Club, which are intended to relocate to Te Puāwaitanga, would continue to face uncertainty regarding their long-term future. The site currently lacks the field capacity and supporting infrastructure required to accommodate these activities, including additional playing fields, lighting, changing facilities, indoor facilities and clubrooms.

Development timeframes for stage 2 would remain uncertain, delaying community benefits and strategic outcomes anticipated through full development of Te Puāwaitanga.

The WSP may ultimately take a more conservative approach and recommend that Lot 18 remain entirely allocated for sports and active recreation. Following adoption of the WSP in 2027, any future change in land use direction will require a private plan change, resulting in additional costs and reducing the opportunity to integrate land use, infrastructure and growth planning through the current structure planning process.

Opportunities identified through both the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan for the future transition of the Harmony Lane area into housing may also be delayed or constrained. This includes investigations into wastewater and water servicing requirements and consideration of future residential development opportunities.

As a result of option 2, the broader benefits associated with improved sporting facilities, a permanent home for football and gymnastics, infrastructure upgrades and additional housing opportunities in Waipapa may not be realised in the short to medium term, or could be significantly delayed.

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

There are no financial or rating implications to declaring the portion of park land surplus to requirements and making it available for sale or lease. This report does not make any decisions on the sale or lease of the portion of park land.

Existing and proposed budget provision for Te Puāwaitanga

Item	Estimate	Budget status	Timing / comment
Approved capital budgets	\$9,241,169; \$13,821,586	Budgeted	2029/2030, 2030/2031 respectively, approved in the Long-Term Plan 2021/2031

Item	Estimate	Budget status	Timing / comment
Proposed capital budgets	\$36,000,000	Included for 2027/2028 budget approval	Proposed as part of LTP-Cap-243 to deliver stage 2 of the resource consent and advance staged master planning and governance aligned to the 2026 needs assessment.
Current capital spend to date	\$15,871,640,.40	Budgeted	Capital spend related to site development as of August 2026. Includes all physical capital work and prelude project work.
Operating costs	~\$290,000; \$3,200; \$25,235.31	Budgeted	Split between custodian & sports field services, insurance and rates, respectively. Approved in 2026/2027 Annual Plan.
Annual depreciation ⁷ cost	~\$377,200	Existing depreciation information	Annual depreciation cost for 2026/2027. Held within the Bay of Islands - Whangaroa parks and reserve depreciation fund.

Rating implications

The below table shows the rating implications for 2026/2027 operating and depreciation costs, proposed LTP capital budget 2027/2037 and the possible rating implications to complete additional stages without supplementary financial funding.

The recommended option 1 has no rating implications at this stage of the project.

⁷ Depreciation is currently collected for the following: carparking and accessway, electrical, fences, gates, sports fields, stormwater, containers, toilets, changing rooms and water and wastewater systems.

Item	Cost	Rating implication per SUIP ⁸ in the Eastern ward	Budget status	Timing / comment
Operating costs and annual depreciation cost	\$695,635.31	\$38.15	Budgeted	2026/2027 costs.
Proposed capital budgets	\$36,000,000	N/A	Proposed	Proposed as part of LTP-Cap-243 to deliver stage 2 of the resource consent and advance staged master planning and governance aligned to the 2026 needs assessment. Included for 2027/2028 budget approval – review needed by project owner
Stage 2 of resource consent	~\$14,500,000	\$103.02	Identified future costs	Cost estimates obtained from Woods civil-engineering consultancy in May 2026
Remaining assets to complete 2026 needs assessment	~\$4,000,000	\$19.79	Identified future costs	Cost estimates obtained from Woods civil-engineering consultancy in May 2026
Additional aspirational activities	~\$30,200,000	\$168.73	Identified future costs	Cost estimates obtained from Woods civil-engineering consultancy in May 2026

ĀPITI HANGA / ATTACHMENTS

1. Attachment A - analysis of submissions - A5956687  
2. Attachment B - proposed area for disposal - A5956694  
3. Attachment C - Ngati Rehia submission - A5956692  
4. Attachment D - all public submissions - A5956688  
5. Attachment E - Comments from public submission 99 - A5956690  
6. Attachment F - Email submission 146 - A5956684  
7. Attachment G - Te Puāwaitanga governance group submission - A5993836  

⁸ Separately Used or Inhabited Part (SUIP): a separate dwelling, business, tenancy, flat, vacant commercial unit, or other self-contained use that exists within a single rating unit.

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 should be conducted to gather feedback. Public consultation was completed from 31 July top 31 August 2026, through FNDC online survey and one pop up session at Te Puāwaitanga. 163 submissions were received
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Section 138 of the Local Government Act 2002 states the definition of park as "land acquired or used principally for community, recreational, environmental, cultural, or spiritual purposes." Section 138 also states that a proposal to sell or otherwise dispose of a park or part of a park must be consulted on before it is sold or disposed of.
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 proposal is relevant to the Bay of Islands – Whangaroa ward, however the land may also be used by users from the District. As per the Bay of Islands – Whangaroa Community Board protocols, the Community Board may provide their views to Council in relation to acquisition and disposal of assets. The Bay of Islands – Whangaroa Community Boards views were sought at the 1 October 2026 meeting and included within the report.
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.	Te Rūnanga o Ngāti Rēhia Charitable Trust (Ngāti Rēhia) is the mandated hāpu authority for the rohe that includes Kerikeri, Waipapa and surrounding area. They also co-chair the Te Puāwaitanga Governance Group. Ngāti Rēhia have expressed their full support of the disposal of land identified as surplus to the requirements of the established collective sporting codes of Te Puāwaitanga, on the basis that the financial benefits of the disposal will assist with the development of the next stage of Te Puāwaitanga

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).	Sporting codes that currently use Te Puāwaitanga, being football, rugby league and cricket, and other groups who may wish to use the area, including members of the public. The Te Puāwaitanga Governance Group has been advised of the proposed public consultation and have given support to continue investigations. Analysis of the public submissions will be submitted to the Bay of Islands – Whangaroa Community Board, Te Koukou Committee for Transport and Infrastructure and Council.
State the financial implications and where budgetary provisions have been made to support this decision.	The recommended option has no financial implications at this stage of the project
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report

Attachment A: Proposal to sell or lease a portion of park land at 1936 SH 10, Waipapa, to support future Te Puāwaitanga development – Analysis of public submissions

1. Background

On 22 July 2026, Council approved a 4-week public consultation, asking the public if they supported the proposal to sell or lease approximately 10 hectares of park land, located at 1936 SH 10, Waipapa, to help fund future Te Puāwaitanga sports hub and infrastructure development

This document presents the submissions, results and trends received from the public consultation and have informed the recommendation in the report to be submitted to Council on 19 November 2026.

Section 138 of the Local Government Act 2002 states that any proposal to sell or lease part of park land must be consulted on before Council, sells or leases, or agrees to sell or lease, part of the park land.

2. Summary of submissions

Public consultation ran from 31 July to 31 August 2026. A total of 163 submissions were received:

- 131 via the FNDC online survey
- 1 via email submission
- 31 responses at the Te Puāwaitanga drop-in session at Te Puāwaitanga.

10 submitters requested to speak to their submission, with deputations presented to the Bay of Islands - Whangaroa Community Board on 1 October 2026.

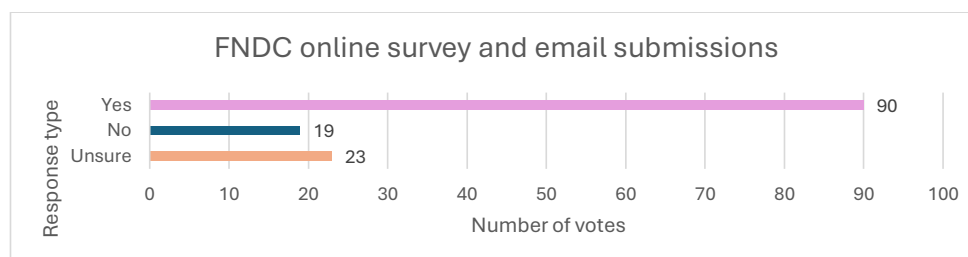
Public consultation asked the following:

“Do you support the council proposing to sell or lease part of the land at 1936 State Highway 10, Waipapa, to help fund the future development of Te Puāwaitanga – Bay of Islands Sports Hub and related infrastructure?”

Members of the public could respond “yes”, “no” or “unsure”. They could also provide feedback on why they were supportive, not supportive or unsure about the proposal, along with any additional thoughts or feedback.

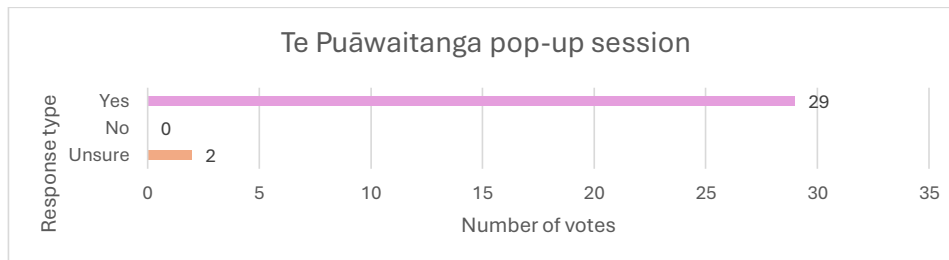
Disclaimer: While most submitter votes aligned with their comments and additional feedback there are a percentage that did not, with some submitters choosing to vote “no” or “unsure” while also providing conflicting feedback that supports “yes”. In these cases, these votes have been allocated to the “unsure” tally of votes, with comments and feedback analysed within the appropriate subsections below.

Figure 1: Results from FNDC online survey and email submissions



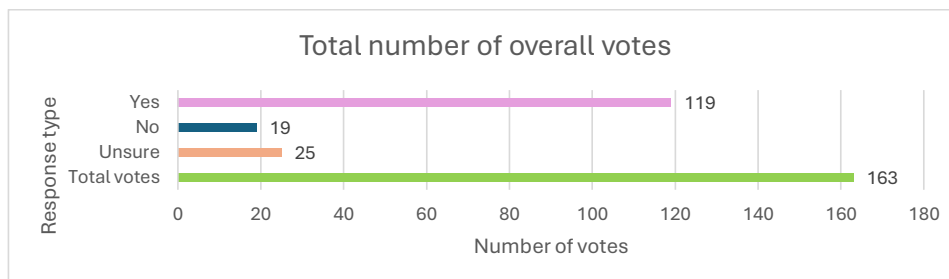
This graph illustrates how many votes each option received in the FNDC online survey and email submissions.

Figure 2: Results from Te Puāwaitanga pop-up session



This graph illustrates how many votes each option received at the Te Puāwaitanga pop-up session.

Figure 3: Total number of overall votes

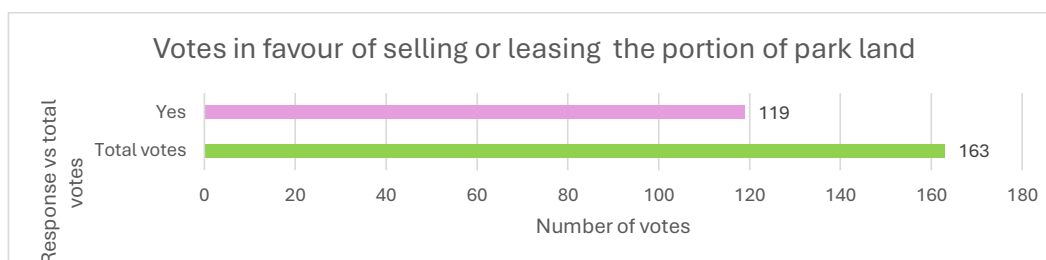


This graph illustrates the total number of votes each option received across all consultation methods.

3. Analysis of public submissions

3.1 Option 1: Votes in support (“yes”) of selling or leasing the portion of park land to support future Te Puāwaitanga development

Figure 4: Total votes in favour of selling or leasing the portion of park land



This graph illustrates that 119 out of 163 votes were in support of selling or leasing the portion of park land.

This option came in first overall, with 119 out of 163 submitters voting in support (“yes”) of selling or leasing the portion of park land (73% of total submissions).

3.1.1 Support for option 1

68 submitters expressed their support for this option:

“Because the current facility is not operating at its full potential. The facility would be better a self-sufficient asset if it had clubrooms. A lot of promises were made to clubs about the facility, and these have not been delivered due to the Councils mismanagement and constant delays to progress the project. Now these clubs are still waiting more than 6 years after the property was purchased just to get what they were promised by (redacted) and the PGF funds. It’s time for the council to do what they promised the countless local tax payers they would do in the first place!” **Submission 2**

“We need more facilities in Kerikeri. It’s a growing town and so limited.” **Submission 4**

“We cannot expect councils to fund everything. As long as the process is externally audited.” **Submission 5**

“Te Puāwaitanga is an important community asset, and I hope Council takes a long-term view when making decisions about its future. Any investment should deliver genuine benefits to the community and provide facilities that are well used and accessible to a wide range of people.” **Submission 6**

“So future expansion isn’t paid by rate payers.” **Submission 9**

“... council needs to generate new revenue to ensure rates don’t keep going up.” **Submission 10**

“With a very small ratepaying base in the Far North we have to look at alternative options to fund facilities like this which bring in so much value in terms of community wellbeing and social cohesion. It seems like a practical solution to get the next stage going.” **Submission 11**

“To raise money for future development as long as it gets used for that reason only. More details regarding the structuring of the sale need to be considered.” **Submission 12**

“Council having land banked, unused is not using the opportunity of additional funds for asset development such as improvement these facilities. Use the money for improvements for community use.” **Submission 13**

“It should allow earlier development of the sports hub.” **Submission 15**

“To make an income from unused asset.” **Submission 16**

"Proceeds of the sale going back into community initiatives including an indoor heated 25m swimming pool and hydrotherapy pool. Please include an indoor swimming pool please please please. Definitely on my and many others wishlist. Could also have an outdoor access area where people can come for the day. Plus create more jobs and opportunities for our kids. It would be of benefit to all ages and stages." **Submission 17**

"There is no point having a part constructed sports hub and if this is the only way to raise funds so be it. FNDC can't expect rate payers to pay for this. A large percentage of users would be non-ratepayers (homeowners) and they should contribute." **Submission 19**

"I support this occurring... The proceeds should be in a trust, so they are held invested and used for the stated purpose not other things. At the same time the council should investigate other sources of funding- lottery like coastguard, lotteries commission and other grants and a venue naming sponsor" **Submission 20**

"Ratepayers paid for purchase of the land and should now receive benefit. NO alternative "Community initiative" please!" **Submission 22**

"It makes sense to use an asset that to me at least looks like it will not compromise what is/will be a pretty substantial sport complex. It looks like a sensible trade off." **Submission 23**

"A sensible compromise." **Submission 24**

"The sports facilities is being widely used and as evidenced with the league tournament recently held there it could do with expanding current facilities including the carpark area. The grass fields also could use an upgrade as can be muddy in areas." **Submission 26**

"I think it is a great idea to get some more facilities asap in the area for all our tamariki." **Submission 28**

"Because it will eventually give back to the community anyways. If it was to become retail, it would somehow benefit the community in some way" **Submission 29**

"No cheaper time than the present to build." **Submission 30**

"I support the sale as the council purchased the land a few years ago for what i recall was \$5m and it is just sitting there under-utilised it needs to be developed so all ages of the community can use it." **Submission 31**

"It's very good for FNDC to make additional income to fund community projects. This helps with sustainable growth and better facilities. The council can't fund everything through rates." **Submission 35**

"If it means adding better facilities that otherwise wouldn't happen..." **Submission 36**

"I think it's wise, people should remember that money unfortunately doesn't grow on trees so you're better to sell off some of the land and have a really nice facility than have no facility at all." **Submission 37**

"Available funding is tight, selling part of the land will enable additional funding to progress the sports complex." **Submission 41**

"Because the sooner the development gets underway the better." **Submission 45**

"Development of retail close to the sports ground will enhance Waipapa." **Submission 48**

"The sale of land would enable further development of facilities without impacting rates." **Submission 50**

"Seems like a win. Turn surplus land asset into liquid asset to fund desired development of the balance land." **Submission 51**

"Long as it's sold to someone who will develop the land. It currently isn't looking exactly nice so if someone wants to do something decent on that piece of land why not!" **Submission 52**

"If private investment helps fund larger scale projects on the site it has to be a good move." **Submission 53**

"We need growth and improvement We need better facilities for the community and to push the North forward. Enough of this stagnating like a dying little backwater. The north has so much potential - let's use it!!!!" **Submission 54**

"We need more sports facilities but can't afford higher rates to pay for it." **Submission 55**

"Better than alternative of increased borrowing, or increased rates. It would also reduce council commitment to maintaining the unused land." **Submission 56**

"We need indoor court space and leasing some of the asset is a way to get that funded while retaining ownership. You could also use the Shane Jones fund." **Submission 60**

"Better to have the funding to support sustained use and maintenance of the Sports hub. Also unused land may contribute to invasive pest problem, including best plants such as Taiwanese Cherry and Tobacco weed, moth vine. If land is leased there should be a caveat that the land is maintained pest free." **Submission 61**

"It makes sense to self-generate future development costs from such a large parcel of land. This should not compromise any future potential access to a greater linkage within the district and NO further sell of anymore of this land locked in perpetuity." **Submission 63**

"If its a way of raising funds to provide the type of sports facility Kerikeri needs I'm all for it." **Submission 64**

"Support leasing the land so that the land stays as an asset to the far north. It would help get some funds in to develop more recreational areas." **Submission 65**

"It would be good to sell to commercial interests selling wholesome food, for instance hangi and local foods for the people who travel for the sports events." **Submission 66**

"We need the money without we don't have anything and we are a growing community that requires these facilities particularly with the housing developments that have been approved." **Submission 67**

"Help finance future projects." **Submission 68**

"Steady population growth will require more land and development for a variety of sporting activities available to the youth of the district- thereby balancing pursuit of healthy outdoor physical activity with indoor passive hours spent on their devices both texting and gaming." **Submission 69**

"Have to be able to raise funds somehow." **Submission 71**

"To have more events like the NZ Māori rugby league tournament." **Submission 73**

"Sports hubs for youth and everyone are very important in a community as they provide a space for kids to be occupied and healthy." **Submission 74**

"It's well overdue..." **Submission 75**

"Sports facilities have a positive return on the physical and mental health of a community..." **Submission 76**

"We would really like this facility completed to its full potential. It could be just like Kensington park Whangarei if done right." **Submission 77**

"The current sports hub needs further funding to support the clubs using the ground. At the moment it is just fields which are already needing repair." **Submission 78**

"It would be great if you would lease or sell it to an organisation / the community to get an indoor aquatic centre built in Kerikeri on that land." **Submission 79**

"So the complex can be finished liked you promised it would be." **Submission 83**

"Great use of this land." **Submission 87**

"Sports and leisure facilities are severely lacking in the area..." **Submission 94**

"Give the land the opportunity to be used for something useful instead of just sitting there. Better than raising taxes." **Submission 96**

"The additional land is not needed for more sport and could fetch good money in the private market which could help fund infrastructure for the sports field." **Submission 97**

"It's a good way to ensure the sports hub can be developed further, and it would be good to have more retail outlets here (if we go down the retail route)." **Submission 98**

"The area is growing quickly and more sporting infrastructure is needed." **Submission 100**

"I support the proposal as I believe the funds received from selling or leasing the land will speed up the addition of enhancements to what is already at the grounds." **Submission 101**

"On the basis that that 10ha is not shown on the master plan as being required for facilities or supporting infrastructure, I support to lease and continue earning revenue off the land via Far North Holdings. This is on the basis that the revenue earned is dedicated to developing the site for sport and recreation activities." **Submission 102**

"Better to have less useful land than more unused land." **Submission 103**

"Presuming it is necessary, but more information would be good." **Submission 104**

"It would be great to have more sports related infrastructure." **Submission 110**

"Keep our rates down." **Submission 111**

"It would be great to have more funding and improve what we already have. Keep up the good job you are doing!" **Submission 112**

"Sports are growing exponentially in the local regions and cashflow is essential to support the multisport facilities needed in order to provide opportunities for children and their wider whanau." **Submission 115**

"So long as all funds are invested in this facility/property." **Submission 116**

"Simplest, fastest and easiest way to get funds to build stage 2." **Submission 117**

"If the sale or lease of part of the land will mean that the development of the fields for the necessary codes is sped up, then do it." **Submission 118**

"For future development." **Submission 119**

"Because I support development of sporting facilities in the Far North." **Submission 120**

"The funds can be used for future development of sport, recreation and fitness facilities - we are in much need for investing in this area." **Submission 122**

"To speed up the development of football fields and clubhouse." **Submission 123**

"Because the proceeds of the funds could be better invested into other sports amenities." **Submission 124**

"We have such a large portion of land, most of which is currently unused due to insufficient funds to develop it." **Submission 125**

"Only if all profits are funnelled back into the development of the hub. ALL profits." **Submission 126**

"I support this proposal because investing in the future development of Te Puāwaitanga – Bay of Islands Sports Hub could create valuable opportunities for our local community, particularly children, young people and families."

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Having a well-developed sports and recreation space in the area would provide a suitable venue for a wider range of community activities, events and recreational programmes in the future. I believe retaining sufficient land for current and future recreation while using part of the land to help fund the development is a positive opportunity for the community. I would like to see the future Sports Hub remain accessible to local community organisations and groups running activities for children, young people and families. Facilities that can accommodate community events, recreation and inclusive play would be a valuable asset for the wider Mid North community.” Submission 128

“More facilities for our community, makes sense to me.” Submission 130

“It seems like a pragmatic way to raise funds for development of the sports fields.” Submission 131

“We need more development over here. More revenue more facilities for the general public.” Submission 135

“To make public use for the land. In particular for dogs off leash to use for exercise and training. There are very limited areas for this purpose. The Rolands Wood site is quite steep and slippery for older dog owners and the off-leash area at Waitotara reserve is unfenced next to a busy road.” Submission 138

“The current sports facility is great however there is so much scope for further development- the proposal would provide guaranteed funds to continue to development of Te Puāwaitanga.” Submission 140

“Leasing or selling unused land to help develop the rest of the sports hub is best for the community if it means it will be used to benign the community.” Submission 141

“It seems like a viable way to help fund the sports hub and a great facility for the mid north!” Submission 142

“It’s good to have the facilities for the community and for the youth. It makes other towns, cities come to the town to play sport rather than locals having to travel all the time. Will bring money up to the far north. As long as some of the land is kept.” Submission 143

“If the proposal retains enough land to serve its purpose as stated in this question, I see no issue. It could open up opportunities and be utilised in other ways which could benefit the community, become an asset to the area and grow the local economy. Putting Kerikeri/Waipapa back in the map.” Submission 144

3.1.2 Sporting code individual submissions

Kerikeri Cricket Club and Northland Regional Football (submissions 132 and 145, respectively) provided the following feedback:

“Te Puāwaitanga Sportshub is an asset to the local community and has already proved so in hosting a National Rugby League Tournament and over 300 junior footballers a week throughout the football season over the past 2 years. The development of the facility is vital to the ongoing infrastructure and support of Sports development in the Far North with other codes, particularly Kerikeri Gymnastics Club really struggling to survive without a place to call home. Assurance that any funds raised from the sale of the land for commercial or retail purposes is pumped back into the development of the Sportshub will go a long way towards securing the future of the Gymnastics Club and give those involved the opportunity to develop a Sportshub that the local community can be proud of and will guarantee visitor revenue being brought into the Bay of Islands with the ability to host Tournaments at Te Puāwaitanga.” Submission 132

“I am Chairman of the Kerikeri Cricket Club, and on behalf of our club we are very supportive of the sale of 10 hectares of the property, to assist with funding the significant infrastructure still required at Te Puāwaitanga. This includes a dedicated clubrooms with shower and changing facilities, as well as an area for post-match hospitality. The Kerikeri Cricket Club is the biggest Cricket Club in Northland and we are growing fast. We are also the only Cricket club in Northland with dedicated female cricket teams. To continue to grow our game, especially amongst our younger players, we really need to see more investment in Te Puāwaitanga to cater for our sport. As a community we have a unique opportunity to develop a modern. fit for purpose, multi-sport complex which will serve Kerikeri and the Far North for years to come. The funds from the sale of a portion of the property will help bring this potential to reality.

Providing fit for purpose sporting facilities and amenities in our local community has huge benefits for everyone, and we do not see any downside to the ongoing growth and development of Te Puāwaitanga. Any sale of a portion of the property at Te Puāwaitanga will generate the much-needed funds for further investment in the infrastructure of the site. We’re also very

comfortable with the development of more commercial activity in the area, which is a natural feature of Kerikeri's ongoing growth. Roading infrastructure and other commercial activity in the area lends itself to this development." **Submission 145**

3.1.3. Sale of the portion of park land

15 submitters specifically commented their support of the sale of the portion of park land:

"As long as the purchaser is a local/local club, to then be able to build clubhouse/changing room and other facilities to benefit their club, I would be happy with the land being sold." **Submission 3**

"Sell the land but spend it wisely and look to the future instead of just now." **Submission 4**

"Sell the land." **Submission 13**

"Proceeds of the sale going back into community initiatives..." **Submission 17**

"I support this occurring provided the sale must be via a fully contestable process, to the highest bidder and no related parties (eg councillors, Far North holdings) and not allow a development that clashes with the sports centre idea the proceeds should be in a trust so they are held invested and used for the stated purpose not other things at the same time the council should investigate other sources of funding- lottery like coastguard, lotteries commission and other grants and a venue naming sponsor." **Submitter 20**

"I support the sale as the council purchased the land a few years ago for what I recall was \$5m and it is just sitting there under-utilised it needs to be developed so all ages of the community can use it." **Submission 31**

"...better to sell off some of the land and have a really nice facility than have no facility at all." **Submission 37**

"Available funding is tight, selling part of the land will enable additional funding to progress the sports complex." **Submission 41**

"The sale of land would enable further development of facilities without impacting rates." **Submission 50**

"Long as it's sold to someone who will develop the land." **Submission 52**

"It would be good to sell to commercial interests selling wholesome food..." **Submission 66**

"Selling the land will not only support more development at Te Puāwaitanga but will hopefully bring in some more commercial and retail variety to the district, which will bring more people to the area." **Submission 125**

"Assurance that any funds raised from the sale of the land for commercial or retail purposes is pumped back into the development of the Sportshub will go a long way towards securing the future of the Gymnastics Club..." **Submission 132**

"It's a good idea to sell off some of the land to fund the future development." **Submission 143**

"Any sale of a portion of the property at Te Puāwaitanga will generate the much-needed funds for further investment in the infrastructure of the site." **Submission 145**

3.1.4 Lease of the portion of park land

19 submitters specifically commented their support for the lease of the portion of park land:

"The question combines two very different options. I would support leasing part of the land, subject to appropriate terms and safeguards, but I do not support the sale of publicly owned land. Leasing could provide revenue to support Te Puāwaitanga and associated infrastructure while retaining public ownership of a community asset. It preserves future options, allows Council oversight of land use, and ensures future land value remains for the benefit of the community. Selling the land is irreversible. Once sold, it is lost from public ownership and cannot easily be recovered for future community purposes. As Waipapa and the surrounding area continue to grow, land suitable for community infrastructure will become increasingly valuable and difficult to replace. While I support sustainable funding solutions for the Sports Hub, Council should prioritise options that retain public ownership. Therefore, I support leasing part of the land, but not its sale. I am also concerned that selling land could create future reverse sensitivity issues, where neighbouring development limits the operation or expansion of the Sports

Hub. Once land is sold, it is gone forever. Retaining ownership provides greater flexibility to meet future community needs as Waipapa continues to grow." **Submission 6**

"Lease the land for 99 years to Kainga Ora for a residential housing project." **Submission 16**

"I support leasing the land as this would allow for expansion of facilities if required. If the land was sold there is a possibility in the future that the facility would be too small for the growing population." **Submission 27**

"Selling / medium to long-term lease of the property will severely hamper future growth...It will be very short sighted to dispose of the land. Once gone will never be bought back" **Submission 33**

"Lease maybe, sell definitely NOT!?? Space/land is precious! WE NEED THIS for our youth!" **Submission 46**

"Support leasing the land so that the land stays as an asset to the far north. It would help get some funds in to develop more recreational areas" **Submission 65**

"...lease the land with all funds going towards supporting the maintenance and improvement of current facilities - i.e. create a self-sustaining model. I recommend establishing the grounds as a self-supporting block, and instead of selling the land, lease it and revenue status within the block to maintain and improve the sporting facilities." **Submission 50**

"Selling is not a good option, leasing will be fine as we retain control over the land, and if we need it at some stage in the future we won't have to buy it back at an inflated price." **Submission 84**

"We only support the leasing of said land and oppose the sale. A 30year lease would let us see the lay of the land in mid2056/57 and it would still be available to the community at that time to decide. Of course under amalgamation Whangarei may decide they want the money now, you know like a corporate raider does." **Submission 90**

"But lease only to future proof expansion of sports Hub..." **Submission 92**

"I would support the "lease of this land" only if it made viable economical sense to do so. Don't sell the land as you may require it in the future. Leasing can guarantee long term economic benefits." **Submission 93**

"Leasing -potentially to generate funds for further sporting development (like club rooms)." **Submission 95**

"On the basis that that 10ha is not shown on the master plan as being required for facilities or supporting infrastructure, I support to lease and continue earning revenue off the land via Far North Holdings. This is on the basis that the revenue earned is dedicated to developing the site for sport and recreation activities. I don't agree with selling the land." **Submission 102**

"I'd say lease it instead of selling." **Submission 110**

"First preferred choice lease, then sell. So long as all funds are invested in this facility/property." **Submission 116**

"I don't think it should be sold for private use. If it was leased it would have to be carefully managed. Leasing could be a good financial option to support development of the sports fields." **Submission 121**

"Lease.....maybe, but sell, definitely NOT, Kerikeri is expanding rapidly! To get this space back in such a perfect location would be impossible! If leased it would allow for the possibility of expansion later." **Submission 129**

"Leasing might be better for long term gains." **Submission 134**

"Leasing the land would provide the space more financial opportunities and most importantly upgrades that are desperately needed eg, club rooms, indoor courts. Leasing the land would also provide development in the area to help the communities growth." **Submission 137**

3.1.4 Alternative approaches

Two submissions (71 and 113) did not fit neatly within either the selling or leasing preference:

- Submission 71 noted that they think leasing is a better option but depends on if a lump sum of funds is needed or not.
- Submission 113 suggested selling a portion of the land and leasing the rest of it in case it is needed in the future.

3.1.5 Suggested activities and use of funds

Submitters who voted in favour of selling or leasing the portion of park land also identified the following activities that they would like to see delivered at Te Puāwaitanga:

Activity	Number of times suggested
Indoor heated swimming pool facilities	27
Clubhouse/indoor sport/gymnastic venue	16
Dog park	9
Walking tracks	5
Carpark expansion	4
Changing rooms	3
Green space/playground	3
Cycleway	2
BMX track	2
Basketball court	1
Velodrome	1
Freedom camping	1
Botanical garden	1
Grass field upgrades	1
Disc golf	1
Hot water shower block	1
Rubbish and recycling facilities	1

3.1.6 Suggested uses for the park land proposed for sale or lease

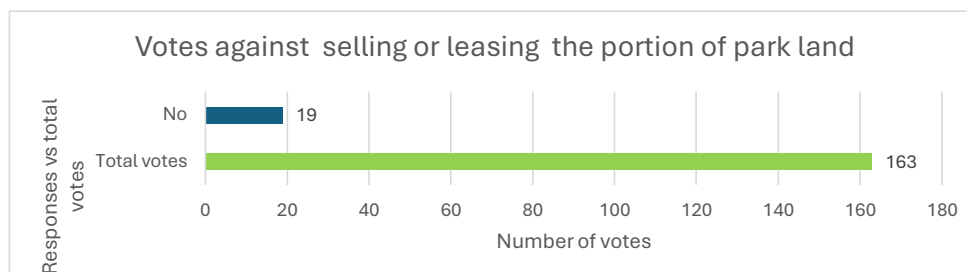
Seven submitters (10, 44, 48, 68, 74, 114 and 135) identified the following specific developments that could contribute to the future growth and success of Te Puāwaitanga:

- Hospital ¹.
- Social housing.
- School/educational purposes.
- Food outlets.
- Activity options for children.
- Sports related business (chiropractor, sports good, clothing stores, health food shop).
- Bus terminal.

¹ Submission 74 notes "It's likely that the space is too small for a hospital and that of course is another story and far too complicated, however, I would like the FNDC to keep a hospital in our area in mind. We have a quickly aging population in Kerikeri and surrounds and it would be marvellous to have a hospital in our vicinity."

3.2 Option 2: Votes against (“no”) selling or leasing the portion of park land to support future Te Puāwaitanga development

Figure 5: Total votes against of selling or leasing the portion of park land



This graph illustrates that 19 out of 163 votes were against selling or leasing the portion of park land.

This option came in third overall, with 19 out of 163 submitters voting against (“no”) selling or leasing the portion of park land (11.65% of total submissions).

3.2.1 Support for option 2

16 submitters expressed being against selling or leasing the park land:

“Loss of asset” **Submission 1**

“Keep the land for the sports - you can never get that space back.” **Submission 8**

“Once the land is sold it can never be recovered - Kerikeri needs more open spaces and walks for its burgeoning population. I would rather see slow Council amenity development and retain the land as opposed to a short-term business burst to get thing done quickly but lose precious district land forever.” **Submission 14**

“The Far North is in more need of basic infrastructure which is not so glorious but much more needed. Safe roads, sewage, fibre to rural areas or more wireless towers, flood prevention. You people know very well all that we need yet you spend scarce and hard earned taxpayer dollars on recreation, statues, landscaping when the base minimum is not delivered. Our requests for years unheeded.” **Submission 18**

“Another claim on our rates and subsidies a look good show for council” **Submission 25**

“This council will waste the money.” **Submission 32**

“Kerikeri / Waipapa are growing very fast. Selling / medium to long-term lease of the property will severely hamper future growth...It will be very short sighted to dispose of the land. Once gone will never be bought back.” **Submission 33**

“Funds need to be raised in a different method. Kerikeri is so desperate for more facilities you need that land available not sold.” **Submission 42**

“Because you cannot be trusted to act with the best intentions of rate payers.” **Submission 43**

“This land will be required at a later date for public sports development, it will hub for sport in far North. As the population grows.” **Submission 47**

“This seems short sighted. I support keeping the land and improving facilities over time. I recommend establishing the grounds as a self supporting block, and instead of selling the land, lease it and revenue status within the block to maintain and improve the sporting facilities.” **Submission 49**

"There's other land we could sell that won't be needed if we were to develop this into a state of the art sporting complex. The options are endless but once it's sold it's sold there's no getting this back. Council need to get this right."

Submission 56

"It's a lifestyle green space area that could be kept as such. Spread of commercial activity is not the best long term plan for a semi-rural regional town. Consolidate commercial activity to a clearly defined and concentrated area."

Submission 57

"We need to preserve as many publicly owned spaces as possible; we will never be able to buy them back. At the very least plant the unused part of this space in trees and not necessarily strictly in native trees - take a look at Roland's Wood. It is in constant use. Another space such as this being fully planted, in the heart of the town, can only be a good thing for the whole community."

Submission 62

"The land has been procured for the sports ground. I don't like/appreciate it being used for a retail etc purpose. I should be a part of the sports ground. be it a park or something else but not retail."

Submission 71

"The land was specifically bought for recreational use."

Submission 99

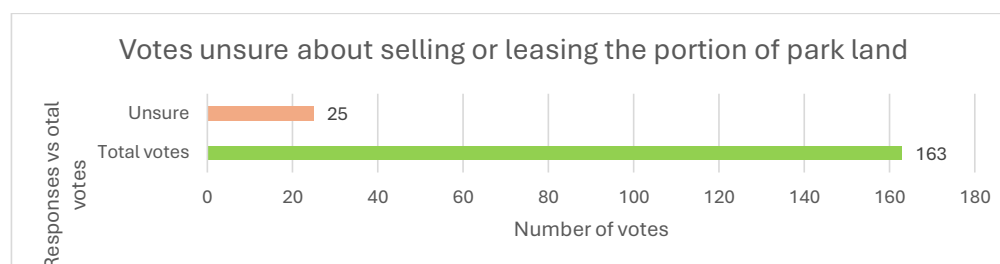
3.2.2 Alternative methods to generate funds

Four submitters (42, 47, 49 and 58) suggested alternative methods to generate funds to support future Te Puāwaitanga development:

- Submission 42 suggested that an indoor pool/gym could generate funds to repay the build, and crowd funding/events to raise funds.
- Submission 47 suggested leasing opportunities for clubs and a pay-as-you use hot shower block.
- Submission 49 suggested establishing the grounds as a self-supporting block with revenue going towards maintaining and improving the sporting facilities.
- Submission 58 also suggested fundraising, with the community working in conjunction with council and other funders.

3.3 Option 3: Votes unsure about selling or leasing the portion of park land to support future Te Puāwaitanga development

Figure 6: Total votes unsure about of selling or leasing the portion of park land



This graph illustrates that 25 out of 163 votes were unsure about selling or leasing the portion of park land.

This option came in second overall, with 25 out of 163 submitters voting "unsure" to selling or leasing the portion of park land (15.34% of total submissions).

3.3.1 Comments unsure about selling or leasing the portion of park land

Five submitters were unsure of their preferred option and provided the following feedback:

"Have local Iwi been involved in this decision process? I am for it if Iwi are for it. :)"

Submission 85

"I am really cautious about responding positively because I now do not trust the council as to what they are not telling us. Nothing said here about iwi or hapu involvement. If I said yes what is being hidden from us that will come out as a later surprise." **Submission 85**

"It will depend on what you want to do with it. If it will serve the full community or just the selected few." **Submission 108**

"This consultation is premature. There is no concrete proposal for the use of the funds or what is being proposed. There is insufficient information to enable the public to make a meaningful decision. Little effort has been made to properly identify and assess the reasonably practicable options in respect of the land. How much money is needed? This will determine whether, for example, sale or lease is necessary. Would the commercial use of the land include protections from, for example, anything which may pollute or otherwise contaminate the land or Te Puāwaitanga or be against community values? What is the council's vision for this precinct? These considerations are all relevant to any consultation." **Submission 109**

"It would be a shame to lose the space for the community as the population grows. There is minimal community spaces as it currently stands. Whether the area is leased or sold, it needs to be something that supports sports in Kerikeri or activity options for kids. There are very limited recreational spaces, the land would be utilised staying as this zoning." **Submission 114**

"Depends on what it will be used for, if used for commercial purposes like entertainment ie arcades, tenpin bowling, we don't need more housing there but more things for the existing community to make use of." **Submission 127**

4. Concerns related to selling or leasing the portion of park land

18 submitters raised the following concerns related to development opportunities, project delays, proposal queries, other sporting requirements within the district and speed along State Highway 10.

4.1 Development concerns

Four submitters (39, 94, 95 and 146) noted concerns related to development opportunities on the portion of park land:

- Submission 39 noted that most of the land in question is flood prone and not suitable for commercial development. They suggest that the eastern third of the property could be subdivided off and sold, provided a suitable highway intersection and vested access road is provided, and an esplanade reserve is created along the Whiriwhiritoa Stream. They note that western two thirds of the site must be retained as a reserve for flood management and mitigating the effects of the proposed development on downstream flooding.
- Submission 94 acknowledges that while there is a lack of sport and leisure facilities in the area, Council must put in wastewater infrastructure for the whole of Waipapa before any development proceeds, to comply with Council's conditions for development for the private sector. Waipapa township and estate needs wastewater services to enable any further growth and the funds raised should be used for this.
- Submission 95 noted that they would be completely opposed to any of the area becoming social housing.
- Submission 146, on behalf of three Waitotara Drive residents, expressed the following concerns:
 - The "triangle" of land included within the map used for public consultation is protected from development and shall be maintained as open space or grazed land as per the resource consent conditions,
 - The land is subject to flooding as noted in NRCs flood maps,
 - The land is zoned as Sports and Recreation zone in the new District Plan and was not flagged for commercial or industrial development at any stage during the zoning submissions,
 - A submission to change the zoning in Waitotara Drive by two landowners to enable more intense development was rejected by the Hearings Committee, and

- A shift to commercial or industrial use is a wholesale change of the dedicated purpose of the purchase of the land for recreational purposes and far outside the reasonable expected outcomes that the public could expect.

4.1.1 Staff feedback

Flooding, stormwater and wastewater management are known considerations for the site and would form an important part of any future development assessment. Any proposal to develop the portion of park land would need to demonstrate how these risks will be addressed and managed before the necessary approvals are obtained.

The triangular portion of land identified in the resource consent conditions no longer forms part of the proposed area for sale or lease and will continue to be subject to those conditions.

Staff are currently in the process of developing a Waipapa Structure Plan (WSP), which, when adopted, will provide a long-term framework to guide land use, infrastructure and growth decisions for Waipapa. Without further governance direction on 1936 State Highway 10, Waipapa (current direction within the Proposed District Plan is that the land allocation shall be held in its entirety as sports and active recreation), the WSP process would have to rely on public input combined with technical assessments to determine the maximum sport and active recreation land area needs for the site, and whether any part of the land should be provided for alternative land uses. Seeking additional governance direction through this current proposal will set a clear signal into the WSP of Council's desire to achieve or not diversification of the site. Any future use of the land would remain subject to the applicable planning framework, including any requirements for resource consent or other regulatory approvals.

Staff acknowledge that the land was originally purchased to support the development of the Bay of Islands Sports Hub (resolution 2020/9) and recognise the importance of retaining sufficient land to meet current and future sporting and recreational needs at Te Puāwaitanga. To determine whether any land could be used to financially support the sites ongoing development, staff assessed the total 46ha landholding against the requirements of stages 1 and 2 of the resource consent, the 2026 needs assessment and potential future sports and recreation activities. This assessment identified a need for approximately 30ha, which has been set aside to accommodate these requirements. This leaves around 16ha of currently unallocated land, of which approximately 10ha has been identified as potentially suitable for sale or lease. Any proceeds generated would be reinvested into the future development of Te Puāwaitanga. Council has completed public consultation in accordance with section 138 of the Local Government Act 2002, providing the community with an opportunity to express its views on the proposed sale or lease of a portion of the park land before Council makes a final decision.

While this report does not ask Council to make a decision on the final development on the park land, housing has not been identified as a suitable use of the land.

4.2 Proposal concerns

9 submitters (40, 59, 85, 88, 99, 107, 109 and 133) requested additional information to support the proposal decision making process:

- Submission 40 noted that while they are in favour of the sale of the land if it is no longer required, the funds should go towards helping to minimise rate increases, and further improvements at the sports field should be self-funded by the users i.e. charges applied or increased for using the facilities.
- Submission 59 suggested that the proposal was "limiting opportunities that we don't know we need yet", and that Council shouldn't limit health and wellbeing options.
- Submissions 85 and 88 queried local hapū and iwi involvement in the consultation so far.
- Submission 95 queried if the funds have been accurately spent for the development so far, and if rate payer funds are being used appropriately, fairly, and their voices being listened to. They also asked what is happening to the old football field, club room and gymnastics club.
- Submission 107, 109 and 133 asked similar questions, questioning local hapū involvement and wanted more information from the 2026 needs assessment and internal review, how much money is needed for

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development, land protections, a valuation, comparison of sale vs lease options and costed plans showing what facilities the proceeds would deliver. Submission 99 raised similar concerns, with an emphasis on carrying out activities that differ from those in the Proposed District Plan and noting an inconsistency within the map, being that the outlined area is bigger than the proposed 10ha for sale or lease.

4.2.1 Staff feedback

Staff propose allocating any proceeds from a sale or lease to a dedicated Te Puāwaitanga fund. This will ensure the funds are used exclusively to support future sports hub development. As parks and reserves are funded through ward rates, using these funds to support Te Puāwaitanga development will help reduce the need for future rate increases for Bay of Islands-Whangaroa ward ratepayers.

As noted in 4.1.1, staff have completed detailed analysis on future sports and recreation needs for the site. Full costing breakdown was provided within the reports to gain public consultation approval and noted below²:

- Stage 2 resource consent approved works: \$14,414,466
- Remaining 2026 needs assessment items: \$3,898,381
- Aspirational sports and recreational items: \$30,193,306

Development costs of Te Puāwaitanga to date, including roading and infrastructure requirements, are \$15,871,640.40.

The 22 July 2026 public Council meeting agenda provides a copy of the 2026 needs assessment, internal review and all identified potential activities that could occur on site. The 2026 Woods cost estimate and land development feasibility document notes that a developable area of approximately 3.5ha could generate approximately \$11,900,000. This amount is fully dependant on the type of activity proposed on the land and will require relevant resource consent approval to confirm actual possible financial return. Sale vs lease options have not been considered in depth as part of seeking Council approval to sell or lease the portion of park land.

Staff note and appreciate that the error with the outlined area proposed for sale or lease was brought to their attention. This has now been rectified and is reflected in **Attachment B**.

The WSP will guide future land use, infrastructure and growth in Waipapa. Without further governance direction, the WSP will rely on public feedback and technical assessments to determine the site's sport and recreation needs and whether alternative land uses should be considered. Determining if there is land available for sale or lease within 1936 State Highway 10, Waipapa, provides a clear signal on Council's preference for diversification, which will inform the WSP. Any future development would remain subject to planning and regulatory approvals.

Ngāti Rēhia have provided their full support for disposal (sale or lease) of land identified as surplus to requirements of the established collective sporting codes of Te Puāwaitanga, as long as the financial benefits of the disposal are used to assist with development of the next stage of Te Puāwaitanga. A separate submission from Ngāti Rēhia suggested that the land could be used for educational purposes, though they confirmed are aware that this does not fit in with the possible commercial/retail use.

Regarding the old football field, club room and gymnastics club, staff assume that submission 107 is referring to the football fields and club room located at Baysport, Harmony Lane. Stage 2 of the resource consent includes provision for the development of two further sports fields and indoor gymnastics building, however additional fields are needed to support full relocation of the users of Baysport football fields to Te Puāwaitanga. The clubrooms and associated buildings at Baysport are not owned by Council. Council does not own the building that is currently leased by Kerikeri Gymnastics Club.

4.3. Concerns about investment across the district

Two submitters (38 and 120) raised concerns relating to sporting requirements for other areas within the district:

- Submission 38 queried why the eastern ward is getting work done while the western ward gets nothing.

² Costs are as of 2026 and will require updated quotes if works are to proceed

- Submission 120 noted the critical need for investment in drainage infrastructure and sporting facilities in both Russell and Paihia and requested that funds be put aside to correct these issues.

4.3.1 Staff feedback

Papa Hawaiiki opened in Kaikohe in 2024 and is a multisport complex that supports a wide range of sports including basketball, volleyball, badminton, table tennis, netball and turbo touch. Kaikohe also has a number of playing fields available for public use.

While out of scope of this project, staff have noted the concerns for Paihia and Russell and have passed them to the relevant team for consideration.

4.4 Speed concerns

Submissions 77, 91 and 101 all note that the speed along State Highway 10 needs to be reduced, with the 70km/h speed sign needs to be moved down the road by the bridge coming into Waipapa, due to the number of near misses that happen pulling out of Te Puāwaitanga onto the State Highway.

4.4.1 Staff feedback

Waka Kotahi/NZTA was consulted before the resource consent application for stages 1 and 2 was lodged. At that time, Waka Kotahi/NZTA did not identify a need to reduce the speed limit outside Te Puāwaitanga, which is currently 100km/h. Further consultation with Waka Kotahi/NZTA will be required before stage 2 development proceeds, and further assessment may identify a need to review the speed limit.

4.5 Other concerns

While submitter 2 voted “yes”, they expressed strong dissatisfaction with ongoing project delays, inadequate planning and delivery, unresolved access and parking issues, the removal of the promised grass cricket wicket, and urged Council to transfer control of the facility to a governance entity through a lease arrangement so it can manage the project independently.

4.5.1 Staff feedback

Approved resource consent development is divided into two stages, with stage 1 completed and opened for public use in May 2025. Stage 2, currently unfunded, includes 124 additional car park spaces plus overflow for 66 spaces and 3 cricket wickets.

Te Puāwaitanga Governance Group has been established and is currently going through the process to become an incorporated society which will allow them to lease and manage the facility separate from Council.

5. Kerikeri Gymnastics Club

Six submitters (50, 81, 92, 95, 132 and 144) raised concerns over the future of the Kerikeri Gymnastics Club, which is currently uncertain due to not having a permanent home. Submissions 81 and 144 note that Kerikeri Gymnastics Club was a founding member involved in initial planning who helped get the development of Te Puāwaitanga off the ground.

5.1 Staff feedback

While stage 2 includes a gymnastics facility to provide Kerikeri Gymnastics Club with a permanent home, delivery remains dependent on securing funding. Any proceeds from the sale or lease of the portion of park land will be allocated to a dedicated Te Puāwaitanga fund to support stage 2 development, including the gymnastics facility. As funding is not currently available, Council cannot confirm a timeframe for delivery.

Attachment B: Area of park land proposed for disposal (sale or lease)

Outlined below in red is the indicative 10 hectares of park land proposed for disposal (sale or lease), located at 1936 State Highway 10, Waipapa. Boundaries are indicative only and are subject to change pending resource consent approval.



28th August 2026

Te Kaunihera o
Te Hiku o Te ika

Attention: Michelle Rochell

Michelle.Rockell@fndc.govt.nz

NGĀTI RĒHIA

RE: Public Consultation Land Designation

Tēnā koe Michelle,

Please find on behalf of Te Rūnanga o Ngāti Rēhia Charitable Trust (TRONR) our proposal for the disposal/re-purpose of the portion of park land associated with the Te Puāwaitanga Sports grounds located at 1936 State Highway 10, Waipapa.

TRONR fully supports the disposal of land identified as surplus to the requirements of the established collective sporting codes of Te Puāwaitanga.

TRONR co-chair the Te Puāwaitanga Incorporation who are responsible for the development of the site and the next stages of development.

Our support is made on the basis that the financial benefits of the disposal will assist with the development of the next stage of Te Puāwaitanga.

We hope this proposal meets favourably with Kaunihera o Te Hiku o Te Ika.
Mauri ora,



Kipa Munro
Chair, Te Rūnanga o Ngāti Rēhia

Submission	Yes	No	Unsure	Please tell us why you support this proposal.	Please tell us why you do not support this proposal.	Please tell us why you are unsure about this proposal and what additional information might help you make a decision.	Please share any other thoughts or feedback
1		1			Loss if asset		Development of a community heated swimming pool facilities with gym and other facilities attached would be a great resource for the community
2	1			Because the current facility is not operating at its full potential. The facility would be better a self-sufficient asset if it had clubrooms. A lot of promises were made to clubs about the facility and these have not been delivered due to the Councils mis-management and constant delays to progress the project. Now these clubs are still waiting more than 6 years after the property was purchased just to get what they were promised by [redacted] and the PGF funds. Its time for the council to do what they promised the countless local tax papers the would do in the first place!			Very disappointed by the constant delays around this project! There is still no safe walking access to the facility although initial stages talked about extending the footpath from Bunnings down to the facility behind the row of trees on the state highway. The car parking is a joke! Very poor planing all round for this project and given how much time and money went into it the outcome is very poor. Also further distressing is the current communications from council to suggest that whilst the cricket club were promised a grass wicket as part of the facility they have now been advised that the council have 'changed their mind' because its going to be too expensive to maintain. This is ridiculous and the facility should have been handed over to a governance entity years ago! Council have mucked around for far too long with this project! Get a lease agreed with the governance entity and let them take control of the lease of the remaining property and the autonomy to do the job themselves!
3			1			As long as the purchaser is a local/local club, to then be able to build clubhouse/changing room and other facilities to benefit their club, I would be happy with the land being sold.	

4	1			We need more facilities in Kerikeri. It's a growing town and so limited. But also we need a swimming pool. We can't afford the fuel or time to drive to Kawakawa and other sports and forms of exercise are important. This has long been something that the residents of this community have wanted. Sell the land but spend it wisely and look to the future instead of just now.			
5	1			We cannot expect councils to fund everything. As long as the process is externally audited.			

6			1		The question combines two very different options. I would support leasing part of the land, subject to appropriate terms and safeguards, but I do not support the sale of publicly owned land. Leasing could provide revenue to support Te Puāwaitanga and associated infrastructure while retaining public ownership of a community asset. It preserves future options, allows Council oversight of land use, and ensures future land value remains for the benefit of the community. Selling the land is irreversible. Once sold, it is lost from public ownership and cannot easily be recovered for future community purposes. As Waipapa and the surrounding area continue to grow, land suitable for community infrastructure will become increasingly valuable and difficult to replace. While I support sustainable funding solutions for the Sports Hub, Council should prioritise options that retain public ownership. Therefore, I support leasing part of the land, but not its sale.		Te Puāwaitanga is an important community asset and I hope Council takes a long-term view when making decisions about its future. Any investment should deliver genuine benefits to the community and provide facilities that are well used and accessible to a wide range of people. I am also concerned that selling land could create future reverse sensitivity issues, where neighbouring development limits the operation or expansion of the Sports Hub. Once land is sold, it is gone forever. Retaining ownership provides greater flexibility to meet future community needs as Waipapa continues to grow.
7	1			Need swimming facilities			Swimming facilities are needed.

8		1			Keep the land for the sports - you can never get that space back		
9	1				So future expansion isn't paid by rate payers		
10	1				Kerikeri needs a KFC on the site Also council needs to generate new revenue to ensure rates don't keep going up.		
11	1				With a very small ratepaying base in the Far North we have to look at alternative options to fund facilities like this which bring in so much value in terms of community wellbeing and social cohesion. It's seems like a practical solution to get the next stage going.		
12	1				To raise money for future development as long as it gets used for that reason only. More details regarding the structuring of the sale need to be considered		I would like to see the board set up a trust and look for a partnership deal with regards to developing opportunities. A 50/50 partnership would work
13	1				Sell the land Council having land banked, unused is not using the opportunity of additional funds for asset development such as improvement these facilities Use the money for improvements for community use		
14		1				Once the land is sold it can never be recovered - Kerikeri needs more open spaces and walks for its burgeoning population. I would rather see slow Council amenity development and retain the land as opposed to a short term business burst to get	

					thing done quickly but lose precious district land forever.		
15	1			It should allow earlier development of the sports hub.			
16	1			To make an income from unused asset.			It is close to retail - I think the property could be converted to townhouses / apartments and or Kaianga Ora housing complex. Potentially a local / national government arrangement. Lease the land for 99 years to Kainga Ora for a residential housing project.
17	1			Proceeds of the sale going back into community initiatives including an indoor heated 25m swimming pool and hydrotherapy pool. Please include an indoor swimming pool please please please. 🙏 definitely on my and many others wishlist. Could also have an outdoor access area where people can come for the day. Plus create more jobs and opportunities for our kids. It would be of benefit to all ages and stages.			

18		1			The Far North is on more need of basic infrastructure which is not so glorious but much more needed. Safe roads, sewage, fibre to rural areas or more wireless towers, flood prevention. You people know very well all that we need yet you spend scarce and hard earned taxpayer dollars on recreation, statues, landscaping when the base minimum is not delivered. Our requests for years unheeded.		
19	1				There is no point having a part constructed sports hub and if this is the only way to raise funds so be it. FNDC can't expect rate payers to pay for this. A large percentage of users would be non ratepayers (home owners) and they should contribute.		
20	1				i support this occurring provided the sale must be via a fully contestable process , to the highest bidder and no related parties (eg councilors , Far North holdings) and not allow a development thta clashes with the sports centr idea the proceeds should be in a trust so they are held invested and used for the stated purpose not other things at the same time the council should investigate other sources of funding- lottery like coasguard , lotteries commission amd other grants and a venue naming sponsor		
21			1			Traffic flows.	Why not consider the creation of a Botanical Garden.

22	1			Ratepayers paid for purchase of the land and should now receive benefit. NO alternative "Community initiative " please!			
23	1			It makes sense to use an asset that to me at least looks like it will not compromise what is/will be a pretty substantial sport complex. It looks like a sensible trade off.			
24	1			A sensible compromise			
25		1			Another claim on our rates and subsidies a look good show for council		
26	1			The sports facilities is being widely used and as evidenced with the league tournament recently held there it could do with expanding current facilities including the carpark area. The grass fields also could use an upgrade as can be muddy in areas.			
27	1			I support leasing the land as this would allow for expansion of facilities if required. If the land was sold there is a possibility in the future that the facility would be too small for the growing population.			
28	1			I think it is a great idea to get some more facilities asap in the area for all our tamariki.			I would love to see a full size Olympic pool complex go in this area / basketball courts - make it multi use sports facilities. Follow what Hastings have done - it is fantastic with plenty of parking , walkway and cycleway all around it - something for everyone in one place.
29	1			Because it will eventually give back to the community anyways. If it was to become retail, it would somehow benefit the community in some way			

30	1			No cheaper time than the present to build.			
31	1			I support the sale as the council purchased the land a few years ago for what i recall was \$5m and it is just sitting there under-utilised it needs to be developed so all ages of the community can use it			I would love to see a indoor pool complex built catering for all ages for new borns to the elderly also a big outdoor playground with a dog park that everyone can enjoy
32		1			This council will waste the money.		
33			1		Kerikeri / Waipapa are growing very fast. Selling / medium to longterm lease of the property will severely hamper future growth. It would make more sense to build an undercover olympic sized heated pool with additional pool space for learners And / or an undercover play ground It will be very short sighted to dispose of the land. Once gone will never be bought back		

34			1		We do not need more Retail or Commercial businesses in Waipapa. What the area DESPERATELY needs is a modern , fit for purpose indoor community sports and recreation venue provided and run by council, like many other community hub multi sport venues around the country, particularly including aquatic facilities i.e. a swimming pool of at least 25m. Land lease agreements DO NOT WORK as has been demonstrated by the hopeless lack of investment in other so called "community" facilities like the stadium at Bay Sport which is in disrepair and legal mess run by volunteers, and the kawakawa sports hub which is in desperate need of upgrading and a complete lack of interest by anyone for maintaining and improvement because of the multiple stakeholders involved. Kerkikeri is a regional sporting hub for many codes, yet we are woefully lacking in indoor sports venues and swimming facilities to meet the needs of our growing community and visitors.		
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35	1			Its very good for FNDC to make additional income to fund community projects. This helps with sustainable growth and better facilities. The council cant fund everything through rates.			
36	1			If it means adding better facilities that otherwise wouldn't happen I think an indoor pool is a great asset to the community especially for an ageing population for hydrotherapy.			
37	1			I think it's wise, people should remember that money unfortunately doesn't grow on trees so you're better to sell off some of the land and have a really nice facility than have no facility at all.			Please consider Arcline Architecture for the design/plans/consents of any new buildings, as a local design firm! Many thanks - Trent
38			1			Why is the east getting work done and the west ward gets nothing?	
39		1			Most of the land in question is flood prone and not suitable for commercial development. The eastern third of the property could be subdivided off and sold, provided a suitable highway intersection and vested access road is provided, and an esplanade reserve is created along the Whiriwhiritoa Stream. The western two thirds of the site must be retained as a reserve for flood management and mitigating the effects of the proposed development on downstream flooding.		I am a retired civil engineer. While working for Haigh Workman, I provided detailed analysis and advice on civil engineering issues associated with the Te Puāwaitanga – Bay of Islands Sports Hub complex, including on stormwater control and flood mitigation.

40		1			I am in favour of the sale if the land is no longer required but the funds should be used for the general ratepayers helping to minimise rate increases. Further improvements at the sports field should be self funded by the users i.e. charges applied or increased for using the facilities.		
41	1			Available funding is tight, selling part of the land will enable additional funding to progress the sports complex			
42		1			Funds need to be raised in a different method. Kerikeri is so desperate for more facilities you need that land available not sold		Id love to see a gym/indoor pool and club rooms built on the remaining land. Indoor pool/gym can generate funds to repay the build. Plus crowd funding/events to raise funds to achieve much like kaitaia altho hopegully alot faster
43		1			Because you cannot be trusted to act with the best intentions of rate payers		
44	1			NgatiRehia considers opportunity for Ministry of Education to purchase land for educational purposes			
45	1			Because the sooner the development gets underway the better.			
46			1		Lease maybe, sell definitely NOT!!! Space/land is precious! WE NEED THIS for our youth!		We need a BMX TRACK, proper 8 lines wide track similar to that is Whangarei. Very different sport to mountain biking.

47		1			Personal the far North here has a great opportunity This land will be required at a later date for public sports development, it will hub for sport in far North. As the population grows. As an outsider that uses this hub on a regular basis I am impressed with the development so far and look forward to seeing more in the future as the population grows. There is a great opportunity here for the future. You could look at leasing options for clubs. And a pay as u use hot shower block would be great.		
48	1			Development of retail close to the sports ground will enhance Waipapa.			Perhaps sports related businesses and food outlets. Chiropractor, Osteo, sports goods, clothing, shoes, health food shop etc.
49			1		This seems short sighted. I support keeping the land and improving facilities over time. Alternatively, lease the land with all funds going towards supporting the maintenance and improvement of current facilities - I.e. create a self sustaining model.		I recommend establishing the grounds as a self supporting block, and instead of selling the land, lease it and revenue status within the block to maintain and improve the sporting facilities.
50	1			The sale of land would enable further development of facilities without impacting rates			It would be great to have some indoor facilities available - indoor pool, gymnastics facilities, a space to hire for dance classes

51	1			Seems like a win. Turn surplus land asset into liquid asset to fund desired development of the balance land.			
52	1			Long as it's sold to someone who will develop the land. It currently isn't looking exactly nice so if someone wants to do something decent on that peice of land why not!			Is there anyway we can make the walking track a bit longer? Like it's pretty short and I don't love having to walk the same track twice
53	1			If private investment helps fund larger scale projects on the site it has to be a good move. As a regular swimmer I support a swimming pool proposition. Current facilities at Kawakawa are extremely dated with no privacy in the dirty and worn out changerooms. The facilities are very average throughout. After using the new pool at Kaitaia I am reluctant to return to Kawakawa but have no choice.			
54	1			We need growth and improvement We need better facilities for the community and to push the North forward. Enough of this stagnating like a dying little backwater. The north has so much potential - let's use it!!!!			Need to look into a facility like the new Kaitaia sports complex
55	1			We need more sports facilities but can't afford higher rates to pay for it			Lease a better option than sell if possible.

56			1		There's other land we could sell that won't be needed if we were to develop this into a state of the art sporting complex. Let's think tennis, football, league, rugby, playground, swimming pools, gym facilities, youth centre, indoor basketball, indoor netball, hall for hire. The options are endless but once it's sold it's sold there's no getting this back. Council need to get this right		
57		1			It's a lifestyle green space area that could be kept as such. Spread of commercial activity is not the best long term plan for a semi rural regional town . Consolidate commercial activity to a clearly defined and concentrated area.		
58			1		Opportunity for community growth and future sports development for Kerikeri and surrounds.		Limiting opportunities that we don't know we need yet. We shouldn't limit health & wellbeing options eg a walking/ cycling trail around the boundary of the park area. With a vision and well planned approach, the community has potential to support fundraising for projects in conjunction with council & other funders .
59	1				Better than alternative of increased borrowing, or increased rates. It would also reduce council commitment to maintaining the unused land.		

60	1			We need indoor court space and leasing some of the asset is a way to get that funded while retaining ownership. You could also use the Shane Jones fund			
61	1			Better to have the funding to support sustained use and maintenance of the Sports hub. Also unused land may contribute to invasive pest problem, including best plants such as Taiwanese Cherry and Tobacco weed, moth vine. If land is leased there should be a caveat that the the land is maintained pest free.			
62		1			We need to preserve as many publicly owned spaces as possible, we will never be able to buy them back. At the very least plant the unused part of this space in trees and not necessarily strictly in native trees - take a look at Roland's Wood. It is in constant use. Another space such as this being fully planted, in the heart of the town, can only be a good thing for the whole community.		
63	1			It makes sense to self generate future development costs from such a large parcel of land. This should not compromise any future potential access to a greater linkage within the district and NO further sell off of anymore of this land locked in perpetuity			
64	1			If its a way of raising funds to provide the type of sports facility Kerikeri needs Im all for it			

65	1			Support leasing the land so that the land stays as an asset to the far north. It would help get some funds in to develop more recreational areas			
66	1			It would be good to sell to commercial interests selling wholesome food .. for instance hangi and local foods for the people who travel for the sports events. Getting fit youngsters into a healthy lifestyle would be an example to the rest of NZ .. no chips a stipulation!!!!			Along with that...no big warehouse type buildings as it would be nice to keep that side more natural.
67	1			We need the money without we don't have anything and we are a growing community that requires these facilities particularly with the housing developments that have been approved			
68	1			Help finance future projects			
69	1			Steady population growth will require more land and development for a variety of sporting activities available to the youth of the district- thereby balancing pursuit of healthy outdoor physical activity with indoor passive hours spent on their devices both texting and gaming.			
70		1			The land has been procured for the sports ground. I don't like/appreciate it being used for a retail etc purpose. I should be a part of the sports ground.. be it a park or something else but not retail.		
71	1			Have to be able to raise funds somehow. I do think leasing may be a better option but depends if need a lump sum or not.			

72			1			Selling or leasing are two different options. So have it as two different options. I don't think you should sell it but develop it for the growing community who is still growing. A water park and gym like the wave pools in Whangarei would be so beneficial for the area. Lane swimming for the swim school, a pool for the elderly and disabled to have exercise classes. A toddler pool and a big wave pool. Along with a gym would be a fantastic income facility for the council. The facilities in Whangarei are so well set up, and something this area lacks. People from further north would also use it I'm sure	As above. Something the area needs. The area is expanding so fast but there are no facilities like this. It would be fantastic for the area and an income source for the council
73	1			To have more events like the nz maori rugby league tournament			
74	1			Sports hubs for youth and everyone are very important in a community as they provide a space for kids to be occupied and healthy.			It's likely that the space is too small for a hospital and that of course is another story and far too complicated, however, I would like the FNDC to keep a hospital in our area in mind. We have a quickly aging population in Kerikeri and surrounds and it would be marvelous to have a hospital in our vicinity.
75	1			It's well overdue , and we need a indoor swimming pool so we can swim all year around			

76	1			Sports facilities have a positive return on the physical and mental health of a community...perhaps a heated indoor swimming complex should be considered! The local area seems to have a number of sports areas that may be under utilised or underdeveloped. Selling the spare land may be the impetus needed to realise the long sort after addition of an indoor heated swimming complex to the sport and recreation facilities in this part of Northland. With the right vision and leadership, a swimming facility on par with those offered in many similar towns across New Zealand, could be realised and would benefit all towns in the mid-north.			Why a heated indoor swimming complex? An indoor heated swimming complex has multiple community benefits for all age groups, from teaching swimming and water safety to our children, to offering fitness activities for our seniors, to encouraging training and development for prospective elite swimmers. The facility can offer commercial opportunities to help fund it. Cafe, fitness centre, retail, health businesses are some that could be considered as appropriate. An indoor heated swimming complex would bring the area into the 21st century and be comparable with other districts across New Zealand. The area in Waipapa seems ideal for an indoor heated swimming complex as it is on a main road with great access, has existing infrastructure, appears to have the space, and approve all, is perceived to be not in Kerikeri, which rightly or wrongly, can be an issue when considering investments or developments like this. A Council lead initiative seems politically appropriate.
77	1			We would really like this facility completed to its full potential. It could be just like Kensington park Whangarei if done right			A must before anything is done is move the 70km sign back down the road by the bridge coming into Waipapa. See so many near misses there on the weekends.

78	1			The current sports hub needs further funding to support the clubs using the ground. At the moment it is just fields which are already needing repair. Club rooms for the football club and other codes are desperately needed along with adequate changing rooms and showers. The car park needs to be extended as there is not enough car parking spaces. I think the governing body needs to look at what is required for the future of all codes and growth of sports in Waipapa. The flood light situation needs to be addressed urgently. I would suggest making some more football pitches and maybe a full size artificial pitch so football can be played all year round without flooded pitches and damaged grounds.			
79			1			It would be great if you would lease or sell it to an organisation / the community to get an indoor aquatic centre built in Kerikeri on that land	Kerikeri desperately needs an indoor swimming pool not only for leisure but being surrounded by water it's important for our children to learn to swim and at the moment it is a huge barrier with the travel to Kawakawa for reasonable priced lessons or having to pay a crazy amount of money for swimming locally means so many children and adults miss out.
80	1			A great idea to raise funds that could support the building and ongoing costs of an indoor swimming pool			

81		1			Kerikeri is only going to grow, and we need to think about the future of this community, you only have to look at Whangarei and how much the sports grounds at Kensington have grown in 20 years. It sounds long, but it's not. Look how long it has taken to get where we are currently. Still no facilities for gymnastics, no heated pools for the community, no martial arts centre, no Athletics center, no dance center, no basket ball center. And I'm sure there are more with no permanent secure places they can call their own. We need to get behind all sports and make permanent spaces for all.		Gymnastics has been fighting for a place in our community for years. gymnastics was one of the four sport foundations that started the sports centre in waipapa and yet still not mentioned in the future of this area.
82		1			Once it's sold it likely will not be able to be bought back. Ifs a good site for future development in the same sense of current such as a pool or running track or velodrome etc		
83	1				So the complex can be finished liked you promised it would be		
84		0	1		Selling is not a good option, leasing will be fine as we retain control over the land, and if we need it at some stage in the future we wont have to buy it back at an inflated price		

85			1			Have local Iwi been involved in this decision process? I am for it if Iwi are for it. :)	
86	1			I think that would be great if it can fund an enclosed swimming pool for the community.			
87	1			Great use of this land.			
88			1			I am really cautious about responding positively because I now do not trust the council as to what they are not telling us. Nothing said here about Iwi or hapu involvement. If I said yes what is being hidden from us that will come out as a later surprise.	
89	1			Build a aquatic centre with the money			
90	1			We only support the leasing of said land and oppose the sale. A 30year lease would let us see the lay of the land in mid 2056/57 and it would still be available to the community at that time to decide. Of cause under amalgamation Whangarei may decide they want the money now, you know like a corporate raider does .			We would only support the leasing of the said land, but think that the lease should be in a3x10yrs with a lease review on fees every 10 yr segment and a penalty clause added for seeking lease termination. The lands value will only increase in value over the term of the lease. Any structures built over the time of the lease are to be removed at the cost of the lessor at termination of lease.
91			1		Should be kept to develop and aquatic Centre.		It has become dangerous to pull out onto SH10 from te puawaitanga. Especially going into Waipapa. The 70kmh sign should move further south at least, so that traffic will slow down earlier. Even better slow right down to 50kmh for whole of Waipapa
92	1			But lease only to future proof expansion of sports Hub, and only if provision for club rooms for Kerikeri Gymnastics has included.			Please work towards funding pathways for a indoor swimming complex at this site. I imagibe the land will be needed eventually for something like this.

93	1			I would support the "lease of this land" only if it made viable economical sense to do so. Don't sell the land as you may require it in the future. Leasing can guarantee long term economic benefits.			
94	1			SPORT AND LEISURE FACILITIES ARE SEVERLY LACKING IN THE AREA----- BUT- ---COUNCIL MUST PUT IN WASTEWATER INFRASTRUCTURE FOR THE WHOLE OF WAIPAPA BEFORE ANY DEVELOPMENT PROCEEDS, SIMPLY TO COMPLY WITH THEIR OWN CONDITIONS FOR DEVELOPMENT FOR THE PRIVATE SECTOR. WAIPAPA TOWNSHIP AND ESTATE NEEDS WW SERVICES TO ENABLE ANY FURTHER FUTURE GROWTH AND THE FUNDS RAISED SHOULD BE USED FOR THIS ALSO.			
95			1			Selling NO Leasing -potentially to generate funds for further sporting development (like club rooms). What is happening to the old football field and club room? Whats happening with the gymnastics club? I completely oppose if any of this area were to become kainga ora housing. I wonder how leasing and the building of businesses would then make these grounds available in the future.	Have the funds been accurately spent for the development thus far? Are rate payers funds being used appropriately and fairly and their voices being listened to?
96	1			Give the land the opportunity to be used for something useful instead of just sitting there. Better than raising taxes.			

97	1			The additional land is not needed for more sport and could fetch good money in the private market which could help fund infrastructure for the sports field.			
98	1			It's a good way to ensure the sports hub can be developed further, and it would be good to have more retail outlets here (if we go down the retail route).			
99		1			The land was specifically bought for recreational use. See my comments in the specific submission.		Please see my comments.
100	1			The area is growing quickly and more sporting infrastructure is needed a pool to serve the community basketball courts are much needed			
101	1			I support the proposal as I believe the funds received from selling or leasing the land will speed up the addition of enhancements to what is already at the grounds. A big part is the finishing of the carpark.			
102	1			On the basis that that 10ha is not shown on the master plan as being required for facilities or supporting infrastructure, I support to lease and continue earning revenue off the land via Far North Holdings. This is on the basis that the revenue earned is dedicated to developing the site for sport and recreation activities. I don't agree with selling the land.			

103	1			Better to have less useful land than more unused land.			Please allocate part of this complex to Freedom Camping spaces and a dump station. Northland, especially the Bay of Island, relies on tourism yet at the moment is very user unfriendly for those travelling in motorhomes/caravans. Ensure dogs are allowed in some spaces in the grounds, including freedoms camping area. Walking tracks would be good.
104	1			Presuming it is necessary but more information would be good			I would like to see an area where I can go to train my dogs. I train my dog for obedience. This was mentioned a while ago but seems to have vanished from the plan.
105	1			To develop more sports fields club rooms for major events or concerts etc			
106	1			To build the club rooms and facilities here at Puawaitanga			
107		1			How do you know we will have enough land for future developments. How did you come up with the 10 hectares to sell/lease. Tell us what those future sports and recreational activities are and the cost of building them first before we decide.		Before we think of funding, how about first come up with what we need to do with the land, and how much of it is needed. We could possibly do with more soccer fields. After having plan in place and costing then we can talk funding. For starters, how much money needs to be raised? What needs to be built? How much will be made from the sale of the land. Is council coming to the party with funding? All these questions need to be answered before we just flog off some land.

108			1			It will depend on what you want to do with it. If it will serve the full community or just the selected few.	Kerikeri is desperate for some multi use indoor courts. A venue that can host many sports. An indoor training facility was proposed for the Kerikeri sports complex but hasn't been delivered. There's no longer space for additional courts that were in the long term planning also so I would really like to see this happen somewhere in Kerikeri. Kerikeri Netball centre hosts over 1200 winter members and another 600 members through twilight and summer leagues. We rename our growing the courts- an indoor satellite competition would be easily run just down the road. Kerikeri Netball also hosted their Senior Finals in the rain last night with failing lights. We have to do better for THIS community.
109			1			This consultation is premature. There is no concrete proposal for the use of the funds or what is being proposed. There is insufficient information to enable the public to make a meaningful decision. Little effort has been made to properly identify and assess the reasonably practicable options in respect of the land. How much money is needed? This will determine whether, for example, sale or lease is necessary. Would the commercial use of the land include protections from, for example, anything which may pollute or otherwise contaminate the land or Te Puāwaitanga or be against community values? What is the council's vision for this precinct? These considerations are all relevant to any consultation.	

110	1			It would be great to have more sports related infrastructure. I'd say lease it instead of selling.			
111	1			Keep our rates down			We need somewhere to train our dogs
112	1					It would be great to have more funding and improve what we already have. Keep up the good job you are doing!	
113	1					If you sell the land you will never get it back. Our town is growing and you will need the land. Maybe sell some of the land and use that money, lease the rest incase you need it.	
114			1			It would be a shame to lose the space for the community as the population grows. There is minimal community spaces as it currently stands. Whether the area is leased or sold, it needs to be something that supports sports in Kerikeri or activity options for kids. There are very limited recreational spaces, the land would be utilised staying as this zoning	
115	1					Sports are growing exponentially in the local regions and cashflow is essential to support the multisport facilities needed in order to provide opportunities for children and their wider whanau	
116	1					First preferred choice lease, then sell. So long as all funds are invested in this facility/property.	
117	1					Simplest, fastest and easiest way to get funds to build stage 2.	Need lights, building for indoor sports and changing rooms

118	1					If the sale or lease of part of the land will mean that the development of the fields for the necessary codes is sped up, then do it.	The speed zone for entry and exiting the fields needs reducing. Water for drinking needs setting up. When a building/clubroom is developemtn, it needs to be multipurpose for all codes.
119	1					For future development	
120	1					Because I support development of sporting facilities in the Far North	as a member of the Russell Sportsclub and Football Club as well as a senior player at Pahia Football Club, I know there is critical need for investment in drainage infrastructure and sporting facilities in both Russell and Paihia. We have multiple barriers in place that need investing in to be removed, so it'd be great if there were funds earmarked to look at correcting these issues too. The Te Puāwaitanga facility is great and with additional development can be a facility that the Far North deserves and should have more of.
121				1		I think the Council should develop the site available to them. If there is additional land it could be developed into walking tracks, dog park. I don't think it should be sold for private use. If it was leased it would have to be carefully managed. Leasing could be a good financial option to support developement of the sports fields.	
122	1					The funds can be used for future development of sport, recreation and fitness facilities - we are in much need for investing in this area	We need clubrooms, cricket and fitness. We absolutely need a large swimming pool facility
123	1					To speed up the development of football fields and clubhouse	Needs: bigger carpark, a roundabout at the entrance of the state highway, drinking water, a club house, pitches for all to share

124	1					Because the proceeds of the funds could be better invested into other sports amenities.	As a local community member and coach at Paihia Football Club, I am supportive of investment of sports recreation facilities in the Bay of Islands communities
125	1			We have such a large portion of land, most of which is currently unsured due to insufficient funds to develop it. Selling the land will not only support more development at Te Puāwaitanga, but will hopefully bring in some more commercial and retail variety to the district, which will bring more people to the area			
126	1			Only if all profits are funneled back into the development of the hub. ALL profits.			There should be a disc golf course in the area. This will "activate" the hub during slower parts of the week. This will entice a growing community (look at Christchurch disc golf) to stop here and play. And give more activities for families and curious minds.
127			1			Depends on what it will be used for, if used for commercial purposes like entertainment ie arcades, tenpin bowling, we dont need more housing there but more things for the existing community to make use of.	
128	1			I support this proposal because investing in the future development of Te Puāwaitanga – Bay of Islands Sports Hub could create valuable opportunities for our local community, particularly children, young people and families. Having a well-developed sports and recreation space in the area would provide a suitable venue for a wider range of community activities, events and recreational programmes in the future. I believe retaining sufficient land for current and future recreation while using part of the land to help fund the			I would like to see the future Sports Hub remain accessible to local community organisations and groups running activities for children, young people and families. Facilities that can accommodate community events, recreation and inclusive play would be a valuable asset for the wider Mid North community.

				development is a positive opportunity for the community.			
129		0	1		Lease.....maybe, but sell, definitely NOT, kerikeri is expanding rapidly! To get this space back in such a perfect location would be impossible! If leased it would allow for the possibility of expansion later.		Kerikeri needs a BMX track ASAP
130	1			More facilities for our community, makes sense to me.			
131	1			It seems like a pragmatic way to raise funds for development of the sports fields			

132	1			Te Puawaitanga Sportshub is an asset to the local community and has already proved so in hosting a National Rugby League Tournament and over 300 junior footballers a week throughout the football season over the past 2 years . The development of the facility is vital to the ongoing infrastructure and support of Sports development in the Far North with other codes , particularly Kerikeri Gymnastics Club really struggling to survive without a place to call home. Assurance that any funds raised from the sale of the land for commercial or retail purposes is pumped back into the development of the Sportshub will go along way towards securing the future of the Gymnastics Club and give those involved the opportunity to develop a Sportshub that the local community can be proud of and will guarantee visitor revenue being brought into the Bay of Islands with the ability to host Tournaments at Te Puawaitanga.			
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133			1			Because the survey combines the sale and lease of public land into one question, despite these having very different long-term consequences. The FAQ refers to a needs assessment identifying 20.8 hectares as necessary through to 2053 and an internal review identifying that up to 30 hectares may be required. Neither document has been provided for the community to assess. There is also no valuation, comparison of sale and lease options, or costed plan showing what facilities the proceeds would deliver. The proposal does not explain whether the local hapu whose rohe and interests are affected have been directly engaged. Public consultation does not replace meaningful engagement with those hapu, particularly where public land may be permanently sold and potentially converted to commercial or retail use. I dont support outright sale. No decision should proceed until FNDC has engaged with the affected local hapu and provided supporting assessments, valuation and comprehensive plans.	
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134			1			Just things like who would be buying and for what purpose. Leasing might be better for long term gains. It would be good to include a dog exercise area and walks.	
135	1			We need more development over here. More revenue more facilities for the general public.			How about building a bus terminal? We need more buses traveling Far North, at least connecting with north of Waipapa like Kaitaia area.
136	1						We need space to train our dogs. I train my dogs for Competitive Obedience and Canine Good Citizen and really need somewhere decent to do this training. We also need somewhere to walk our dogs. Somewhere that is safe. Small closed in dog parks are dangerous because people just let their dogs run unsupervised, get distracted, ignore their dogs and then behavioural issues occur including dog fights. So not a very small dog park please.
137	1			Leasing the land would provide the space more financial opportunities and most importantly upgrades that are desperately needed eg, club rooms, indoor courts.			Leasing the land would also provide development in the area to help the communities growth.
138	1			To make public use for the land. In particular for dogs off leash to use for exercise and training. There are very limited areas for this purpose. The Rolands Wood site is quite steep and slippery for older dog owners and the off leash area at Waitotara reserve is unfenced next to a busy road.			

139	1			We need a big indoor pool space! Tennis courts etc. We don't need more feilds. Need a space for 20+ to enjoy so we can do things that are not just drinking! Sauna etc would be cool			
140	1			The current sports facility is great however there is so much scope for further development- the proposal would provide guaranteed funds to continue to development of Te Puawaitanga.			I think club rooms, indoor courts and a swimming pool complex would make this a destination rather than just a sports field. Also catering for locals with dog friendly walking tracks would be amazing. Rubbish/recycling facilities are a must as currently there are none.
141	1			Leasing or selling unused land to help develop the rest of the sports hub is best for the community if it means it will be used to benign the community			A public indoor swimming facility should be added to the list of future proposed developments at Te Puāwaitanga.
142	1			It seems like a viable way to help fund the sports hub and a great facility for the mid north!			
143	1			It's good to have the facilities for the community and for the youth. It makes other towns, cities come to the town to play sport rather than locals having to travel all the time. Will bring money up to the far north. As long as some of the land is kept. It's a good idea to sell off some of the land to fund the future development.			An indoor swimming pool would be a good idea

144	1			If the proposal retains enough land to serve its purpose as stated in this question, I see no issue. It could open up opportunities and be utilised in other ways which could benefit the community, become an asset to the area and grow the local economy. Putting Kerikeri/Waipapa back in the map		The Kerikeri Gymnastics Club needs to be included in planning the next stages of this project. The club has waited a long time for a permanent home. Janet, its founder, helped get this project off the ground. After years of meetings, planning, reviews, funding discussions and moving between unsuitable locations, the club remains without a permanent facility. Its current location is far from ideal, and with the lease expiring in September, there is uncertainty about where it will go next. The club could close if its facilities are not addressed. That would be a huge loss to the Kerikeri community and the many local tamariki and whanau. They have waited long enough. The club needs certainty and must be part of immediate planning for this facility's future. It's time to turn years of planning into reality and give gymnastics a permanent home in our community.
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145	1			I am Chairman of the Kerikeri Cricket Club, and on behalf of our club we are very supportive of the sale of 10 hectares of the property, to assist with funding the significant infrastructure still required at Te Puawaitanaga. This includes a dedicated clubrooms with shower and changing facilities, as well as an area for post-match hospitality. The Kerikeri Cricket Club is the biggest Cricket Club in Northland and we are growing fast. We are also the only Cricket club in Northland with dedicated female cricket teams. To continue to grow our game, especially amongst our younger players, we really need to see more investment in Te Puawaitanaga to cater for our sport. As a community we have a unique opportunity to develop a modern. fit for purpose, multi-sport complex which will serve Kerikeri and the Far North for years to come. The funds from the sale of a portion of the property will help bring this potential to reality.			Providing fit for purpose sporting facilities and amenities in our local community has huge benefits for everyone, and we do not see any downside to the ongoing growth and development of Te Puawaitanaga. Any sale of a portion of the property at Te Puawaitanaga will generate the much-needed funds for further investment in the infrastructure of the site. We're also very comfortable with the development of more commercial activity in the area, which is a natural feature of Kerikeri's ongoing growth. Roading infrastructure and other commercial activity in the area lends itself to this development
146		1		Email submission			
147	1			white board voting from Te Puāwaitanga drop-in session (no comments)			
148	1						
149	1						
150	1						
151	1						
152	1						
153	1						
154	1						
155	1						

156	1						
157	1						
158	1						
159	1						
160	1						
161	1						
162	1						
163	1						
	119	19	25				

From: [REDACTED]
To: [Submissions](#)
Subject: Waipapa Sports Hub -Te Puāwaitanga Sports Hub - Potential Sale or Lease of part of the land.
Date: Wednesday, 12 August 2026 11:32:10 am

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PLEASE TREAT MY NAME AND ADDRESS AS CONFIDENTIAL AND CONFIRM THIS HAS BEEN RECORDED.

Please see my initial comments relating to the possible sale or lease of part of the sports hub land.

The opportunity to provide comments on this proposal is welcomed but at the same time disturbing.

The need to comment signals yet another inability for Council to manage its fiscal responsibility across the district. Council, as applicant and consent holder for the new sports hub, projected a profile of being a responsible applicant with resources that can attain the activities sought. This unfortunately is now not being realised. Based on my experience, applicants have the time and resources to attain their goals embodied within their resource consent approvals upon considering a raft of integrated components including the funding sources.

Looking at what is proposed, Council is now purporting they have secured a resource consent approval and acquired land beyond their means and now need to relinquish some of the land to realise their original resource consent approvals. To attain this Council will need to dispose or lease some of the land. As noted above, in my opinion this shows a lack of fiscal and business capacity by Council which is otherwise embedded in the private business world.

Perhaps an oversight but as an example of inefficient management, Council says approximately 10ha of land is proposed to be sold or leased. If one actually looks at the consultation map this depicts an area of 15ha plus. How can one be 30% out in the area involved ! This provides no confidence at all.

The area shown to be sold or leased is within a flood plain and also contains the storm water and waste water disposal area for the current sporting activities. Inclusion of these two areas within the area to be sold / leased creates logistical and

legal complications for any prospective land tenant or owner.

In terms of the RMA , the land involved is within an approved resource consent approval. Whilst such approval is permissive and not mandatory, Council as the applicant holder can either - seek to vary the existing approval ; seek a new resource consent or seek to change the zoning of the land. Without entering into the merits of each of these three options some key underlying themes evolve.

The following come to mind as follows –

What economic and social analysis has been undertaken to demonstrate the need for additional commercial or retail activity on Councils land which is otherwise not attained under the existing District Plan zoning ;

Since the release of Councils decisions on the PDP what has changed to signal more land is required for commercial / retail activity in Waipapa as this appears to create a mockery of the public involvement within the PDP process;

What differentiates Council from any other landowner seeking to attain a better return on the development of their land that is not attainable under the District Plan ;

What options have been considered to provide some immediate facilities at the sports hub without creating an economic burden. Indeed, it is not impossible to pick up the existing clubroom facilities at the previous KK Football fields and relocate these to the sports hub. The structure sits upon a concrete block foundation that can readily be removed by an experienced building removal company;

Is Council going to compensate those landowners who have existing or recently rezoned commercial land in Waipapa if Council secures a sale or lease of their land;

Will the original landowner of the farm be compensated as Council is seeking to generating additional development beyond that of a sports hub when the land was originally purchased;

There are a number of third-party funding organisations who provide grants and betterment to clubs and community groups and organisations. Why are these funding streams not available to Council;

Part of the land being sold or leased is embodied within consent conditions designed to manage environment effects from the sports hub activity.

Seeking comments on this possible lease or sale of the land is also void of certainty. In this regard what is proposed to be built at the sports hub, the staging , the management and most importantly what is going to be the construction costs plus the ongoing management costs. To ask for comments without this information

creates a meaningless consultation process as those commenting have no idea of the fiscal thresholds or realised facilities being provided. In addition, what is being factored into ward or district wide rates to develop the sports hub. This information is integral into making any decisions on the future development of the sports hub and the funding requirements/arrangements.

At the time of writing and lodging these comments I asked Council for the data they used to determine the land should be sold or leased. Typically Council now creates a delay tactic of using the LGOIA with my ability to comment on this key factor being hindered. 20 working days is an extra ordinary period to wait as such information must to hand to have come to conclusion Council has signalled. Indeed, if my memory serves me right 20 working days is longer that it took to initially land on the moon !

Perhaps as an overview look at the sports hub complex in the same context of a first home buyer. The land is bought, a house is designed and built, and then over time the owners establish a framework to enhance the house and property . It will not happen overnight and requires careful planning and management.

Council in my opinion is in no different position. Don't rush in with a short-term solution. Time , information , option analysis plus cost benefit considerations are all required. Only through proper and due diligence will the most appropriate approach be realised for the benefit of the rate payers and those making use of the sports hub.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

SUBMISSION TO FAR NORTH DISTRICT COUNCIL ON PROPOSAL TO SELL OR LEASE LAND AT WAIPAPA

1. This submission is made on the proposal to sell or lease land owned by Council adjacent to Te Puawaitanga Sports Hub on behalf of landowners at 86-108 Waitotara Drive. These landowners own properties which neighbour the land proposed for sale or lease.

“Triangle” of land protected under Sports Hub resource consent

2. Part of the land proposed to be sold or leased is protected from development by an ongoing condition of resource consent for the operation of the Sports Hub. Specifically, condition 36 of consent in RC 2220352 states:
“36. The triangle of land between the landscaping shown on the Planting Mitigation Plan and the properties at 86 – 108 Waitotara Drive shall be maintained as open space or grazed land.”
3. This triangle of land must be excluded from any proposal to sell or lease, or the Council will be breaching its resource consent for the operation of the Sports Hub.
4. Attached is the landscape plan attached to the resource consent which shows the protected “Triangle”.

More general concerns about the proposal to sell or lease

5. More generally, the proposal is flawed for a number of other reasons:
 - (a) The land is subject to flooding as noted in NRC’s flood maps.
 - (b) The land is in the Sport and Recreation Zone on a newly minted District Plan and was not flagged for commercial or industrial development at any stage during the zoning submissions in the extensive Plan process. If it had been, this would have enabled robust debate by the public about the proposed shift to commercial or industrial use, including landowners in Waitotara Drive.
 - (c) The submissions to change zoning in Waitotara Drive by two landowners to enable more intense development was rejected by the Hearings Committee because:

“We consider that the ongoing risk of natural hazards (flooding) in this locality significantly counts against a zoning at the intensity that the RRZ enables. Coupled with this is the intensity enabled by the RRZ and the potential further fragmentation of the land in this locality that would occur under that zoning. Added to this, we share the reporting officer’s concerns regarding traffic effects and likely roading upgrades which have not been addressed by the submitter. Furthermore, while we accept that LUC Class 3 is not relevant to an urban zoning, the zoning sought is for a rural zone and as such does not apply, in our view. Notwithstanding this, while the

land may or may not be highly productive, it is nonetheless potentially productive for a range of other rural production activity. Accordingly, we recommend that the submissions be rejected and the land retain its RPROZ zoning.”¹

The proposal to sell or lease the Council’s Sports and Recreation-zoned land for commercial or industrial purposes, which is adjacent to the Waitotara landowners’ land, is wholly inconsistent Council’s most recent public debate regarding the general vicinity during the Plan process.

- (d) A shift to Commercial or Industrial use in the area is a wholesale change of the dedicated purpose of the purchase of the land for recreational purposes and far outside the reasonably expected outcomes that the public could expect.

Dated 24 August 2026

Jo Baguley

On behalf of Waitotara Drive Residents named below:

“Triangle” addresses:

86: G and N Hughes

#90: D and J Baguley

#104: L and L Mountain

¹ Extract from Report 15C Hearings Report into Zoning, copy **attached**

1 October 2026

Kia hiwa rā, kia hiwa rā
Kia hiwa rā ki tēnei tuku
Kia hiwa rā ki tērā tuku
Kia hiwa rā ki te wheiao,
ki te Ao mārama
Hui e, taiki e.



Tēnā koutou katoa,
Firstly, thank you for the opportunity to present our oral submission to you all this morning.

Ko Kipa Munro tōku ingoa.

My name is Kipa Munro. I am Chair of Te Rūnanga o Ngāti Rēhia, which is responsible for the business interests associated with our hapū, Ngāti Rēhia.

For this submission, however, I speak as co-chair on behalf of Te Puāwaitanga Sports Trust.

Other members of our Trust are Mike Simm (co-chair), Chris Galbraith, Dean Smith, James Coleman, Tawhi Tua, Tony Kemp, Stu Middleton and elected Council member Cr Kelly Stratford.

Today, we ask the Council to support the disposal or repurposing of land at 1936 State Highway 10 that is surplus to the sporting requirements of Te Puāwaitanga, and to direct the resulting financial benefit towards the facility's next stage of development.

Te Puāwaitanga Sports Hub is a Council-owned and operated multi-sports facility that opened in 2025 after more than 20 years of work by FNDC, stakeholders and community groups.

The Trust's creation is an important and constructive step, giving local community members responsibility for completing the centre and directing its future growth.

A clear strategy is being developed, alongside agreed business plans and budgets, with regular reporting against financial targets and key milestones.

The centre is only partly developed and can expand to twice its current size as Kerikeri and Waipapa continue to grow.

The facility's central purpose is to strengthen community wellbeing through physical activity and social connection.

The success of the facility will be reflected in high community participation, supported by a modern facility that is well maintained and continually enhanced to meet best-practice standards.

Operations will be managed efficiently and fairly, with both the community and the owner viewing the centre as a valued asset and a source of pride.

I have spent some time describing the Trusts role and responsibilities to show the commitment and calibre of the current members responsible for taking us through the next stages of the project.

Priorities include finishing the establishment phase, providing specialist equipment, attracting additional clubs, and selling land that is no longer required.

Over the next ten years, we will seek sufficient funding to complete core amenities, including changing rooms and water fountains, and to expand the facility as demand increases.

FNDC will be responsible for part of this funding. Sports clubs and other users will contribute through user fees, and the Trust will also pursue external funding opportunities.

FNDC support would be most valuable through direct investment, advocacy for external funding, and other practical assistance.

Recommendation

Te Puāwaitanga Trust fully supports the disposal/re-purpose of the portion of park land associated with the Te Puāwaitanga Sports grounds located at 1936 State Highway 10, Waipapa as surplus to the requirements of the established collective sporting codes of Te Puāwaitanga.

Our support is made on the basis that the financial benefits of the disposal will assist directly with the development of the next stage of Te Puāwaitanga facility.

We also ask FNDC to consider whether any other surplus land it manages or administers in the Kerikeri region could similarly be used to support the future development of Te Puāwaitanga.

Mauri ora.

5.2 NEW LEASE REQUEST FOR KAIKOHE LIBRARY AND CIVIC HUB CAFE

File Number: A5973733

Author: Dallas Apimerika, Team Leader - Property Management

Authoriser: Ken Macdonald, Chief Financial Officer

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek a resolution from Te Koukou Committee for Transport and Infrastructure to approve a new lease with Te Kotahitanga e Mahi Kaha Trust (TKEMKT) for the café within the new Kaikohe Library and Civic Hub.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The new Kaikohe Library and Civic Hub includes a purpose-built 65m² commercial kitchen and café space, with construction scheduled for completion in November 2026.
- Expressions of Interest were sought in April 2026 for a commercial kitchen or food-related business to occupy and operate from the café space, with the opportunity advertised until the end of May 2026.
- The Expression of Interest process generated six enquiries, with one formal proposal received from TKEMKT on 28 April 2026.
- TKEMKT is a Kaikohe-based charitable organisation and Private Training Establishment (PTE) with an established history of delivering education, training and employment-related programmes.
- TKEMKT proposes to operate the café as a commercial business while providing supervised training and work experience opportunities for local taitamariki, supporting pathways into further training and employment.
- A rental appraisal assessed market rent for the premises at \$21,000 per annum plus outgoings and GST, reflecting the benefit of the commercial kitchen fit-out and associated parking.
- Te Koukou Committee for Transport and Infrastructure approval is being sought for a three-year lease, with one right of renewal for a further three years, on Council's standard commercial lease terms.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure:

- a) approve the lease of part of the property at 69 Broadway, Kaikohe, Record of Title NA65B/130, being approximately 65m², to Te Kotahitanga e Mahi Kaha Trust on standard commercial lease terms;**
- b) approve the lease for a term of three years commencing on 1 November 2026, or as soon as practicable following completion of the Kaikohe Library and Civic Hub, with one right of renewal for a further three years;**
- c) authorise the Chief Executive to negotiate the final terms and conditions of the lease with Te Kotahitanga e Mahi Kaha Trust and execute the lease on behalf of Te Koukou Committee for Transport and Infrastructure.**

1) TĀHUHU KŌRERO / BACKGROUND

Kaikohe Library and Civic Hub

The new Kaikohe Library and Civic Hub, located on the corner of Broadway and Raihara Street, includes a purpose-built commercial kitchen and café space of approximately 65m². The space has been designed so it can operate independently and be closed off from the main library, while also providing the flexibility to operate in conjunction with the adjoining community room when required.

Council is providing the commercial kitchen fit-out, together with tables and chairs for the café area. Separate power and water meters will be installed for the premises. Outdoor furniture is not currently proposed to be provided by Council.

A rental appraisal undertaken for the premises assessed the market rent at \$21,000 per annum plus outgoing and GST, which reflects the benefit of the commercial kitchen fit-out and associated parking.

The café's operating hours are expected to generally align with the Kaikohe Library's opening hours, being 9.00am to 5.00pm Monday to Friday and 9.00am to 1.00pm on Saturdays. Construction of the new facility is scheduled for completion in November 2026, with the intention of having the café tenant in place as soon as practicable following completion.

Expressions of Interest

Expressions of Interest were sought in April 2026 for the lease and operation of the 65m² commercial kitchen/café space within the new Kaikohe Library and Civic Hub, with the opportunity advertised until the end of May 2026.

The opportunity was promoted for a commercial kitchen or food-related business that would service customers of the Kaikohe Library and Civic Hub

The Expression of Interest information advised prospective operators that the indicative annual rental included the commercial kitchen fit-out and public car parking but excluded outgoing and GST.

The Expression of Interest process generated six enquiries, with one formal proposal received from TKEMKT. TKEMKT submitted its Expression of Interest on 28 April 2026, proposing to lease the café premises. The Trust's proposal and subsequent discussions with Council have formed the basis of the proposed lease presented in this report.

TKEMKT Expression of Interest

TKEMKT was established by Trust Deed in 1983 and has been operating in the Kaikohe community since 1986. The Trust is a charitable organisation and PTE based at 74 Guy Road, Kaikohe, providing a range of education, training and employment-related programmes.

TKEMKT currently delivers services and programmes through contracts and partnerships with a range of government and community organisations, including the Ministry of Social Development and Ministry of Education. These programmes include supporting taitamariki into education, training and employment, as well as working with students across three Kaikohe secondary schools to improve achievement, attendance and whānau engagement.

As part of its proposal for the café, TKEMKT has held discussions with representatives from local businesses, education providers and support agencies to develop a collaborative operating model that would enable the café to operate as both a viable business and a training base. The Trust has also secured support from an experienced local café operator, who would provide advice and oversight to assist with the operation of the café.

As a PTE, TKEMKT intends to use the café to provide supervised work experience and training opportunities for taitamariki, with a focus on developing practical skills and preparing participants for further training or longer-term employment within the hospitality industry. The proposed café therefore provides an opportunity to activate the café space within the Kaikohe Library and Civic Hub while also supporting education, training and employment for local youth.

TKEMKT has confirmed that it is aware of the proposed lease arrangements and associated outgoing costs. Following consideration of its Expression of Interest and subsequent discussions, the proposed new lease is now being presented to the Committee for approval.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The following options are available for Te Koukou Committee for Transport and Infrastructure consideration.

Option 1: Approve a New Lease to TKEMKT (recommended)

The Committee approves a new lease to TKEMKT for approximately 65m² of café space within the Kaikohe Library and Civic Hub. The proposed lease would be for an initial term of three years commencing 1 November 2026, with one right of renewal for a further three years on Council's standard commercial lease terms.

In considering this option, the Committee should take into account the market rental assessment of \$21,000 per annum plus outgoings and GST, the proposed lease term, and TKEMKT's ability to establish and sustain the café operation.

TKEMKT has an established presence in Kaikohe and experience delivering education, training and employment-related programmes. Its proposal would enable the purpose-built café space to be occupied and provide an additional service for users of the Hub, while creating opportunities for supervised training and work experience for local taitamariki.

Approving the lease would also provide Council with a rental return and reduce the risk of the purpose-built café space remaining vacant following completion of the Hub.

Option 2: Do Not Approve the Lease and Seek an Alternative Tenant

The Committee could choose not to approve the proposed lease to TKEMKT and instead continue to market the café premises or seek proposals from alternative operators.

This option would enable Council to further test the market and consider whether other commercial operators are interested in the premises. However, there is no certainty that another suitable tenant would be identified or that an alternative proposal would provide a better commercial outcome.

Further marketing could also delay occupation of the café, resulting in the purpose-built space remaining vacant following completion of the Hub and delaying rental income and café services for users of the facility.

Option 1 is the recommended course of action, as it provides for the timely occupation and activation of the café premises, generates rental income for Council, and provides additional community benefits through TKEMKT's proposed education, training and employment opportunities for local taitamariki.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The proposed lease will enable the purpose-built café space within the Kaikohe Library and Civic Hub to be occupied and operational following completion of the development, while providing Council with a rental return. TKEMKT has an established presence in Kaikohe and proposes a café model that supports the intended use of the Civic Hub while providing education, training, work experience and employment opportunities for local taitamariki. The proposed lease provides an appropriate commercial framework for TKEMKT to establish the café operation while delivering wider community benefits. For these reasons, Option 1 is recommended.

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

A rental appraisal has assessed the market rent for the café premises at \$21,000 per annum plus outgoings and GST, reflecting the benefit of the commercial kitchen fit-out and associated parking.

Under the proposed lease, the tenant will be responsible for applicable outgoings associated with its occupation of the premises, including separately metered power and water costs.

The commercial kitchen fit-out, together with tables and chairs for the café area, is being provided by Council as part of the Kaikohe Library and Civic Hub development. The proposed lease will

provide Council with rental income and enable the purpose-built café space to be utilised following completion of the development.

No additional unbudgeted expenditure is anticipated as a direct result of entering into the proposed lease.

ĀPITIHANGA / ATTACHMENTS

- 1. Expression of Interest Advertisement - A5980735** [↓](#) 

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 proposed lease is considered to have a low level of significance under Council's Significance and Engagement Policy. While the library is identified as a strategic asset, the proposal relates only to the lease of a small café space and does not involve the transfer of ownership or control of the asset, a significant financial impact, or a major change in levels of service.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The Local Government Act 2002 decision-making requirements and Council's Significance and Engagement Policy are relevant to this decision. No other specific Council policies have been identified as directly applicable to the proposed commercial lease.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	The proposed lease does not have district-wide relevance and primarily relates to the Kaikohe community. The views of the Kaikohe-Hokianga Community Board have not been formally sought, as the decision relating to the proposed lease is being considered by Te Koukou Committee for Transport and Infrastructure.
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 proposed lease is not considered to have any adverse implications for Māori and does not involve the disposal or transfer of Council-owned land. The proposal supports positive outcomes for Māori through TKEMKT's focus on training, employment and development opportunities for local taitamariki and whānau.
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 proposed lease is of interest to the Kaikohe community and the wider Far North community. The Expression of Interest process provided interested parties with an opportunity to submit proposals, and no adverse impacts on access to the facility are anticipated.

State the financial implications and where budgetary provisions have been made to support this decision.	The proposed lease will provide Council with rental income, with the lessee responsible for outgoings associated with its section of the premises. The commercial kitchen fit-out and associated furnishings are being provided as part of the Kaikohe Library and Civic Hub development. No additional budgetary provision is required to support the proposed lease.
Chief Financial Officer review.	This report has been reviewed by Chief Financial Officer.

22 April 2026

For background information on Te Āta Haere – the project to build the Kaikohe Library and Civic Hub – go [here](#).

[illegible]

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 TE KOUKOU OPEN RESOLUTIONS AND ACTION POINTS UPDATE OCTOBER 2026

File Number: A5975875

Author: Natasha Rmandic, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide Te Koukou Committee for Transport and Infrastructure with an overview of outstanding open resolutions and actions arising from Te Koukou Committee for Transport and Infrastructure meetings.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Open resolutions are a mechanism to communicate progress against decisions/resolutions.
- Action points are a mechanism to capture actions that are not part of a formal decision/resolution but require follow up from staff.

TŪTOHUNGA / RECOMMENDATION

That Te Koukou Committee for Transport and Infrastructure receive the report Te Koukou Committee for Transport and Infrastructure Open Resolution and Action Points Update 2026.

1) TĀHUHU KŌRERO / BACKGROUND

Any resolution or decision from a meeting is compiled on an Open Resolution Status Report, which captures actions triggered by Te Koukou Committee for Transport and Infrastructure.

Assigned staff are responsible for providing updates on progress against tasks that are not yet completed.

As requested by elected members, staff have created Action Points to record all informal actions that require follow-up. This serves as an ongoing list, similar to Open Resolutions, where Action Points are tracked, updated and completed.

All completed open resolutions and action points will be included in the report with a closing statement before being removed.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The outstanding tasks are often multi-facet projects that take longer to fully complete. Where a decision differs to the recommendation of staff there may be unintended consequences or challenges that take longer for staff to work through.

Strategic Leadership Team will assist in following up action points with staff where appropriate. Occasionally, they may be in a position to provide further verbal update at meetings following the printing of an agenda. Democracy Services will support the process by generating reports.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION.

To provide Te Koukou Committee for Transport and Infrastructure with an overview of outstanding Te Koukou Committee for Transport and Infrastructure decisions and action points.

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

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

ĀPITIHANGA / ATTACHMENTS

- 1. Te Koukou Committee for Transport and Infrastructure - Action points - A5980356** [↓](#) 

Te Koukou Committee for Transport and Infrastructure Action Items on 09 September 2026

Date	Item	Action	Assigned	Update Comment
22/04/2026	Deputation	Update from roading staff requested for Lilypond Lane request for council to take on maintenance of road	GM Corporate Services	This matter will be referred to the Transport Portfolio for consideration and reported back to Te Koukou in due course.
22/04/2026	Deputation	Staff to provide update on solutions for Donald Rd bridge	GM Corporate Services	A report will be provided to Te Koukou in October.
15/07/2026	Deputation: Taipa View Rd/Vinac	Request for Council to take over maintenance of the full length of the road.	GM Corporate Services	This matter will be referred to the Transport Portfolio for consideration and reported back to Te Koukou in due course.
19/08/2026	5.1 Kaitāia and Whatuwhiwhi Wastewater Desludging Update	- Staff to make sure they advertise locally - Cost to ratepayers	Head of Infrastructure Transition	- Whatuwhiwhi will be an open market procurement and include transport disposal as a separate item. - Award of works will optimise availability of suppliers to achieve value for money.
19/08/2026	6.1 Infrastructure Consenting Status	1Q. Are Discharge to land projects that have been identified be carried on to new Council Controlled Organisation? 2Q. Pukepoto Footpath – why is an outline plan of works needed for the footpath? 3Q. Why was there one application made to NRC for the Land Drainage Districts and not 4 individual for each district? 4Q. Are Stormwater consents included in team's programme of works? 5Q. How are consents for a closed landfill depreciated?	Head of Infrastructure Transition	- It will be highlighted as a piece of work needs to continue as there is direction from community and elected members to investigate discharge of treated wastewater from water to land. - Informal advice from District Planning team was given that outline plan would need to be submitted. Staff will follow up with District Planning team and Resource Consents team to confirm. - Planner who dealt with consent was instructed at the time to submit only one application. It is envisioned that NRC will process and issue 4 decisions and 4 consents. - Kerikeri and Kaitāia stormwater consents are included in team's programme of work. The catchment management plan will highlight future stormwater consents needed (highlighted in the next LTP) - GM Corporate Services to provide response.
19/08/2026	6.2 Infrastructure-Capital Works Update	- Highlight critical issues and provide end date for the works - Create FAQs for EMs to help communication with rate-payers - Workshop to be organised	Head of Infrastructure Transition	No update
19/08/2026	6.3 Infrastructure Compliance	Investigate option to use truck stop which is wastewater site for campervan waste disposal.	Head of Infrastructure Transition	22/09/2026 The Pākaraka stock effluent facility is only consented for stock waste. and has no mechanism to regulate the disposal of human waste, no business case has been presented to justify the large cost to the ratepayer for an on-site wastewater system for tourists
19/08/2026	6.4 Water Services Operations Monthly Report	12 months running maintenance report - active vs reactive report for Te Koukou	Head of Infrastructure Transition	No update

Te Koukou Committee for Transport and Infrastructure Action Items on 09 September 2026

		3. report on stormwater - where our authority starts and stops.		
19/08/2026	6.8 Transportation - Operations and Road Safety Update	1. car ferry maintenance report to be provided 2. communications for roading	GM Corporate Services	1. A report will be submitted to Te Koukou in November 2. Website update in progress. Further update to be provided at Portfolio Holders meeting on 11 September.
16/09/2026	6.1 Community Facilities Maintenance Services Contract, Citycare Property Limited - July 2026	Board members expressed their preference for the original report template as they thought it's more informative and "user friendly".	GM Delivery and Operations	No update
16/09/2026	5.1 Analysis of options for the future use of the current Kaikohe Library	Left to lie. Members to send their questions to Cr Bauke who will collate and provide to staff to answer. Asked for an online Q&A session prior to the next report coming to Council/Committee.	GM Delivery and Operations GM Corporate Services GM Te Hono Chief of Staff	No update
16/09/2026	5.3 Illegal dumping surveillance camera	1. Staff to double check Committee financial delegations when considering recommendations. 2. Cr Court suggests comms out on FB, website etc. on education around illegal dumping specifically throwing rubbish out the car window.	GM Delivery and Operations GM Community and Engagement	No update
16/09/20206	5.5 Russell Placemaking	Kahika recommends that TOR for committees be amended to allow committees to make decisions and not have to send all decisions to council.	GM Strategic Relationships GM Corporate Services	No update

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

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
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
7.2 - Te Puāwaitanga commercial development enablement and land transfer proposal	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 s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
7.3 - Kaitaia Resource & Recovery Centre (KRRRC) - Bridge Replacement - Contract Award	s7(2)(b)(i) - the withholding of the information is necessary to protect information where the making available of the	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

	information would disclose a trade secret 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	reason for withholding would exist under section 6 or section 7

8 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

9 TE KAPINGA HUI / MEETING CLOSE