

# Whangarei District Council Meeting

## Agenda

**Date:** Thursday, 24 July, 2025

**Time:** 9:00 am

**Location:** Civic Centre, Te Iwitihi, 9 Rust Avenue

**Elected Members:** His Worship the Mayor Vince Cocurullo  
Cr Gavin Benney  
Cr Nicholas Connop  
Cr Ken Couper  
Cr Jayne Golightly  
Cr Phil Halse  
Cr Deborah Harding  
Cr Patrick Holmes  
Cr Scott McKenzie  
Cr Marie Olsen  
Cr Carol Peters  
Cr Simon Reid  
Cr Phoenix Ruka  
Cr Paul Yovich

For any queries regarding this meeting please contact the Whangarei District Council on (09) 430-4200.

<b>1. Karakia/Prayer</b>	
<b>2. Declarations of Interest / Take Whaipānga</b>	
<b>3. Apologies / Kore Tae Mai</b>	
<b>4. Public Forum / Huihuinga-a-tangata</b>	
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<b>5. Confirmation of Minutes of Previous Meeting of the Whangarei District Council / Whakatau Meneti</b>	
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6.9	Local Waters Done Well Council Controlled Organisation	145
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**7. Public Excluded Business / Rāhui Tangata**

**8. Closure of Meeting / Te katinga o te Hui**

Recommendations contained in the Council agenda may not be the final decision of Council.

Please refer to Council minutes for final resolution.





## 4.1 Public Forum – July 2025

**Meeting:** Whangarei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Danielle Garner (Democracy Adviser)

### 1 Purpose / Te Kaupapa

To afford members of the community an opportunity to speak to Council and to report on matters raised at public forums where appropriate.

### 2 Summary

Standing Orders allow for a period of up to 30 minutes to be set aside for a public forum at the commencement of each monthly council meeting.

The time allowed for each speaker is 5 minutes.

Members of the public who wish to participate should send a written application, setting out the subject matter and the names of the speakers, to the Chief Executive at least 2 clear working days before the day of the meeting.

#### Speakers

Speaker	Topic
Verena Pschom	Support for Charitable Youth Education Trust (Questionable Research Labs)

#### Response to previous speakers

There were no speakers at the June meeting.



## Whangarei District Council Meeting Minutes

**Date:** Thursday, 26 June, 2025  
**Time:** 9:00 a.m.  
**Location:** Civic Centre, Te Iwitahi, 9 Rust Avenue

<b>In Attendance</b>	<b>His Worship the Mayor Vince Cocurullo</b> <b>Cr Gavin Benney</b> <b>Cr Nicholas Connop</b> <b>Cr Ken Couper</b> <b>Cr Phil Halse</b> <b>Cr Deborah Harding</b> <b>Cr Patrick Holmes</b> <b>Cr Scott McKenzie</b> <b>Cr Marie Olsen</b> <b>Cr Carol Peters</b> <b>Cr Simon Reid</b> <b>Cr Phoenix Ruka</b> <b>Cr Paul Yovich</b>
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<b>Not in Attendance</b>	<b>Cr Jayne Golightly</b>
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<b>Scribe</b>	<b>D.Garner (Democracy Adviser)</b>
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### Administrative matters

- Meeting livestreamed
- Supplementary reports:
  - Item 6.14 Proposed Northern Rescue Helicopter Limited Agreements
  - Confidential Item 1.5 Draft Memorandum of Understanding

### 1. Karakia/Prayer

His Worship the Mayor opened the meeting with a prayer.

### 2. Declarations of Interest / Take Whaipānga

Item 6.4 – Class 4 Gambling Venue Policy – Review

### 3. **Apologies / Kore Tae Mai**

Cr Jayne Golightly

**Moved By** His Worship the Mayor

**Seconded By** Cr Paul Yovich

That the apology be sustained.

**Carried**

### 4. **Public Forum / Huihuinga-a-tangata**

#### 4.1 **Public Forum June 2025**

There were no speakers at Public Forum.

### 5. **Confirmation of Minutes of Previous Meeting of the Whangarei District Council / Whakatau Meneti**

#### 5.1 **Minutes of the Whangarei District Council meeting held on 22 May 2025**

**Moved By** Cr Carol Peters

**Seconded By** Cr Simon Reid

That the minutes of the Whangarei District Council meeting held on Thursday 22 May 2025, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

#### 5.2 **Minutes of the Whangarei District Council meeting held on 5 June 2025**

**Moved By** His Worship the Mayor

**Seconded By** Cr Simon Reid

That the minutes of the Whangarei District Council meeting held on Thursday 5 June 2025, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

#### 5.3 **Minutes of the Emergency Council meeting held 10 June 2025**

**Moved By** Cr Simon Reid

**Seconded By** Cr Deborah Harding

That the minutes of the Whangarei District Council meeting held on Thursday 10 June 2025, having been circulated, be taken as read and

now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

#### **5.4 Minutes of the Emergency Council meeting held 18 June 2025**

**Moved By** Cr Carol Peters

**Seconded By** Cr Phoenix Ruka

That the minutes of the Whangarei District Council meeting held on Thursday 18 June 2025, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

### **6. Decision Reports / Whakatau Rīpoata**

#### **6.1 Fluoridation update June 2025**

**Moved By** Cr Simon Reid

**Seconded By** Cr Nicholas Connop

That the Council:

1. Notes the report
2. Notes that Whangarei District Council has been directed to add fluoride to the Poroti water treatment plant by 30 June 2026.
3. Notes that the Ministry of Health have notified Whangarei District Council that funding is not available to support the Poroti fluoridation works.
4. Requests the Chief Executive to write to the Director General of Health to request an extension of the Poroti water treatment plant fluoride directive until 30 November 2028.

#### Amendment

**Moved By** Cr Ken Couper

**Seconded By** Cr Carol Peters

That the Council:

1. Notes the report
2. Notes that Whangarei District Council has been directed to add fluoride to the Poroti water treatment plant by 30 June 2026.
3. Notes that the Ministry of Health have notified Whangarei District Council that funding is not available to support the Poroti fluoridation works.

4. Requests the Chief Executive to write to the Director General of Health to request an extension of the Poroti water treatment plant fluoride directive until 30 November 2028.
5. Directs staff to work with the Ministry of Health with regard to the Poroti Water plant Upgrade that incorporates the fluoride requirements and thus attracts MOH funding.

*On the amendment being put Cr Simon Reid called for a division:*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney	X		
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
<b>Results</b>	<b>11</b>	<b>2</b>	<b>0</b>

**The Amendment was Carried (11 to 2)  
and subsequently Carried as the  
Substantive Motion**

## **6.2 Fluoride free tap options report**

**Moved By** Cr Simon Reid

**Seconded By** Cr Marie Olsen

That the Council:

1. Notes the Fluoride Free tap investigation report, attached.
2. Approves installation of two taps within non-fluoridated council water supplies, one at Maungatapere and one at Maungakaramaea, for use by the public.
3. Notes that the final installation of the taps will be subject to notification to, and subsequent approval of, the Director General of Health and engagement with impacted community groups.

Amendment**Moved By** Cr Carol Peters**Seconded By** Cr Phoenix Ruka

That the Council:

1. Notes the Fluoride Free tap investigation report, attached.
2. Approves installation of two taps within non-fluoridated council water supplies, one at Maungatapere and one at Maungakaramaea, for use by the public.
3. Notes that the final installation of the taps will be subject to notification to, and subsequent approval of, the Director General of Health and engagement with impacted community groups.
4. Directs staff investigate a long term centrally located (Central Business District) solution providing fluoride free water and external funding for it.

*On the amendment being put Cr Patrick Holmes called for a division:*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor		X	
Cr Gavin Benney	X		
Cr Nicholas Connop	X		
Cr Ken Couper		X	
Cr Phil Halse		X	
Cr Deborah Harding	X		
Cr Patrick Holmes		X	
Cr Scott McKenzie		X	
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>5</b>	<b>8</b>	<b>0</b>

**The Amendment was Lost (5 to 8)****The original Motion was subsequently Carried****6.3 TAB Venue Policy - Review****Moved By** Cr Gavin Benney**Seconded By** Cr Simon Reid

That Council:

1. Continues the TAB Venue Policy without amendment and incorporating updates reflecting legislative and District Plan zone naming changes as shown in Attachment 1;
2. Delegates to the Chief Executive the power to determine and grant consents for TAB venues under section 95 of the Racing Industry Act 2020;
3. Determines that the review of the TAB Venue Policy, under section 97 of the Racing Industry Act 2020, is complete;
4. Authorises the Chief Executive to make any minor edits or amendments to the TAB Venue Policy to correct any spelling or typographical errors or to amend formatting.

**Carried**

#### **6.4 Class 4 Gambling Venue Policy - Review**

**Moved By** Cr Carol Peters

**Seconded By** Cr Deborah Harding

That Council:

1. Continues the Class 4 Gambling Venue Policy without amendment and incorporating updates reflecting District Plan zone naming changes, as shown in Attachment 1;
2. Determines that the review of the Class 4 Gambling Venue Policy, under section 102 of the Gambling Act 2003, is complete;
3. Authorises the Chief Executive to make any minor edits or amendments to the Class 4 Gambling Venue Policy to correct any spelling or typographical errors or to amend formatting.

**Carried**

*Declaration of Interest:*

*Cr Simon Reid declared an interest as Vice President of the Northland Club. Cr Simon Reid withdrew from the table taking no part in discussions or voting on Item 6.4.*

#### **6.5 Waste Management and Minimisation Bylaw - Deliberations**

**Moved By** Cr Carol Peters

**Seconded By** Cr Simon Reid

That the Council:



1. Receives the feedback on the proposed new Waste Management and Minimisation Bylaw in Attachment 1.
2. Approves the staff recommendations for amendments to the proposed Bylaw as provided in Attachment 2 and in accordance with Option 1 of this report.
3. Requests a final draft to be presented to Council for a decision.

**Carried**

*Cr Ken Couper left the meeting at 9:50am during Item 6.5.*

*Cr Ken Couper re-joined the meeting at 9:53am during Item 6.5.*

## **6.6 2025-26 Fees and Charges**

**Moved By** Cr Paul Yovich

**Seconded By** Cr Simon Reid

That Whangarei District Council:

- a. Adopt the fees and charges listed in **Table A**, as follows and as per attachment 1: *Statement of Proposal: Fees and Charges 2025-26*.

These fees were consulted on and deliberated as part of the 2025-26 Annual Plan process, as required under the Special Consultative procedure under the Local Government Act 2002.

**Table A: 2025-26 Fees and charges subject to the Special Consultative Procedure**

	<b>Refer Statement of Proposal</b>
Bylaw Enforcement	Page 7-8
Drainage (Wastewater and Trade Waste)	Page 3-6
Food Premises	Page 9-13
Gambling and Racing Act	Page 13
Health Act Registered Premises	Page 13-15
Public Places Bylaw	Page 15
Resource Management Act Resource Management Administrative charges Council Professional Fees Monitoring and Land Use District Plan/Private Plan Changes Abatement notices	Page 16-28
Rubbish Disposal	Page 28-31

**Carried****6.7 LGNZ Remit Proposal for Council Approval ahead of 2025 AGM****Moved By** Cr Carol Peters**Seconded By** His Worship the Mayor

That the Council:

1. Receive the list of proposed remits from LGNZ that will be discussed and voted on at the LGNZ AGM in Christchurch on 16 July 2025.

**2. Security System Payments**That Council **support** the remit**3. Improving Joint Management**That Council **support** the remit**4. Alcohol Licencing Fees**That Council **support** the remit**5. Aligning public and school bus services**That Council **support** the remit**6. Review of local government arrangements to achieve better balance**That Council **support** the remit

7. Notes that the LGNZ AGM delegates will be His Worship the Mayor and the Chief Executive, with HWM being the presiding delegate.
8. Notes that if remits are amended on the day, voting will follow the intent of council.

*The motion was taken in parts.**On the motion being put Cr Nicholas Connop called for a division on recommendations 1, 7 and 8.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney			X
Cr Nicholas Connop	X		

Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
<b>Results</b>	<b>10</b>	<b>2</b>	<b>1</b>

**Recommendations 1, 7 and 8 were Carried (10 to 2)**

*On the motion being put Cr Nicholas Connop called for a division on recommendation 2.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor		X	
Cr Gavin Benney			X
Cr Nicholas Connop	X		
Cr Ken Couper		X	
Cr Phil Halse		X	
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka		X	
Cr Paul Yovich		X	
<b>Results</b>	<b>5</b>	<b>7</b>	<b>1</b>

**Recommendation 2 was Lost (5 to 7)**

*On the motion being put Cr Nicholas Connop called for a division on recommendation 3.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney			X
Cr Nicholas Connop	X		
Cr Ken Couper		X	

Cr Phil Halse		X	
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>7</b>	<b>5</b>	<b>1</b>

**Recommendation 3 was Carried (7 to 5)**

*On the motion being put Cr Nicholas Connop called for a division on recommendation 4.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney			X
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>9</b>	<b>3</b>	<b>1</b>

**Recommendation 4 was Carried (9 to 3)**

*On the motion being put Cr Nicholas Connop called for a division on recommendation 5.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney			X
Cr Nicholas Connop	X		

Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
<b>Results</b>	<b>10</b>	<b>2</b>	<b>1</b>

**Recommendation 5 was Carried (10 to 2)**

*On the motion being put Cr Nicholas Connop called for a division on recommendation 6.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney			X
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>9</b>	<b>3</b>	<b>1</b>

**Recommendation 6 was Carried (9 to 3)**

## **6.8 Proposal for Whangārei District Council Delegation to Travel to Ra'iātea for Polynesian Triangle Twinning Ceremony**

**Moved By** His Worship the Mayor

**Seconded By** Cr Gavin Benney

That Council:

1. Notes that Whangārei officially signed a twin-city agreement with Ra'iātea, French Polynesia, on 12 December 2024 at Terenga Parāoa Marae, officiated by Mayor Vince Cocurullo and attended by Whangārei Hapū, kaumātua and Creative Northland.
2. Notes that following the signing, the Mayor of Whangārei received a formal invitation in January 2025 to attend the reciprocal signing in Ra'iātea, taking place as part of a regional Polynesian Triangle festival from 25 July to 01 August 2025.
3. Approves the participation of the Mayor and assigned staff in the Ra'iātea ceremony to represent Whangārei and reaffirm the twinning relationship.
4. Notes that the Mayor is covering his costs, to help reduce costs to Council.
5. Notes that staff members assigned to the delegation are to provide cultural support and logistical assistance during the festival and official proceedings.
6. Actively work with Creative Northland, on funding opportunities for this and future sister city trips, to help enable and enhance cultural exchanges with Whangārei.

*On the motion being put Cr Scott McKenzie called for a division.*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney	X		
Cr Nicholas Connop	X		
Cr Ken Couper		X	
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie			X
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>8</b>	<b>4</b>	<b>1</b>

**The Motion was Carried (8 to 4)**

*A break was taken from 11:10am to 11:20am.*

## **6.9 Mauri o Matapouri Project Update and Budget Approval**

**Moved By** Cr Simon Reid

**Seconded By** Cr Scott McKenzie

That the Council:

1. Notes the report; and
2. Approves additional capital spend of \$230,000 in the 2025-26 financial year which will be offset by external income from Tourism Infrastructure Fund.

**Carried**

#### **6.10 Northland Events Centre Roof Replacement Project Working Group – Terms of Reference**

**Moved By** His Worship the Mayor

**Seconded By** Cr Gavin Benney

That the Council:

1. Adopts the Terms of Reference for the Northland Events Centre Roof Replacement Project Working Group

**Carried**

#### **6.11 Hukerenui Recreation Reserve Public Notification**

**Moved By** Cr Gavin Benney

**Seconded By** Cr Ken Couper

That the Council:

1. Resolves to give public notice in accordance with section 119 of the Reserves Act 1977 of the intention to grant a lease to the Mid-Northern Districts Rugby Club under section 54(1)(b) of the Reserves Act 1977 for the portions of the Hukerenui Reserve located on Domain Road Hukerenui, for a term of 33-years
2. Invites written submissions or objections on the proposed lease from any interested parties, in accordance with Section 120 of the *Reserves Act 1977*.
3. Acknowledges that any person who makes a submission or objection may request the opportunity to be heard in support of their views in person.
4. Delegates authority to the Infrastructure Committee the responsibility to hear any verbal submissions or objections relating to the proposed lease.

**Carried**

### 6.12 Whangarei Parking Strategy Adoption

**Moved By** Cr Simon Reid

**Seconded By** Cr Phil Halse

That the Council –

1. Adopts the Whangārei Parking Strategy June 2025; and
2. Allows Chief Executive to make minor amendments to the Whangārei Parking Strategy, including spelling, grammar and graphics.

**Carried**

### 6.13 Council Controlled Trading Organisation Constitution

**Moved By** Cr Deborah Harding

**Seconded By** Cr Scott McKenzie

That the Council:

1. Proceeds with the establishment of a CCTO being Whangarei District Holdings Limited.
2. Notes the Transition Advisory Board has recommended that Whangarei District Holdings Limited has a minimum of three and a maximum of five directors.
3. Adopts the proposed Constitution for Whangarei District Holdings Limited, inclusive of the TAB's recommendations for a minimum of three and a maximum of five directors.
4. Delegates the Chief Executive to execute all necessary documentation and establish Whangarei District Holdings Limited as a CCTO in July 2025.
5. Adopts the changes to the Finance Committee Terms of Reference to include the wording outlined in section 4.2 of this paper.
6. Directs staff to investigate opportunities for Whangarei District Holdings Limited to work alongside hapu, for consideration through Council's initial statement of expectations for the entity.

**Carried**

### 6.14 Proposed Northern Rescue Helicopter Limited Agreements

**Moved By** His Worship the Mayor

**Seconded By** Cr Simon Reid

That the Council:



1. Approves lease and standalone agreements with Northern Rescue Helicopter Limited, as outlined within this report.
2. Approves staff Undertaking any final negotiations with Northern Rescue Helicopter Limited necessary to finalise the terms of the agreements
3. Authorise the General Manager Corporate to finalise and execute all Agreements.
4. Notes that Northern Rescue Helicopter Limited is responsible for ensuring compliance with all applicable legislative and regulatory requirements, including those under the District Plan and the Resource Management Act 1991.
5. Notes that these decisions do not limit or fetter Council's discretion in relation to any future lease matters, renewals, or operational arrangements.

**Carried**

## 7. Public Excluded Business / Rāhui Tangata

**Moved By** His Worship the Mayor

**Seconded By** Cr Marie Olsen

That the public be excluded from the following parts of proceedings of this meeting. The general subject 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(1) 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(1) for passing this resolution
1.1	Confidential minutes of the Whangarei District Council meeting held on 22 May 2025	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Council Controlled Trading Organisation Appointments		
1.3	Airport Location Study Outcomes		
1.4	Carpark Future Use		

1.5	Draft Memorandum of Understanding		
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This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Item	Grounds	Section
1.1	For the reasons as stated in the open minutes.	
1.2	To protect the privacy of natural persons including that of a deceased person.	S7(2)(a)
1.3	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations). To prevent the disclosure or use of official information for improper gain or improper advantage.	S7(2)(i) S7(2)(j)
1.4	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	S7(2)(i)
1.5	To maintain legal professional privilege.	S7(2)(g)

**Carried**

*A break was taken from 12:17pm to 12:21pm.*

## **8. Closure of Meeting / Te katinga o te Hui**

His Worship the Mayor closed the meeting with prayer at 1:29pm.

Confirmed this 24<sup>th</sup> day of July 2025

His Worship the Mayor (Chairperson)

## Extraordinary Whangarei District Council Meeting Minutes

**Date:** Tuesday, 1 July, 2025  
**Time:** 12:30 p.m.  
**Location:** Civic Centre, Te Iwitahi, 9 Rust Avenue

<b>In Attendance</b>	<b>His Worship the Mayor Vince Cocurullo</b> <b>Cr Gavin Benney (Teams)</b> <b>Cr Nicholas Connop</b> <b>Cr Ken Couper</b> <b>Cr Phil Halse</b> <b>Cr Deborah Harding</b> <b>Cr Patrick Holmes</b> <b>Cr Scott McKenzie (Teams)</b> <b>Cr Marie Olsen</b> <b>Cr Carol Peters (Teams)</b> <b>Cr Simon Reid</b> <b>Cr Phoenix Ruka (Teams)</b> <b>Cr Paul Yovich</b>
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<b>Not in Attendance</b>	<b>Cr Jayne Golightly</b>
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<b>Scribe</b>	<b>D.Garner (Democracy Adviser)</b>
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### 1. **Karakia/Prayer**

His Worship the Mayor opened the meeting with prayer.

### 2. **Apologies / Kore Tae Mai**

There were no apologies.

### **Extraordinary business**

Subsequent to the agenda being circulated, Item 1.2 Property Advice, relating to the Notice of Motion, was distributed separately but not within the timeframe specified in LGOIMA. Therefore, a resolution of Council is required.

The reason Item 1.2 was not included in the agenda was because the report was still being worked through at the time of agenda closure.

Council is asked to consider this report at today's meeting to enable background information for consideration.

**Moved By** His Worship the Mayor

**Seconded By** Cr Carol Peters

That Item 1.2 be considered at today's meeting.

**Carried**

### 3. Public Excluded Business / Rāhui Tangata

**Moved By** His Worship the Mayor

**Seconded By** Cr Simon Reid

<b>RESOLUTION TO EXCLUDE THE PUBLIC</b>			
That the public be excluded from the whole of the proceedings of this meeting during discussion of this agenda.			
This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as follows:			
<b>General subject of each matter to be considered</b>		<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for passing this resolution</b>
1.1	Notice of Motion – Background information	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Notice of Motion – Cr Paul Yovich		

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:		
<b>Item</b>	<b>Grounds</b>	<b>Section</b>
1.1	To enable Council to carry on without prejudice or disadvantage commercial activities. To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	S7(2)(h) S7(2)(i)
1.2	To protect information where the making available of the information would be likely to unreasonably prejudice the commercial position of the person who supplied it or the subject of the information	Section 7(2)(b)(ii)

Item 5.2

3

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**Carried****4. Closure of Meeting / Te katinga o te Hui**

The meeting concluded at 1:24pm.

Confirmed this 24<sup>th</sup> day of July 2025

His Worship the Mayor (Chairperson)



## Extraordinary Whangarei District Council Meeting Minutes

**Date:** Thursday, 3 July, 2025  
**Time:** 9:00 a.m.  
**Location:** Civic Centre, Te Iwitihi, 9 Rust Avenue

<b>In Attendance</b>	<b>His Worship the Mayor Vince Cocurullo</b> <b>Cr Gavin Benney</b> <b>Cr Nicholas Connop</b> <b>Cr Ken Couper</b> <b>Cr Jayne Golightly (Teams)</b> <b>Cr Phil Halse</b> <b>Cr Deborah Harding</b> <b>Cr Patrick Holmes</b> <b>Cr Scott McKenzie</b> <b>Cr Marie Olsen</b> <b>Cr Carol Peters (Teams)</b> <b>Cr Simon Reid</b> <b>Cr Paul Yovich</b>
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<b>Not in Attendance</b>	<b>Cr Phoenix Ruka</b>
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<b>Scribe</b>	<b>D.Garner (Democracy Adviser)</b>
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### Administrative Matters

- Meeting livestreamed
- Councillors attending virtually

#### 1. Karakia/Prayer

His Worship the Mayor opened the meeting with prayer.

#### 2. Declarations of Interest / Take Whaipānga

No declarations of interest were made.

#### 3. Apologies / Kore Tae Mai

Cr Phoenix Ruka

**Moved By** Cr Nicholas Connop

**Seconded By** Cr Deborah Harding

That the apologies be sustained.

*Cr Marie Olsen requested her vote against the motion be recorded.*

**Carried**

#### **4. Decision Reports / Whakatau Rīpoata**

##### **4.1 Adoption of the 2025-26 Annual Plan**

**Moved By** His Worship the Mayor

**Seconded By** Cr Nicholas Connop

That Council:

1. Adopt the 2025-26 Annual Plan.
2. Resolve to carry forward unspent capital projects as at 30 June 2025 (in addition to those already forecast) into the 2025-26 year and note these subsequent carry forwards will be part of a revised budget, which will be reported back to Council.
3. Authorises the Chief Executive to make any necessary drafting, typographical or corrections to the 2025-26 Annual Plan.

**Carried**

*Cr Gavin Benney requested his abstention from voting on the motion be recorded.*

*Cr Paul Yovich requested his vote against the motion be recorded.*

##### **4.2 2025-26 Rates Resolution**

**Moved By** His Worship the Mayor

**Seconded By** Cr Nicholas Connop

That the Council:

1. Having adopted the 2025-26 Annual Plan, including the 2025-26 Funding Impact Statement, resolves to set the following rates in accordance with the Local Government (Rating) Act 2002 for the financial year commencing on 1 July 2025 and ending on 30 June 2026:

###### **a. General Rates**

Rate/Differential category	Basis of assessment	Including GST
<b>General Rates</b>		
Uniform Annual General Charge	Per separately used or inhabited part of a rating unit *	\$901.00
Residential category**	Per \$ of land value	0.0029173
Multi-Unit category**	Per \$ of land value	0.0058346
Miscellaneous category**	Per \$ of land value	0.0029173
Rural category**	Per \$ of land value	0.0041606
Commercial and Industrial category**	Per \$ of land value	0.0151823

###### **b. Targeted Rates**

Rate/Differential category	Basis of assessment	Including GST
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<b>Stormwater Targeted Rate</b> All rateable rating units in the district	Per separately used or inhabited part of a rating unit*	\$79.00
<b>Sewerage Rates</b> (Connected to wastewater system) Residential category**	Per separately used or inhabited part of a rating unit*	\$966.00
Other – non-residential**	Per pan or urinal	\$625.00
<b>Water Rates</b> Consumption charge <i>Note: where an invoice for water by meter relates to a period that spans two financial years, the consumption over the period will be pro-rated (i.e. the amount of water consumed or supplied in the first year will be charged at the first year's amount per cubic metre, and the amount consumed or supplied in the second financial year will be charged at the second year's amount per cubic metre).</i>  Supply charge (metered)	Volume of metered water consumed per cubic metre  Per separately used or inhabited part of a rating unit to which the water is supplied*	\$3.57  \$57.00
Availability charge	Per separately used or inhabited part of a rating unit for which the water is available to be supplied*	\$57.00
Uniform charge (unmetered)	Per separately used or inhabited part of a rating unit to which the water is supplied*	\$602.00
Backflow preventer charge	Per water supply connection, based on the nature of connection 15/20mm connection 25mm connection 32mm connection 40mm connection 50/60mm connection 80/100mm connection 150mm connection 200/250mm connection	     \$137.00 \$139.00 \$151.00 \$154.00 \$170.00 \$370.00 \$430.00 \$857.00
<b>Hikurangi Swamp</b> Hikurangi Swamp Special Rating District	Per hectare of land in the Hikurangi Swamp Special Rating District based on location within that	

Hikurangi Swamp Drainage Rating District	area***	
	Class A approx 2,485ha	\$241.61
	Class B approx 1,425ha	\$217.44
	Class C approx 1,342ha	\$169.11
	Class D approx 1,970ha	\$24.15
	Class E approx 1,106ha	\$12.08
	Class F approx 32,353ha	\$4.83
<b>Roading seal extension rates</b>	Per hectare of land in the Hikurangi Swamp Drainage Rating District based on location within that area***	
	Class A approx 5,592 ha	\$24.45
	Class F approx 12,076ha	\$2.45
Attwood Road		
Brooks Road	Per rating unit within the area of benefit ***	\$920.00
Glenmohr Road	Per rating unit within the area of benefit ***	\$920.00
Massey Road	Per rating unit within the area of benefit ***	\$1150.00
Mountain View Road	Per rating unit within the area of benefit ***	\$920.00
Nook Road	Per rating unit within the area of benefit ***	\$1150.00
Tahunatapu Road	Per rating unit within the area of benefit ***	\$920.00
Tudehope Road	Per rating unit within the area of benefit ***	\$920.00
Waiotoi Road	Per rating unit within the area of benefit ***	\$1150.00
	Per rating unit within the area of benefit ***	\$920.00

\* The definition of a separately used or inhabited part of a rating unit can be found in the Funding Impact Statement section of Council's 2025-26 Annual Plan.

\*\* The definitions of these differential categories can be found in the Funding Impact Statement section of Council's 2025-26 Annual Plan.

\*\*\* The definitions of these specified and defined area of benefits can be found in the Funding Impact Statement section of Council's 2025-26 Annual Plan.

2. Resolves that the due dates for payment of rates and imposition of penalties are as follows:
  - a. **Due dates and penalty dates for rates other than metered water rates (volumetric, supply and backflow preventer charges)**  
 The due dates for rates other than metered water rates (volumetric, supply and backflow preventer charges) are set out in the table below. The rates are invoiced in four equal instalments. Pursuant to Section 57 of the Local Government (Rating) Act 2002 a penalty of ten percent (10%) will be added to the amount of each instalment which remains unpaid after the due date for payment with penalties to be added on the penalty dates specified in the table below:

Instalment	Due date for payment	Date penalty will be added
One	20 August 2025	22 August 2025
Two	20 November 2025	24 November 2025

Three	20 February 2026	24 February 2026
Four	20 May 2026	22 May 2026

**b. Due dates and penalty dates for metered water rates (volumetric, supply and backflow preventer charges)**

Water accounts are processed monthly, two-monthly or six-monthly. The supply and backflow preventer charges are invoiced equally over the relevant number of instalments. The due dates of these accounts will be relative to the consumer's cyclic billing period and will apply as specified in the table below:

Month water rates invoice issued	Due date for payment
July 2025	20 August 2025
August 2025	20 September 2025
September 2025	20 October 2025
October 2025	20 November 2025
November 2025	20 December 2025
December 2025	20 January 2026
January 2026	20 February 2026
February 2026	20 March 2026
March 2026	20 April 2026
April 2026	20 May 2026
May 2026	20 June 2026
June 2026	20 July 2026

Penalties will be added to water rates (volumetric, supply and backflow preventer charges) not paid by the due date under Section 57 of the Local Government (Rating) Act 2002. A penalty of ten percent (10%) will be applied to any portion of water rates unpaid after the due date, at the penalty dates specified in the table below:

Month water rates invoice issued	Date penalty will be added
July 2025	22 August 2025
August 2025	24 September 2025
September 2025	22 October 2025
October 2025	24 November 2025
November 2025	24 December 2025
December 2025	22 January 2026
January 2026	24 February 2026
February 2026	24 March 2026
March 2026	23 April 2026
April 2026	22 May 2026
May 2026	24 June 2026
June 2026	22 July 2026

3. Resolves that additional penalty charges will be applied in accordance with section 58 of the Local Government (Rating) Act 2002, with a penalty of ten percent (10%) being added to any unpaid rates (including penalties previously added and water rates) from previous rating years that remain unpaid as at 10 July 2025. This penalty will be added on 10 September 2025.

*On the motion being put Cr Marie Olsen called for a division:*

	For	Against	Abstain
His Worship the Mayor	X		
Cr Gavin Benney			X
Cr Nicholas Connop	X		

## Item 5.3

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Cr Ken Couper			X
Cr Jayne Golightly		X	
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen	X		
Cr Simon Reid	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>8</b>	<b>2</b>	<b>2</b>

**The Motion was Carried (8 to 2)**

*Cr Carol Peters experienced technical issues whilst attending virtually and was unable to vote on the motion.*

**5. Public Excluded Business / Rāhui Tangata**

There was no business held in public excluded.

**6. Closure of Meeting / Te katinga o te Hui**

His Worship the Mayor closed the meeting at 9:17am with prayer.

Confirmed this 24<sup>th</sup> day of July 2025

His Worship the Mayor (Chairperson)

## 6.1 Northland Inc Shareholding Decision

**Meeting:** Whangarei District Council

**Date of meeting:** 24 July 2025

**Reporting officer:** Michael Turner – Economic Development Facilitator  
 Dominic Kula – General Manager Planning and Development

### 1 Purpose / Te Kaupapa

To consider Whangarei District Council's ongoing shareholding in Northland Inc, in light of the planned review and recent correspondence from the Joint Regional Economic Development Committee requesting an early decision.

### 2 Recommendations / Whakataunga

That the Council:

1. Receives the letter dated 5 May 2025 from the Joint Regional Economic Development Committee regarding Whangarei District Council's shareholding in Northland Inc (Attachment 1).
2. Receives the review of the benefits of Council's involvement in Northland Inc.
3. Either
  - a. Agrees to continue as a shareholder in Northland Inc for a further one-year period from 1 July 2026 to 30 June 2027 and approves funding of \$709,000 in the 2026-27 financial year, noting that this will likely require higher general rates increases than those planned in year 3 of the 2027-37 Long Term Plan.
  - or
  - b. Agrees to withdraw from shareholding by providing notice under Clause 11 of the Shareholders' Agreement by 31 December 2025.

### 3 Background / Horopaki

As part of the 2024-2034 Long Term Plan (LTP) Whangarei District Council consulted on becoming a shareholder in the Joint Council Controlled Organisation Northland Inc, which is the Economic Development Agency (EDA) and Regional Tourism Organisation (RTO) for Northland.

Through the LTP, and following this consultation, Whangarei District Council became an equal shareholder in Northland Inc, alongside the other Northland councils, but limited allocated funding to the first two years. As a result the LTP included funding of \$475,000 in 2024/2025 and \$587,000 in 2025/2026 into the Investment and Growth Reserve, which is held by NRC and funds Northland Inc's activities, with Council resolving to:

*Review the benefits of Council's involvement in Northland Inc before committing further funding beyond Year 2 (2025 – 26).*

Since that time Council has had to navigate a difficult financial environment, with an ongoing focus on financial prudence, efficiencies and savings. These pressures are acknowledged and acutely appreciated. However, a decision on ongoing involvement in Northland Inc, along with associated funding for the 2026/27 financial year (year three of the current LTP, noting that funding for the current financial year has already been confirmed), must be made prior to the end of this calendar year.

This is necessary under the establishing documents of Northland Inc, which require 6 months' notice if a Council intends to leave the entity, and in order to satisfy the resolutions of Council through the LTP. While staff had intended to bring this matter to the new Council the Joint Economic Regional Development Committee have formally requested that this decision be brought forward as *"uncertainty is now affecting Northland Inc's long term planning processes and operational budgeting"*. Given the formal request, the need to review the benefits of Council's ongoing involvement before committing to further funding and the potential for delays in getting the matter to the next Council for a decision (i.e. if there is a delay in establishing the governance and decision-making structures of the Council) this matter is now being brought to Council for a decision.

This paper will briefly recap the benefits previously reported to Council before working through the financial implications and the projected cashflows of Northland Inc and undertaking a more detailed analysis of the performance indicators and benefits associated with ongoing membership.

## 4 Discussion / Whakawhiti kōrero

Many of the key benefits of Whangarei District Council joining the other councils in the region as shareholders in Northland Inc were presented in September 2023 (Attachment 2). Broadly this was considered to enable:

- Central Government to communicate with one agency for Northland, and this would likely gain support from Central Government, where government would be communicating at a regional level and Northland Inc. effectively harnessing available central government funding and support.
- Greater engagement and participation of Māori/Iwi.
- The District Councils to have greater control and insight into the monitoring of performance and the distribution of benefit throughout the region. This can be done by regular meetings between Northland Inc. and the formal Joint Committee, Annual strategy sessions with individual Councils, regular meetings between CEs of Councils and CE of Northland Inc., and overall reporting of progress to Northland Councils.
- Greater alignment of economic development priorities and outcomes across Councils and Northland Inc. even more so with the development of Te Rerenga, the regional economic development strategy.
- Specialisation/centre of excellence approach to regional economic development that could potentially be more attractive.
- Supporting economic recovery following states of emergency.

As shareholders in Northland Inc, Council has representation on the Joint Regional Economic Development Committee (JREDC) via two elected members. This is currently Mayor Vince Cocurullo and Cr Phil Halse, while Cr Carol Peters is an alternate. This Committee meets a minimum of four times a year and has all responsibilities, duties and powers of a local authority as a shareholder in Northland Inc, as far as legally possible, delegated to the committee. This includes setting the Letter of Expectation, approving the Statement of Intent, appointing Northland Inc's Board of Directors and approving allocations from the Investment and Growth Reserve (IGR).

Beyond the Committee, since becoming a shareholder, Council has participated in a number of key engagements and decisions relating to Northland Inc's strategic direction and performance:

- On 16 October 2024, Council held a workshop where Northland Inc presented an overview of its current work programme. Elected members discussed how to measure the organisation's performance and the challenges involved in setting meaningful key performance indicators (KPIs) across regional and local outcomes.
- On 12 December 2024, Council agreed to delegate authority to Northland Inc to lead development of Northland's Regional Deal proposal, with governance oversight from the Joint Regional Economic Development Committee (JREDC). Council received updates on this work at its 13 February 2025 briefing and the 29 April 2025 Council meeting, and the proposal was also presented to the Te Kārearea Strategic Partnership Standing Committee on 6 May 2025.
- On 25 March 2025, Council reviewed and provided feedback on Northland Inc's Draft Statement of Intent 2025-2028 as part of the JREDC-led shareholder feedback process.

On 5 May 2025, Council received a letter from the JREDC requesting that Whangarei District Council bring forward its review of shareholding, to assist with planning and investment certainty for Northland Inc (Attachment 1). The letter requests that Whangarei District Council bring forward its review of Northland Inc shareholding, rather than waiting until the originally planned December 2025 timeframe. The purpose of this request is to provide Northland Inc and its shareholders with greater planning certainty as the organisation enters Year 3 of its new regional mandate.

While there is no obligation for Council to undertake this review at this time, the request has come from all three of the other shareholder councils. Responding in good faith to that request reflects Council's commitment to regional collaboration and its responsibilities as an equal shareholder in Northland Inc. Bringing forward the decision also helps mitigate timing risks, as the formal decision would otherwise fall shortly after the 2025 local body elections and the formation of a new Council. It is likely to take time for the new Council to bed in, including establishing its decision-making structures, and making a determination now provides clarity ahead of that transition.

However, the decision to remain a shareholder by the current Council, forces an obligation on the future Council to fund the additional operating expense. At the same time, any decision to withdraw would take effect from 1 July 2026, meaning Council would be making its decision 12 months in advance. As the share transfer was only completed in September 2024, Council has had limited time to observe the outcomes of the new joint shareholding arrangement.

#### **4.1 Whangarei District Council Review of Northland Inc Shareholding**

The Shareholders' Agreement allows a shareholder to exit by giving six months' notice prior to 30 June in any year. For a withdrawal effective 30 June 2026, notice must be given by 31 December 2025.

While the review was originally scheduled to be completed by December 2025, the request from the Joint Regional Economic Development Committee (JREDC) to bring this decision forward remains consistent with Council's earlier intent to assess performance and value before making further funding commitments.

Legal and financial advice confirms that a decision on continued shareholding does not trigger further public consultation. If Council resolves to remain a shareholder, the additional budget (opex) and associated funding source required (general rates increase) would be incorporated through the 2026–27 Annual Plan process, which would likely result in higher general rates increases than currently planned in year 3 of the Long Term Plan. No funding is included within the LTP past year 2 (2025-26). That being the case while membership of Northland Inc is funded within the current (2025-26) Annual Plan, Council must make a decision within this calendar year, confirming associated funding, if it is to remain a member next financial year (2026/2027, which will fall within next year's Annual Plan/Year 3 of the current LTP).

Given the timing of this decision and the proximity to the original review date, it is reasonable to conclude that limited change in performance, outcomes or reporting is likely to occur between now and December. Therefore, bringing the review forward is unlikely to materially affect the evidence base available to inform Council's decision.

#### **4.2 Funding For 2026/2027 And Beyond**

The funding required from Whangarei District Council, if the decision is made to remain a shareholder in Northland Inc, is \$709,000 for the 2026/27 financial year. From 2027/28 onwards, this amount will be adjusted annually in line with inflation.

This increase reflects an agreed funding alignment between the three district councils, with Far North and Kaipara who joined as shareholders from 2021. The goal of this staged increase was to achieve a 60:40 funding split, with Northland Regional Council contributing 60% of the total and the three district councils contributing 40% collectively, based on relative population size. Once this target is reached, all four councils will increase their contributions annually by inflation only.

Council's contribution is paid into the Investment and Growth Reserve (IGR), held and administered by Northland Regional Council. The IGR is divided into three main components:

- Northland Inc Operational Funding – Set through the Statement of Intent (SOI) process and used for core agency activities.
- Project Development Fund – Capped at \$300,000 per year and used to develop and test early-stage projects.
- Enabling Investment Fund – Intended to co-invest in transformative regional projects, including those requiring central government partnership. This fund is expected to grow over time, particularly through recent increased contributions from all shareholder councils.

Over the two years Council has committed to shareholding the Enabling Investment Fund is budgeted to grow significantly. During this time, Northland Inc's operational funding has also increased, though at a measured rate. The additional shareholder contributions have



primarily supported the expansion of the investment fund, rather than driving substantial growth in agency operating costs. This can be seen in the table below:

**Table 43. Cash flow balances of the Investment and Growth Reserve, 2021/22 to 2027/28**  
based on current funding commitments, including Northland Inc board completed SOI 2025/26  
\$000

	LTP 2021			LTP 2024			LTP 2027
	Actual			Estimate	Northland Inc SOI 2025/26		
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
<b>Investment and Growth Reserve</b>							
Opening Balance	\$533	\$80	\$188	\$159	\$474	\$956	\$1,020
<b>Deposits</b>							
Northland Regional Council	\$1,864	\$1,897	\$1,937	\$1,984	\$2,033	\$2,084	\$2,136
Far North District Council	\$82	\$169	\$246	\$335	\$413	\$500	\$513
Kaipara District Council	\$29	\$61	\$89	\$121	\$149	\$180	\$185
Whangarei District Council				\$475	\$587		
Total local government contribution	\$1,975	\$2,127	\$2,272	\$2,915	\$3,182	\$2,764	\$2,833
Other revenue <sup>1</sup>	-\$3	\$9	\$7	\$20	\$0	\$0	\$1
<b>Total deposits</b>	\$1,972	\$2,136	\$2,279	\$2,935	\$3,182	\$2,764	\$2,834
<b>Withdrawals</b>							
Northland Inc operational expenditure funding	\$1,637	\$1,824	\$1,972	\$2,245	\$2,400	\$2,400	\$2,460
Project Development <sup>2</sup>	\$175	\$144	\$261	\$300	\$300	\$300	\$300
Enabling Investment <sup>3</sup>	\$613	\$60	\$75	\$75	\$0	\$0	\$0
<b>Total withdrawals</b>	\$2,424	\$2,028	\$2,308	\$2,620	\$2,700	\$2,700	\$2,760
<b>Closing Balance</b>	<b>\$80</b>	<b>\$188</b>	<b>\$159</b>	<b>\$474</b>	<b>\$956</b>	<b>\$1,020</b>	<b>\$1,094</b>

**Notes**

1. Other revenue includes interest earned on the IGR. Final 2024/25 "Other revenue" value to be confirmed as part of NRC annual reporting.

2. The IGR criteria provides for up to \$300k per annum to be provided for Project Development category. If funding is not used for Project Development, then it remains in the IGR and is available for allocation in future years, i.e. \$39k unspent in 2023/24 became available for 2024/25. The \$300k budget was all spent in 2024/25.

### 4.3 Northland Inc Performance Review Framework

Whangarei District Council's decision to become a shareholder in Northland Inc included a commitment to undertake a review of performance before committing any funding beyond Year 2. Acknowledging the importance of this review, Council held a dedicated workshop on 16 October 2024 to examine Northland Inc's current workstreams and discuss challenges and opportunities in developing meaningful performance measures.

At this workshop, staff highlighted the inherent complexities in measuring the effectiveness of an Economic Development Agency (EDA). Outcomes are often long-term, influenced by external macroeconomic factors, and can be difficult to directly attribute to specific interventions. Additionally, some of Northland Inc's most impactful work, such as early-stage project development and government engagement, may not result in immediate measurable outputs but are critical to regional economic outcomes.

Council also considered the constraints of current reporting. Northland Inc's key performance indicators (KPIs) are set through the Statement of Intent (SOI) process via the Joint Regional Economic Development Committee (JREDC). The workshop discussion emphasised the need for both quantitative and qualitative data, particularly success stories and stakeholder feedback, to supplement SOI reporting.

Following this workshop, Council's representatives proposed a set of KPIs to be included in the Letter of Expectation to Northland Inc. These KPIs are designed to support the review process and enhance Council's ability to assess value and return on investment.

Proposed KPIs included in the Letter of Expectation:

1. Return on Investment for Council

Annual reporting of the economic impact generated by Northland Inc supported projects, with a targeted return on investment benchmark.

## 2. Major Projects and Successful Outcomes

Annual reporting on high-impact projects supported, including qualitative case studies to illustrate Northland Inc's role in securing funding, strategic support, and project implementation.

## 3. Regional Focus and Priorities

Annual reporting on strategic project alignment with district-specific economic priorities, detailing activity across Whangārei, Kaipara, and Far North districts.

Council also included a broader statement in the Letter of Expectation requesting Northland Inc to assist the December 2025 review process by providing evidence of:

- Return on investment (i.e. what councils receive in return for funding),
- Efficiency (i.e. the difference Northland Inc makes to project outcomes).

In response, Northland Inc acknowledged the request and indicated their intention to trial reporting against these areas outside of the formal SOI KPIs. They raised concerns regarding the cost of developing a formal ROI model (estimated \$100,000–\$200,000), but committed to developing alternative methods, such as sampling stakeholder feedback and providing project-level case studies to demonstrate impact.

Northland Inc have provided the attached document (Attachment 3) to address the above points.

## 4.4 Regional Investment Activity in Whangārei District

During the 2024/2025 financial year, two projects based in the Whangārei District received funding through the Investment and Growth Reserve (IGR), following approval by the Northland Inc Board. These allocations reflect the direct benefit to the district from Council's involvement as a shareholder and the role of Northland Inc in progressing regional economic development priorities.

The two Whangārei-based initiatives supported in 2024/2025 were:

- **Ruakākā Kingfish Production Expansion:** Co-funding was provided to support the development of a business plan for the expansion of kingfish production facilities. This project aligns with Northland's strengths in aquaculture and value-add primary production and has the potential to deliver long-term employment and export growth for the district.
- **Tutukākā Tourism Experience Development:** Funding was approved for the development of a business case and operational plan to enhance the visitor experience in Tutukākā, one of the region's key tourism destinations. The work aims to increase visitation, extend the average length of stay, and strengthen local tourism operators' commercial resilience.

These investments demonstrate how Northland Inc can support early-stage project development and leverage co-funding to progress initiatives aligned with regional growth strategies. Council's continued participation as a shareholder ensures a voice in prioritising and shaping such investments, particularly where they deliver clear benefits to the Whangārei District.

#### 4.5 Pending Investment Decisions – Enabling Investment Fund

At its upcoming meeting on 25 July 2025, the Joint Regional Economic Development Committee (JREDC) will consider two proposed allocations from the Enabling Investment Fund for the 2025/2026 financial year, totalling \$520,000. These proposals are scheduled for discussion the day after Council makes its decision on continued shareholding in Northland Inc.

The proposals are:

- **Regional Inward Delegations Service:** to establish a coordinated approach for receiving and managing delegations from government, investors, and international partners, strengthening the region's ability to respond to external opportunities.
- **Tupu Tupu / Grow Northland Programme:** to continue work supporting land-use optimisation, value-add opportunities, and Māori-led primary sector initiatives.

If approved, these allocations will draw significantly from the Enabling Investment Fund portion of the Investment and Growth Reserve, reducing its forecast balance for the year and committing a substantial portion of available funds. These decisions will influence the region's capacity to support new initiatives for the remainder of the financial year and underscore the importance of ongoing governance over how these funds are prioritised and distributed.

#### 4.6 Regional Deals and Northland Inc's Strategic Role

Northland Inc was tasked with leading Northland's response to the government's Regional Deal initiative, a central government programme designed to support long-term regional transformation through co-investment and coordinated action. Working under governance from the Joint Regional Economic Development Committee (JREDC), Northland Inc coordinated the development and submission of the region's "Light Touch" proposal in February 2025.

Although Northland was not selected as one of the first three regions to progress to formal negotiation, Council's early engagement in the process demonstrated the region's readiness and ability to respond quickly and collaboratively to national opportunities. The Light Touch proposal was prepared and submitted within a short timeframe and aligned with national priorities around infrastructure, productivity, and inclusive growth. This early engagement has placed Northland in a strong position to be considered in the next group of Regional Deals.

The Regional Deal process also helped consolidate and prioritise a set of high-impact economic development projects. Many of these initiatives, including those focused on infrastructure readiness, primary sector development, and innovation, continue to require central government partnership. Council's involvement through Northland Inc has helped ensure these projects are investment-ready and remain visible to government agencies.

Northland Inc's leadership in this process, and its role as the regionally nominated entity for government engagement, has been a key factor in enabling coordinated regional responses. Government continues to signal a preference to work with a single, regionally endorsed economic development agency. Remaining a shareholder in Northland Inc ensures Council retains a strategic voice in this ongoing engagement, while also maintaining influence over the prioritisation and funding of projects that benefit the Whangārei District.

Looking ahead, continued participation in regional economic development through Northland Inc positions Council to remain engaged in future Regional Deal opportunities and helps maintain momentum in delivering the region's broader economic goals.

#### 4.7 Whangarei District Council's Shareholding Role

Whangarei District Council's decision to become a shareholder in Northland Inc has not only increased its own oversight and influence but has also contributed to a noticeable uplift in regional engagement with Northland Inc more broadly.

Since joining as a shareholder, Council has taken an active role in shaping Northland Inc's strategic direction, both through its full Council involvement and the contributions of its two elected members on the Joint Regional Economic Development Committee (JREDC). This leadership has encouraged stronger participation requirements of accountability from the other two district councils, Kaipara and Far North, who have in turn increased their engagement in discussions around Northland Inc's priorities, performance, and accountability mechanisms.

This momentum is helping to shift Northland Inc's governance culture from one of centralised oversight to a more balanced, regionally representative model. With all three district councils now fully participating as shareholders, the conditions are in place for stronger cross-council alignment, clearer expectations of delivery, and more robust performance monitoring going forward.

Council's continued involvement is therefore not only about securing value for Whangārei ratepayers, but also about supporting a broader step-change in regional collaboration. This increased focus has the potential to lift the effectiveness and impact of Northland Inc over the medium to long term, benefiting the entire region.

#### 4.8 What's Working Well and Current Challenges

Since becoming a shareholder in Northland Inc, Whangarei District Council has established constructive and collaborative working relationships across several areas of the organisation. In particular:

##### **Elected Members and Leadership:**

- There has been a strong and open relationship between Northland Inc's Chief Executive and Council's elected members, particularly Whangārei's representatives on the Joint Regional Economic Development Committee (JREDC). This has enabled transparent dialogue and increased responsiveness to Council direction.

##### **Operational Collaboration:**

- Close working relationships have developed between Northland Inc's Business, Innovation and Growth, and Investment and Infrastructure teams, and Council's Economic Development and Infrastructure Strategy staff. This has supported joint work on regional projects and helped align priorities across agencies.

While these relationships have enabled more integrated regional development discussions, some operational challenges remain:

##### **Destination Management Coordination:**

- There is a role and responsibility for the District Councils to undertake local destination management activities, create their own unique market offer and engage with local tourism providers, with Northland Inc leading the regional destination brand and coordinating with the three districts activity. The three Districts do this at varying levels, with Whangarei District Council's work in this area under the Whangarei: Love it Here brand.

- There have been difficulties aligning regional destination management work with Whangarei District Council's existing activity. This includes coordinating messaging, managing overlapping initiatives, and clarifying roles between Council and Northland Inc in destination marketing and tourism development. These issues are consistent across the other District Councils within the Northland region.
- There is also a perception that, as Whangarei District Council having invested in internal capacity for destination promotion, make it a lower operational priority for Northland Inc. However, regional destination management requires consistent engagement across all districts, and Council should not be disadvantaged for having resourced this function appropriately while others have not.

Despite these challenges, progress is being made. A notable example of successful collaboration was the joint Whangarei District Council and Northland Inc presence at the national TRENZ tourism trade event, which provided an opportunity to present a unified regional offering to key tourism operators and international markets.

#### **Governance Role Clarity:**

- There is a recognised need to clarify the roles between the Joint Regional Economic Development Committee (JREDC) and Northland Inc's Board of Directors. While Council's participation in the Statement of Intent process has contributed to improved alignment and understanding, further work may be required to clearly define the roles and responsibilities between governance, strategic direction setting, and operational oversight responsibilities across the two governance layers.

Continued relationship-building, clearer role definition, and shared expectations will be key to strengthening outcomes and enhancing the effectiveness of the joint shareholding model going forward.

### **4.9 Whangarei District Council's Role in Economic Development**

Council has consistently recognised economic development as a strategic priority, both through its legislative responsibilities and its own long-term planning frameworks.

Under the Local Government Act 2002, councils are tasked with promoting the social, economic, environmental, and cultural well-being of their communities. Economic development is a core component of this mandate, guiding Council's investment in infrastructure, planning, and partnerships that support sustainable growth.

At the outset of the 2022–2025 triennium, Council reaffirmed its commitment to regional collaboration by signing the three-yearly agreement with Northland's other councils. This agreement emphasised shared goals in economic development, infrastructure, and resilience, reinforcing the importance of coordinated regional efforts.

In the 2024-34 Long Term Plan, adopted in July 2024, Council further underscored economic development as a priority. The plan included becoming a shareholder in Northland Inc to strengthen regional collaboration and drive better economic outcomes.

Through these efforts, Council demonstrates a proactive approach to economic development, balancing local priorities with regional collaboration to promote a thriving and resilient district.

### **4.10 Alternative Delivery of Economic Development Activities**

Prior to becoming a shareholder in Northland Inc, all four Northland councils explored alternative models for delivering economic development services. A joint review in 2019 assessed the effectiveness of Northland's existing regional economic development

arrangements. This review considered multiple delivery options, including independent local models and in-house provision of economic development functions.

The review ultimately recommended that Northland Inc transition to a jointly held Council-Controlled Organisation (CCO), governed and funded by all four councils. This model was considered the most efficient and collaborative approach to deliver regional and local economic development outcomes, ensuring strategic alignment, clearer accountability, and stronger regional impact.

If Council were to reconsider its shareholding, if it were to continue its current level of commitment to economic development it would need to explore alternative arrangements for delivering economic development functions, or consider a reduction in service delivery (discussed in more detail below).

Alternative arrangements could include:

- **Establishing a standalone economic development unit within Council** - Council could build internal capacity to lead economic development initiatives directly, including business support, investment attraction, strategic advocacy, and project delivery. This approach provides strong control and direct alignment with Council priorities but would require significant resourcing and capability-building to match the scale and expertise currently available through Northland Inc. It may also limit regional coordination, and Council would lose access to pooled regional funding and shared services.
- **Procuring services from Northland Inc on a project-by-project basis** - Council could choose to withdraw from shareholding while continuing to engage Northland Inc on a commercial basis for specific projects, such as strategic development at Marsden Point. This could maintain some continuity and tap into existing expertise but would require clearly defined service agreements, and Council would no longer participate in strategic governance or regional decision-making. Funding contributions could be tied to outputs, but this model risks fragmented delivery and less alignment with broader regional goals.
- **Relying on central government or private sector partners for project-specific support** - In the absence of a dedicated local or regional delivery model, Council could seek partnerships with government agencies or industry groups for individual projects.

Each of these alternatives presents resourcing, coordination, and efficiency challenges. Council would also forgo influence over regional strategic direction and the ability to co-invest in initiatives through the Investment and Growth Reserve.

#### 4.11 Reduced service delivery

Alternately Council could choose to reduce service delivery in this space. Prior to becoming a shareholder in Northland Inc, Council provided an annual grant of \$105,000 to support Northland Inc's regional economic development activities. While this funding was not tied to specific deliverables, it contributed to regional initiatives and enabled a degree of Council participation in Northland Inc activities. However, it did not provide Council with any formal governance or decision-making rights, nor direct influence over Northland Inc's strategic priorities or accountability mechanisms.

If Council were to withdraw from shareholding, it would need to determine whether it wishes to resume a grant-based contribution model. While this could preserve some engagement with regional programmes, it would reduce Council's ability to influence outcomes and remove access to co-investment mechanisms such as the Investment and Growth Reserve. It would also require renegotiating the terms of engagement with Northland Inc and

establishing clear expectations around deliverables, which may limit the strategic benefits gained through the current joint shareholding model.

#### 4.12 Financial/budget considerations

The 2024-34 Long Term Plan included funding for years 1 and 2 only. Should Council decide to remain a shareholder and commit to contributing \$709,000 from the 2026-27 year (with an ongoing annual contribution of \$709,000 plus an inflationary adjustment), consideration will need to be given as to how this additional ongoing expense will be funded.

The Financial Strategy included within the Long Term Plan includes the parameters of setting a balanced budget as well as achieving the everyday funding benchmark by year 4. This operating expense would likely be funded through general rates. General rates increases proposed within the Long Term Plan to achieve the financial parameters set within the strategy do not provide for this additional expenditure. To avoid Council jeopardising the current financial strategy, higher general rates than those planned would be required to fund the additional expense, unless existing budgets are reprioritised.

#### 4.13 Options

Options	Pros	Cons
1. Continue as a shareholder for 2026/27 and approve the inclusion of \$709,000 operating expense in the 2026/27 Annual Plan, noting this will likely result in an additional rates increase.	<ul style="list-style-type: none"> <li>• Maintains Council's influence over regional economic priorities, governance, and investment decisions.</li> <li>• Ensures access to co-investment via the Investment and Growth Reserve (IGR).</li> <li>• Supports coordinated delivery of economic development and tourism initiatives.</li> <li>• Enables continuity during potential Regional Deal negotiations.</li> <li>• Builds on improved collaboration with other district councils.</li> </ul>	<ul style="list-style-type: none"> <li>• Commits operating expense of \$709,000 for 2026/27.</li> <li>• May require further general rates increases over those planned in the LTP to fund the additional operating expense.</li> <li>• Longer-term funding decisions will still be required in future Long Term Plan cycles.</li> </ul>
2. Withdraw as a shareholder at the end of the 2025/2026 financial year, giving notice by 31 December 2025	<ul style="list-style-type: none"> <li>• Avoids ongoing funding commitment beyond 2025/26.</li> <li>• Potential to explore other models for delivering economic development services.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of formal governance rights and influence over Northland Inc activities.</li> <li>• No ongoing involvement IGR funding decisions.</li> <li>• Risks weakening regional collaboration, especially for any future Regional Deal negotiations.</li> <li>• May forgo benefits of investments supported</li> </ul>

		during Council's current term as a shareholder. <ul style="list-style-type: none"> <li>• Unlikely to return as a shareholder in Northland Inc in its current form.</li> </ul>
3. Defer decision until December 2025	<ul style="list-style-type: none"> <li>• Enables decision-making closer to the potential exit point (30 June 2026).</li> </ul>	<ul style="list-style-type: none"> <li>• Introduces planning uncertainty for Northland Inc and fellow shareholders.</li> <li>• Risks decision being made by a newly elected Council unfamiliar with recent progress.</li> <li>• There is a risk that the new Council may not have established its Committee structure within the required timeframe for a decision.</li> <li>• May appear unresponsive to regional partners' request for certainty.</li> <li>• Northland Inc's performance is not likely to materially change within the review period and there is additional uncertainty in delaying a decision</li> </ul>

Staff recommend Option 1, that Council remains a shareholder in Northland Inc for the 2026/2027 financial year, approving the additional operating expense of \$709,000 in the 2026-27 year, noting this will likely result in a higher general rates increase than planned, and confirms that future funding will be undertaken through development of the 2027–2037 Long Term Plan.

This approach maintains Council's strategic influence and regional collaboration during a critical phase in economic development, particularly in the context of the Regional Deal process and the continued growth of the Enabling Investment Fund. It also provides stability and certainty to regional partners, while allowing the incoming Council, post-2025 elections, adequate time to understand the implications of shareholding and assess the value it delivers before making longer-term commitments through the next Long Term Plan cycle.

However, should Council wish to withdraw from Northland it is recommended that decision be made now in order to provide funding certainty to all parties.

While option 3 remains an option for Council it is not being put forward as a recommendation due to the lack of certainty it creates, and that there is not likely to be new information on the benefits of Northland Inc that would materially assist in making the decision at a later date. It is noted that if this option is supported by Council it could be moved on the day.

Finally, it is noted that in working through options this paper has focused on a one year extension to funding, rather than ongoing funding, which is not considered as a core option in the table above. This is considered necessary so as not to materially bind the new Council,



and to ensure compliance with Council's significance and engagement policy. However, It means that any ongoing funding beyond year 3 of the current LTP would need to be considered by the new Council through the next LTP process. It is noted that, should this Council resolve to continue membership, this will place the next Council in the position of having to make a decision on ongoing membership of Northland Inc 6 months prior to the outcomes of the next LTP process being known. Should a one year extension to funding be Council's preferred option this will be worked through with the new Council as part of the next LTP process.

#### **4.14 Risks, and Benefits Summary**

In considering its future shareholding in Northland Inc, Council should be aware of several key risks:

##### **Regional Deal Participation**

Should Northland be selected for a future Regional Deal, the success of negotiations and project delivery will rely heavily on coordinated regional governance and a unified economic development entity. Withdrawal by Council could undermine the region's credibility with central government and reduce Whangārei's influence over priority setting, funding decisions, and implementation.

##### **Regional Coordination and Governance**

Council's withdrawal would disrupt the progress made in strengthening cross-council collaboration through Northland Inc and the Joint Regional Economic Development Committee (JREDC). The current governance model, with equal district council participation, has helped create a more balanced and representative structure. Exiting now could destabilise this progress and lead to fragmented or inconsistent economic development efforts across the region.

##### **Support for Major Projects**

Northland Inc plays a key role in advancing major regional initiatives, including infrastructure development, sector growth strategies, and investment attraction. Many of these projects benefit Whangārei directly or indirectly. Withdrawal may limit Council's ability to shape or support such projects, particularly those seeking co-funding from the Investment and Growth Reserve.

##### **Precedent for Other Shareholders**

Council's decision may influence the confidence and commitment of other shareholder councils. Should Whangārei withdraw, there is a risk that Far North and Kaipara District Councils may re-evaluate their own positions, potentially leading to reduced regional cohesion and future instability in the governance and funding of Northland Inc.

##### **Loss of Strategic Influence and Resourcing Leverage**

Council would lose formal decision-making rights on matters such as Northland Inc's Statement of Intent, performance expectations, and board appointments. It would also forfeit the opportunity to influence how shared resources, particularly the enabling investment fund, are prioritised to support local economic goals.

##### **Reputational and Relationship Risk**

Withdrawal may be perceived as a step back from regional partnership and collaboration, potentially impacting Council's relationship with other local authorities, iwi and hapū partners, central government, and Northland Inc itself. However, there is equally a reputational risk associated with confirming further funding in the current financial environment. This is exacerbated by the timing of the decision, noting that the unbudgeted funding component will

fall on the new Council, and will have to be accounted for through the next Annual Plan process.

Mitigation of these risks depends on clear communication, a coordinated transition (if withdrawal is chosen), and consideration of alternative mechanisms to maintain economic development capability and regional engagement.

Equally there are a number of benefits associated with withdrawing from Northland Inc, including:

#### **Increased Autonomy**

Council would have full control over the design and delivery of its economic development activities, allowing a stronger focus on district-specific needs and initiatives, albeit with significantly reduced capacity.

#### **No Further Funding Implications and Targeted Use of Any Future Funding**

No longer being a shareholder of Northland Inc would remove the commitment of \$709,000 additional operating expenditure for 2026-27, and annual funding thereafter. Any future funding towards Whangarei based programmes, services, or partnerships that directly support local priorities, could be considered as part of the next Long Term Plan without the need for regional alignment or consensus.

#### **Flexibility to Review Delivery Models**

Council would have the opportunity to revisit and tailor alternative models for economic development delivery (such as in-house services, contracted providers, or new partnerships) without being bound to regional structures.

These benefits may appeal to Council if a more localised and independently managed approach to economic development is preferred.

## **5 Significance and engagement / Te Hira me te Arawhiti**

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website.

## **6 Attachments / Ngā Tāpiritanga**

Attachment 1 - Letter From JREDC Requesting Early Decision on Continuation of Shareholding and Funding

Attachment 2 - Council Briefing September 2023 - Regional JCCO Shareholding

Attachment 3 - Northland Inc Impact Reporting - June 2025

5 May 2025

Mayor Vince Cocurullo  
Whangarei District Council  
Private Bag 9023  
Te Mai  
Whangārei 0143

Sent by email: [mayor@wdc.govt.nz](mailto:mayor@wdc.govt.nz)

Dear Mayor Cocurullo

**Request to expedite the Whangarei District Council review of involvement in Northland Inc**

The purpose of this letter is to enact a decision made at the Joint Regional Economic Development Committee (Joint Committee) meeting on Tuesday 29 April 2024.

During the discussion on Northland Inc's draft Statement of Intent 2025/26 (agenda item 5.2), the issue of Whangarei District Council's (WDC) continued involvement in Northland Inc beyond Year 2 (2025/26) arose. It became apparent to the Joint Committee that this uncertainty is now affecting Northland Inc's long term planning processes and operational budgeting.

We understand that the WDC review process is currently scheduled to occur after the October 2025 local body elections and before the end of December, with the outcome of the review to be incorporated into the 2026/27 annual plan process. Given the amount of time it takes to induct a new council on the governance model and processes, this presents significant risk.

As a result, the Joint Committee made the following unanimous decisions, noting that the WDC elected member represented at the meeting, Deputy Mayor Phil Halse, abstained.

1. Agrees that WDC is a valued contributor and member of the Joint Committee, and it is the Committee's preference for WDC involvement to continue.
2. Delegates the Chairperson to write to WDC requesting them to make a decision prior to the elections on their ongoing shareholding of Northland Inc and funding.

I look forward to hearing how WDC is able to respond to this request to expedite the review process ahead of the October local body elections.

Yours sincerely



**FNDC Cr John Vujcich**  
**Chair of the Joint Regional Economic Development Committee**

CC. WDC CEO Simon Weston

## Northland Inc - Delivering Impact to the Whangārei District

### Introduction

Northland Inc is the Economic Development and Regional Tourism Organisation for Northland – our role is to encourage economic development with Northland and to promote Northland as a tourism destination in New Zealand and internationally.

Northland Inc is owned jointly and equally by the four councils of Northland, allowing an aligned approach to regional economic development and a unified economic voice for Northland on a national and international level.

*“The work Northland Inc does has flow-on effects across the whole community – supporting jobs, boosting tourism, and keeping money in the local economy. In my view, Whangārei District Council continuing as a proactive and contributing shareholder in Northland Inc is essential. The return on that investment is clear, and stepping back now would be a real loss to the region.” - Nick Keene, Schnappa Rock & President, Hospitality NZ*

### The Impact of Economic Development Work

Economic development is a mix of both long term strategic activity - thinking strategically 20-30 years out in terms of where the growth will come from and helping prepare the way for that, such as our primary based programmes and zones like Marsden Point and short term or project based initiatives or campaigns - these can be domestic or international tourism campaigns, local product development, encouraging investment into local industries to employ local people, supporting start-up businesses, supporting our thousands of existing small businesses to stay in business or grow further.

There is no current research in NZ regarding the impact of economic development agencies that we can draw upon, however, in Australia there has been some recent research completed through the University of Newcastle showing that for every \$1 spent on economic development, there is an enduring local benefit of between \$3.94 and \$4.12 regardless of the level of government investing in the local community and a range of job creation impacts. The report identified that every input of \$110K on strategic economic development spend equals one additional job in the wider economy.

In addition to generating positive impact at a regional economic development level, Northland Inc is actively involved in the following workstreams which are generating positive benefits for the Whangārei District:

### One Economic Voice - Regional Deal Light Touch Application

In response to the New Zealand Government's City and Regional Deals initiative—aimed at fostering economic growth, enhancing infrastructure, and improving housing supply through partnerships between central and local governments, Northland Inc has collaborated with Northland's four councils and led the development of the Northland Regional Deal proposal. This proposal outlines strategic priorities and projects designed to unlock the region's economic potential and deliver long-term benefits to its communities.

Should this deal be realised, an aligned, "one voice" approach to economic development on behalf of the Northland region – and all four councils in particular - is essential through

Northland Inc on behalf of its shareholders. Failure to have a unified economic and tourism voice through Northland Inc could jeopardise any Regional Deal out 10-30 years.

## Inward Investment Activity – Whangārei District

Northland Inc actively identifies, attracts, and supports investment opportunities in key sectors such as primary industries (agriculture, horticulture, aquaculture), marine manufacturing, tourism, and future energy. This strategic focus helps to leverage Northland's natural and economic advantages, driving sector growth and diversification.

These are very significant investments into the region in terms of construction costs and employment numbers. Two key examples of this currently occurring within the Whangārei District we are assisting with are Sustainable Aviation Fuel and Anaerobic Digester – an explanation of these two opportunities is provided first.

- **SAF** - Sustainable Aviation Fuel (SAF) is a low-carbon alternative to conventional jet fuel, produced from renewable sources such as used cooking oil, animal fats, woody waste, and municipal waste. Local feasibility studies, co-funded by Air New Zealand and the government, have shown that up to 25% of domestic jet fuel demand could be met using SAF produced from woody waste residue in New Zealand. This would reduce reliance on imported fossil fuels, support domestic industry, and help achieve national emissions targets
- **Anaerobic Digester / EcoGas** - An anaerobic digester processes organic waste to produce biogas (a renewable energy source) and digestate (a nutrient-rich fertiliser). The economic benefits of such a system include energy generation and Cost Savings, Revenue from others Waste Streams, Fertilizer Production and Job Creation.

Northland Inc has acted as a connector, facilitator, and advisor—helping two different proponents navigate the Northland business landscape, regulatory regimes in NZ and engagement with hapū and other stakeholders. These opportunities have come about due to both the promotion of the Marsden Point / Ruakākā area as a Future Fuels Precinct (particularly given its existing pipeline infrastructure) and agencies such as NZTE working with Northland Inc. Both of these opportunities represent very significant investments into the region – estimates of construction costs and employment numbers are significant but confidential. SAF is identified within the Regional Deal proposal.

## Knowledge, Education & Arts Hub Whangārei

Northland Inc has supported the KEA Hub concept from its inception. The CE is on the KEA Steering Group and has supported WDC councillors and experts to attract university interest to the project, including pitching to the University of Auckland, and Northland Inc staff facilitating a Massey University visit to the district to discuss opportunities around the project. Northland Inc were central to negotiating funding through the Transpower Resilience Fund to support the Health Simulation & Training Centre (further detail below).

## Delivering Business Growth & Innovation Support in Whangārei

Northland Inc's Business Innovation & Growth (BIG) Team is based in Whangārei to support businesses through the Regional Business Partner Network and Callaghan Innovation.

- In the past 12 months, the Business Growth Team has engaged one on one with 293 Northland businesses through the regional business partnership (RBP), with 51% of them being Whangārei based – the largest share of business support from Northland Inc in the region has been to Whangārei.
- \$119,805 in RBP funding has been delivered to businesses in the past year, the majority (65%) of which has supported Whangārei SMEs.
- Through Northland Inc, Callaghan Innovation has supported Whangārei businesses including Naut, Silvicom, Vince (Vegan Mince), Donovan Group, Avant Global, Pacific Rim Foods, Mahuta Digital, Weaver Food Group, Clover Base & Biospatial/Photoblique in the past year.

*“Having a Customer Navigator [via Northland Inc] has been key to the success of Naut.”*  
- Fiona Byfield, CEO, Naut

*“My experience through the RBP was absolutely positive. I’ve actually engaged with the RBP and Northland Inc for two rounds of funding and growth advice.”* - Matt Guddat, Iron Moa

## Supporting Whangārei Entrepreneurs and Start-Ups

Founded by Northland Inc in 2017, The Pick business ideas competition has become a launchpad for innovation, helping participants transform ideas into viable business models. Running once again over 10 weeks in 2025, participants are highly engaged, and the quality of business concepts is high.

- Nearly half (45%) of participants in The Pick 2025 cohort are from the Whangārei district.

*“Without The Pick the idea of Vince may not have been developed into the business that it is today. The workshops, facilitation and networking opportunities ensured I had the base to grow Vince from an idea to a functioning business. Four years on, I’m now working full time on Vince, and moving to a larger manufacturing facility in preparation for our nationwide launch.”* - Winner of The Pick 2019, Debbie Stowe (Vince, 2024)

## Supporting a Region-Wide Food & Beverage Strategy

The development of a region-wide food and beverage event is a key action of the [Northland Food & Beverage Action Plan](#), which itself sits under Northland Inc’s Destination Management Plan — a region-wide strategy to grow and showcase Northland’s visitor economy in a sustainable and community-led way. Northland Inc supported the establishment of Savour Northland in 2024 through seed funding from the Regional Events Fund and ongoing coordination with local producers, hospitality operators, and event organisers. Northland Inc will once again support the development of the festival in 2025.

- The 2024 Savour Northland festival featured more than 125 unique food and beverage events across the region from 46 businesses, with 28% of these coming from businesses in Whangārei.
- There was a total of 49 entries into the Savour Northland Challenge, 35% of which came from businesses in Whangārei, Tūtūkākā, Waipu and the CBD which were promoted through the national platform and excitement generated around the event,

supporting the partaking businesses. Some of the participating businesses include Schnappa Rock, Aqua Restaurant, Local Talent & Brewed As Mangawhai.

- Positive nationwide media coverage and stakeholder feedback confirmed the festival's value in elevating Northland's culinary identity, strengthening relationships, and adding to the Whangārei district's calendar of events.

## **Creating Resilient Whangārei Businesses through the Taitokerau Business Resilience Project (2024)**

Northland Inc advocated for and secured an additional \$1,000,000 in funding from central government in October 2023, to continue to support the region's recovery following the cyclone-related weather events earlier in the year, following the initial \$8.67m tranche.

In response to challenges faced by local businesses, Northland Inc launched the Taitokerau Business Resilience Project using a portion of the investment, providing training, workshops, and one-on-one support to enhance business resilience and sustainability across the region. Farmers and growers were also supported through community resilience dinners, business continuity and succession & progression workshops.

- 70 workshops, one-to-one coaching, webinar series, mentorship programmes, and connection events, covering topics from sales to finance to wellbeing.
- Total attendee numbers topped 1,934, with 36% from the Whangārei district.
- Of the SME businesses involved, 54% were from the Whangārei district.

*"I have had the pleasure of being involved with Northland Inc since my inception. During hard times Northland Inc provided funding and business mentoring, without their help being a new business owner would have been much more difficult. Northland Inc go above and beyond to reach out and give help and advice when really needed. Thank you so much for your unbelievable support in helping make my business a success story." - Adele Greatorex, Waipu Horse Adventures*

## **Promoting the District Through the It's Northland Time Marketing Campaign (2024)**

Utilising the same tranche of central government cyclone funding (referenced above), Northland undertook the It's Northland Time domestic marketing campaign to support the visitor industry during the disruption of SH1 through the Brynderwyn Hills, by stimulating interest in the region and travel to Northland. It was a multichannel marketing partnership through broadcast, radio, out of home (OOH), print, influencers and digital channels, showcasing iconic attractions and destinations for the end of summer season and in the lead up to Autumn long weekends and school holidays.

- Included a three-day shoot with TVNZ Breakfast with segments in three Northland locations, including Tūtūkākā. Included 27 minutes of on-air content, a consumer competition, social media promotion, and a TVNZ online sponsored article reaching a cumulative audience 805,900 with online reach of 48,432 – promoting the Whangārei district and region as a whole to domestic travellers.
- The campaign achieved almost 6.4mil cumulative domestic audiences reached across all channels. The largest and longest running domestic campaign ever delivered by the RTO.



- The Northland Inc Touristy Tour campaign by the Northland MoreFM Breakfast show won the 2025 NZ radio awards best single market station promotion. This included live broadcasts from a range of locations including Waipu and HAC

A campaign partnership with Air New Zealand in Winter 2024 was also executed, promoting Northland ports through the Air New Zealand platforms, including the Northland Trip Starter tool featuring Northland experiences. Sale offers into Whangārei were included within the partnership promotion.

- Following the campaign, consumer testing showed that 95% of people who had seen the campaign say the message, "I can fly to Northland with Air New Zealand" is quite or very likely to stick in their mind, above Air NZ norms, demonstrating resonance and recall of Whangārei and Northland as an Air NZ port with potential travellers.
- Northland saw a 61% uplift in passenger ticket sales vs the 4-week average, having a direct impact on passenger arrivals into the region. Whangārei saw the following in terms of passenger ticket sales versus the 4-week average:
  - o AKL-WRE: 21% increase
  - o CHC-WRE (via AKL): 131% increase
  - o WLG-WRE (via AKL): 68% increase

## Showcasing Whangārei as a Visitor Destination

Northland Inc act as facilitator for travel-based media coverage in the region, facilitating famils for journalists to generate both international and domestic media coverage, promoting the region as a visitor destination. In the past year Northland Inc has facilitated 9 media famils in the Whangarei district, which have contributed to 33 pieces of positive media coverage promoting Whangārei operators in publications.

On behalf of the Northland region, Northland Inc leads international marketing to promote Northland and the Whangārei district as a visitor destination. As well as leading the International Marketing Group (Whangārei members Dive! Tutukaka, Hundertwasser Art Centre), Northland Inc represents the region at six international trade shows both in New Zealand and overseas. In August 2025 Northland will host the Tourism Export Council of New Zealand Conference, which Northland Inc has been central to organising.

*"The Hundertwasser Art Centre with Wairau Māori Art Centre has felt supported by the excellent work from Northland Inc since the inception of the project. As our Regional Tourism Organisation, Northland Inc plays an essential role in promoting the Hundertwasser Art Centre to international audiences. We have enjoyed being part of the International Marketing Group led by Northland Inc which provides an excellent network to connect us with other tourism businesses in Northland. Northland Inc's leadership in the tourism space is essential, not only for marketing Northland as a region but also to promote Whangārei as a tourism destination in its own right. The Northland Inc team have included us in a vast range of campaigns and famils which have led to an increase in visitor numbers." - Dr Joost de Bruin, Director Hundertwasser Art Centre*

Northland Inc has been leading work with North Golf Association to support the implementation of a Golf Tourism Strategy and Marketing Plan, which was spearheaded by a group of Northland Golf Clubs, regional representatives and interested parties. As part of this

work, a golf tourism hero video for Northland and a series of four golf itineraries were launched on the [NorthlandNZ.com website](http://NorthlandNZ.com), featuring Waipu Golf Club.

*“North Golf has greatly benefited from the support and partnership of Northland Inc across several areas of our organisation's growth and community engagement. As we look to grow the game sustainably across the region, having a partner like Northland Inc has, and will continue to be a huge asset. The Northland Inc team have been proactive, knowledgeable, and genuinely invested in helping us succeed, providing both strategic advice and hands-on assistance when required. We fully support the continuation and expansion of their role and would welcome their continued involvement in the future.” - David Mullan, North Golf Association.*

Northland Inc is leading the Tourism Carbon Footprint Project, which is now underway to help regional businesses in the visitor industry to understand and reduce their carbon footprint, as a business efficiency tactic. Whangārei operators involved include Dive Now, Ruakākā Beach Holiday Park, Dive! Tutukaka, Lodge 9, Hundertwasser Art Centre and Whangārei Quarry Gardens.

*“Northland Inc has been a solid ally for our business over the years. Their support has gone well beyond ticking boxes – they’ve actually taken the time to understand who we are, what we do, and how they can help. Whether it’s been funding opportunities, strategic advice, or just good people showing up at the right time with the right insight, they’ve made a real difference. They’ve also been powerful advocates for the Northland hospitality sector at a regional and national level, making sure our voice is heard and that our challenges are understood. That kind of representation is rare and incredibly valuable – especially in an industry as dynamic and exposed as ours.” - Nicke Keene, Schnappa Rock & President, Hospitality NZ*

*“Northland Inc is in a space where smaller businesses cannot afford to be, and they fairly represent. This economic benefit feeds into our communities, and without their presence on that world stage, Northland would be lagging behind other regions, as Queenstown, Rotorua and Auckland grab the lions' share. On a macro level, their individual passion for the district is instrumental in growing ideas, incubating culture and developing tourism businesses that are fundamental in sustaining smaller communities. It all feeds back into the wider picture of putting Northland on a par with other regions and destinations.” - Kate Malcolm, Dive! Tutukaka*

## **Facilitating Funding to add to the Whangārei District Calendar of Events**

Northland Inc acts as trusted partner for central government, through which key funding opportunities are facilitated for the region. Through the Regional Events Fund and Regional Events Promotion Fund five Whangārei events have been supported in the past two years. Supported events include the Whangārei Fringe Festival, Northland Pasifika Festival, Whangārei Maritime Festival, Vibes on Vine and Fritter Fest.

*“The Black Ball Maritime Society is a Non-Profit organisation that seeks to promote the maritime industry with a focus on encouraging young people to become involved in the marine trades. Northland Inc has been an extremely valuable partner in this effort not only because of their economic support but also the the organisational support necessary to bring together the varied stakeholders that are involved in this sort of effort. Northland Inc's*

*participation has led to the formation of a Maritime Economic Strategy Committee to help guide future economic development of the industry as a whole. The Whangarei Maritime Festival's success is a great example of why Northland Inc is so valuable in the communities' efforts to develop its economic base.” - David Irvin, Chairman – Black Ball Maritime Society*

*“We’re incredibly grateful for the support Northland Inc has provided for events like the Northland Fritter Festival, which has assisted with promotion and marketing to attract visitors to Whangārei. The funding and strategic support received played a direct role in the festival's increase in visitor numbers this year. Visitor attendance from out of Whangārei rose from 18.5% in 2024 to 25.8% in 2025. This growth is a clear reflection of the value Northland Inc adds in helping us reach wider audiences and draw tourism into Whangārei.” - Rachel O’Gorman, Northland Events Centre (2021) Trust*

### **Advocacy for Brynderwyn Hills Reopening (2024)**

Following the closure of the Brynderwyn Hills section of State Highway 1, Northland Inc collaborated with local councils, businesses, and tourism operators to advocate for its timely reopening. In September 2023, Northland Inc released an independent Economic Impact Assessment (EIA), an investigation into the impact of the State Highway 1 through the Brynderwyns road closures following Cyclone Gabrielle in early 2023 on Northland's economy. This was used as the base for advocacy and further research by the Northland Corporate Group. Northland Inc then assembled and Chaired the Brynderwyns Working Group around the project. The efforts of Northland Inc contributed to the successful reopening in June 2024, restoring a vital transportation link for the region.

### **Advocacy and Collaboration Following Transpower Tower Failure (2024)**

Following the Transpower tower failure in 2024, Northland Inc undertook advocacy on behalf of the Northland region around long-term energy resilience solutions for Northland in partnership with Transpower and Omexom. With inward funding for the Northland region secured, Northland Inc alongside other regional leaders were instrumental in shaping the use of the \$1m Northland Resilience Fund for the region, securing:

- **Te Tai Tokerau Impact Fund Launch (2025)**

In March 2025, Northland Inc launched the Te Tai Tokerau Impact Fund, offering grants between \$5,000 and \$20,000 to support innovative projects that promote collaboration, sustainability, and economic development across Northland. This fund empowers local businesses and community organizations to implement initiatives that drive positive change in the region.

- **Health Simulation & Training Centre in Whangārei (2024)**

Northland Inc is facilitating up to \$250,000 investment from the Resilience Fund to establish a Health Simulation and Training Centre at the new Knowledge, Education & Arts (KEA) Hub in Whangārei. This state-of-the-art facility aims to train healthcare professionals, emergency responders, and service industry workers, addressing critical workforce needs and enhancing the region's healthcare capabilities.

- **Infrastructure Plan**

Northland's infrastructure development is pivotal for its economic growth and integration with national and global markets. We need a clear, actionable, overarching infrastructure plan to guide development and sequencing. This plan will encompass critical sectors including roads, rail, energy, aviation, tourism infrastructure, port expansion, water, and other essential services identified through

public information. This is a unique enabling opportunity for the region, where infrastructure is strategically positioned to unlock sustainable economic growth and community wellbeing. This project is currently being tendered.

*“On behalf of Te Rūnanga o Ngāti Rēhia Trust, I’d like to sincerely acknowledge and express our deep appreciation for this support. This investment will enable us to activate the first phase of our eco-tourism development at our Sanctuary and help bring to life a kaupapa that blends cultural storytelling, environmental restoration, and whānau-led enterprise.” - Anita Tipene, Ngāti Rēhia Trust (Te Tai Tokerau Impact Fund Recipient)*

## **Leadership in Land Use Optimisation for Whangārei Primary Industries**

The Tuputupu Grow Northland Initiative has been developed by Northland Inc in response to evolving challenges and opportunities across the primary and associated manufacturing sectors in Northland. Launched in 2024, Pūtake Whakatupu - which translates to Foundation for Growth - is the primary workstream under the Tuputupu Grow Northland Initiative. Northland Inc is leading this transformative project to identify, support and develop land use and value-add manufacturing opportunities in Northland. A regional workshop series for the Pūtake Whakatupu programme was held in Whangārei (along with Kaitaia, Dargaville, and Ngawha) to inform the development of new Market Opportunity Reports – which will identify and assess new crop potential for Northland farmers, supporting more sustainable land use and regional value-add manufacturing.

## **Conclusion**

The above case studies provide a small snapshot of the recent work undertaken by Northland Inc, on behalf of WDC and the Northland region. There are many other workstreams currently underway to generate positive economic impact.

To be effective and have a unified voice within Northland, with Central Government and internationally, all four councils of Northland need to be joint owners of this organisation. Only unified do we have real strength and real advocacy power. Being joined up also means the council shareholders have a direct say in the strategies and direction of Northland Inc and where it places its resources and effort.

Whangārei District Council's shareholding is critical to the success of economic activity not just in the Whangārei district but for all of Northland, and with Whangārei being the major city of Northland and over half the population it is therefore critical WDC remains a joint and equal shareholder.

## Regional Economic Development Agency Shareholding

**Meeting:** Whangarei District Council  
**Date of meeting:** 28 September 2023  
**Reporting officer:** Tony Collins – Manager District Development

### 1 Purpose / Te Kaupapa

To propose consultation on the possibility of Council becoming a shareholder in the Joint Regional Economic Development Agency, Northland Inc., through the 2024 - 2034 Long Term Plan.

### 2 Recommendations / Whakataunga

That the Council

1. Approves consultation on Council becoming a shareholder in Northland Inc., a joint regional Council Controlled Organisation (CCO).
2. Escalate funding over a three-year time frame within the draft 2024-2034 Long Term Plan, with proposed investment being;
  - a. year one (2024-25) \$475,000
  - b. year two \$587,000
  - c. year three \$709,000 (this amount will be inflation adjusted from year four using the BERL local government index).
3. Budgets funding through the reallocation of existing grants to Northland Inc. (\$105k in the 2022/23 financial year), and general rates increases.
4. Considers the outcomes of public consultation through the 2024-2034 Long Term Plan consultation process.

### 3 Background / Horopaki

On 24th February 2020, the Mayoral Forum endorsed a Regional Economic Development service delivery model, governance arrangements and indicative funding model involving the participation of the Northland Regional Council, Whangarei District Council, Kaipara District Council and Far North District Council.

On 15 July 2020 elected members were briefed on a proposed delivery model for regional economic development. Feedback from the members was that further time was needed for the matter to be considered and it was to be brought to the August 2020 Council meeting.

Further information was provided to Elected Members of all Northland councils at the Northland Forward Together Forum in Whangarei on 28 July. On the 27 August 2020, the

matter was brought to Council for a decision where Council declined to be part of the formation or funding of changing Northland Inc into a joint CCO. Northland's other councils continued with the proposal formed a joint CCO in July 2021.

The new Council were provided an overview of regional economic development in February 2023 along with some background on previous proposals to join Northland Inc as a shareholder. An outcome of that briefing was for Councillors Halse, McKenzie and Couper to work with staff, Northland Inc and members of the Regional Joint Economic Development Committee to explore a way forward, to gain a better understanding of how the Committee is currently working and conveying to the Committee the challenges facing Council.

Following the work undertaken by these Councillors the matter was brought back to a Council workshop on 31 August 2023 and the agenda report from that workshop is Attachment 1.

## **4 Discussion / Whakawhiti kōrero**

In the August 2023 workshop councillors sought that staff bring back a formal decision-making item on the potential for Council to consult on becoming a shareholder in Northland Inc. At that time it was acknowledged that:

- Becoming any decision to becoming a shareholder would need to be subject to public consultation.
- Council is operating in a financially constrained environment and while it would be ideal for Council's shareholder contribution to commence at a level equivalent to the original proposal, this may need to be tempered against what is affordable to the ratepayer.

### **4.1 Why a Joint CCO**

When this matter was first considered following a review of Northland Council economic development functions and activities in 2017, a number of models for delivering Regional Economic Development were investigated and assessed. Following this assessment, staff considered a Joint Council Controlled Organisation (JCCO) as the most appropriate model to meet the outcomes required. Attachment 2 is a report prepared at the time outlining the comparative strengths and weaknesses of various delivery models.

### **4.2 What is a CCO**

A CCO is a separate organisation that council(s) can set up to undertake particular activities on their behalf. For the organisation to be a CCO, council(s) must control 50 per cent or more of the voting rights or appoint 50 per cent or more of the directors.

Under the CCO model, each CCO;

- operates at arm's length from the council(s)
- must implement the strategic direction set by the council(s)
- has an independent board that is accountable to the council(s) for the CCO's performance
- is a separate legal entity, with directors being responsible for overseeing the management of the business.

The role of the Council(s) in this model are typically:

- developing plans and strategies that CCOs must give effect to
- appointing and removing directors (including chairs)
- determining board member remuneration
- commenting on the content of draft statements of intent

- approving final statements of intent
- monitoring the performance of CCOs (including board performance)
- taking decisions as shareholder (e.g. approving a major transaction under the Companies Act)

The ability to set up a CCO is provided for by the Local Government Act 2002 (LGA). Consultation with the community is required to create a CCO or to become a shareholder of an existing CCO. The LTP provides an opportunity to enable this consultation and decision-making.

#### **4.3 Shareholder Benefit**

At the workshop information was provided by Northland Inc Chief Executive Paul Linton and Joint Regional committee Chair John Vujcich outlined the benefits and possible funding of WDC entering Northland Inc.

Broadly speaking the key benefits of Whangarei District Council joining the other councils in the Region as shareholders are that it would enable:

- Central Government to communicate with one agency for Northland, and this would likely gain support from Central Government, where government would be communicating at a regional level and Northland Inc. effectively harnessing available central government funding and support.
- Greater engagement and participation of Māori/Iwi. This is a priority for all four Northland Councils.
- The District Councils to have greater control and insight into the monitoring of performance and the distribution of benefit throughout the region. This can be done by regular meetings between Northland Inc. and the formal Joint Committee, Annual strategy sessions with individual Councils, regular meetings between CEs of Councils and CE of Northland Inc., and overall reporting of progress to Northland Councils.
- Greater alignment of economic development priorities and outcomes across Councils and Northland Inc. even more so with the development of Te Rerenga, the regional economic development strategy.
- Specialisation/centre of excellence approach regional economic development that could potentially be more attractive.
- Supporting economic recovery following states of emergency.

#### **4.4 Funding of Northland Inc.**

The Investment Growth Reserve - IGR - was established in 2011-2012 to help fund economic projects that will increase jobs and economic performance in Northland. The reserve is financed by income from Northland Regional Council's various investments and potential projects are scoped and assessed by Northland Inc.

The objective of the IGR is to provide a fund that enables Northland Regional Council make strategic investments that lift the long-term growth of Northland. Allocations from the fund must be one of the following:

- Operational expenditure for Northland Inc.
- Project development
- Enabling investment

Northland Regional Council continue to fund Northland Inc. and the IGR in line with the level of funding committed in the 2018-2028 Long Term Plan. Other Northland councils have also



progressively built up their contributions within the 2021-2031 Long Term Plan Cycle and will continue to do so until their contribution represents 40% of the total funding allocation.

#### 4.5 Shareholder Structure

The current shareholder structure is:

- Equal shareholding (achieved by NRC selling 25 shares at one dollar each to FNDC and KDC), providing the Northland Council with an equal shareholding of 25 shares.
- Governance via a formal Joint Committee with representation from each of the Councils, by each Council having two representatives.
- Formal Joint Committee to appoint Directors to Northland Inc. based on merit.
- Retainment of the current policy of rotation for appointment of directors.
- All Councils all have input into the Statement of Intent process via the Joint Committee.
- Allocation of the Investment Growth Reserve delegated to the Joint Committee
- Decision making on the Joint Committee to be made by consensus and failing that by vote proportionally weighted to the funds provided in that particular year.

Within the JRCCO Shareholders Agreement -Attachment 3 – there is provision for the existing shareholders to sell shares to Whangarei District Council under clause 11 of that agreement.

*If at any point after the date of this agreement WDC serves a written notice on the Company that they wish to become a shareholder of the Company (WDC Notice), each shareholder shall transfer such amount of Shares (being the same amount of Shares for each Shareholder) as required to ensure that WDC becomes an equal shareholder in the Company at a price of \$2 per share (Transfer). Subject to WDC providing the Company with a duly executed Deed of Accession, the Transfer will occur on the date that is 10 Business Days from receipt of the WDC Notice.*

If Council were to take up the invitation to become a shareholder, it was proposed that to keep investment aligned with the original proposal, Council would commence their contributions based on those outlined in year 2024/25 of the earlier table. However, there is merit given current financial constraints, to start further back in the funding program with a more modest initial contribution.

Through the work Councillors Couper, McKenzie and Halse and their negotiations with Northland Inc, there is now a clearer understanding of the nature of the shareholding arrangements and the level of funding required by Northland Inc for it to be an effective and resilient regional economic development agency.

#### 4.6 JCCO Establishment

When the JRCCO was established, additional shareholder funding was to be phased in over a 6-year period across two 3-year LTP cycles.

- Target Funding: NRC funding 60% of Northland Inc. and the IGR from commercial activity and the balance of 40% would be funded by the District Councils.
- The methodology for the proportion of funds that will be funded from each Council was also given further thought. The proposed funding ratio for the District Councils is based on population numbers in each district.

Based on the below calculations, Northland Regional Council, Kaipara District Council and Far North District Council have proceeded as was initially proposed.



Council	2021 Population	Percentage of Contribution
Whangarei District Council	91,400	51%
Far North District Council	64,400	36%
Kaipara District Council	23,200	13%

These proportions are to be reviewed at each Long-Term Plan Cycle. At that time – July 2021 - based on the above table the proposed contribution required from each Council over a six-year period was:

		51%	36%	13%	
Year	NRC	WDC	FNDC	KDC	Total
Population		91400	64400	23200	179000
2021/22	89%	6%	4%	1%	100%
2022/23	80%	10%	7%	3%	100%
2023/24	74%	13%	9%	3%	100%
2024/25	68%	16%	12%	4%	100%
2025/26	64%	18%	13%	5%	100%
2026/27	60%	20%	14%	5%	100%

Northland Regional Council maintain funding Northland Inc. per their current Long-Term Plan commitments. It was proposed the three District Councils contribute a further 40% over the six-year transition period. The indicative share of financial contribution at that time was:

Year	NRC	WDC	FNDC	KDC	Total
2021/22	\$1.811M	\$117K	\$82K	\$29K	\$2,082M
2022/23	\$1.852M	\$241K	\$169K	\$61K	\$2,357M
2023/24	\$1.937M	\$349K	\$246K	\$89K	\$2,632M
2024/25	\$1.984M	\$475K	\$335K	\$121K	\$2,910M
2025/26	\$2.033M	\$587K	\$413K	\$149K	\$3,191M
2026/27	\$2.084M	\$709K	\$500K	\$180K	\$3,473M

The total level of funding provided from the District Councils and Northland Regional Council is between Northland Inc. is allocated to the IGR and the Joint Committee then determine the operational budget based on the requirements of the Northland Inc's Statement of Intent and supporting budgets, with the balance remaining in the IGR and available to support the priorities and projects agreed by the four Councils.

#### 4.7 Financial and Consultative Considerations

Whangarei District Council currently contribute to Northland Inc with cash contribution of circa \$130,000 per annum in the form of grants (\$105k actual in the 2022/23 financial year) and financial contributions to other work streams, plus some staffing support in the form of an Economic Development Facilitator to Northland. It should be noted that if Council proceeds

to a shareholder investment, these direct financial contributions will cease. Council also support or contribute to various ad hoc specific projects such as Te Rerenga and in recent times Hundertwasser Art Centre and Oruku Landing.

If Council were to become a shareholder, there would still be a requirement to retain internal capacity as has been seen in the Kaipara District Council where since joining the JCCOP have commenced building internal capacity at an operational and governance level in relation to economic development.

During the communications held between the Councillors, staff and Northland Inc, Council made it clear that they were operating in a difficult and constrained financial environment. Prior to committing to this Council would need to consult with the public, ideally through the upcoming Long-term Plan consultation process.

While starting investment at the quantum originally proposed for 2024/25 would be beneficial for Northland Inc. (and indeed regional economic development), providing more sustainable funding levels and ensuring alignment with contributions of other shareholders under the original proposal, if Council were to it prioritise investment through the Long Term Plan it may well be that Council wishes to stage and build its contribution as originally propose over a six year, two LTP cycle. This would see the Councils first year investment \$117k for 2024/25 rising to \$709k by year 2029/30 and continue inflation adjusted funding using the BERL local government index from that point on. It is Northlands Inc.'s preference that if Council were to become a shareholder that they commence their investment at a level that would align with the position of the other shareholding councils i.e. year four of the original proposal.

The table below sets out the projected shareholder costs based on WDC entering as a shareholder as per the cost structures and staging initially proposed.

Year	NRC	WDC	FNDC	KDC	Total
2021/22	\$1,850,980		\$82,000	\$29,000	\$1,961,980
2022/23	\$1,893,552		\$169,000	\$61,000	\$2,123,552
2023/24	\$1,937,104		\$246,000	\$89,000	\$2,272,104
2024/25	\$1,983,595	\$117,000	\$335,000	\$121,000	\$2,556,595
2025/26	\$2,033,184	\$241,000	\$413,000	\$149,000	\$2,836,184
2026/27	\$2,084,014	\$349,000	\$500,000	\$180,000	\$3,113,014
2027/28	\$2,138,198	\$475,000	\$513,000	\$180,000	\$3,306,198
2028/29	\$2,195,930	\$587,000	\$526,951	\$180,000	\$3,489,881
2029/30	\$2,255,220	\$709,000	\$541,076	\$180,000	\$3,685,296
2029/31	\$2,313,856	\$727,434	\$555,144	\$199,852	\$3,796,286

However, while not excluded by Northland Inc. in discussions following the Council workshop of 31 August this option was clearly not favoured by the CCO. It could also be argued that it does not represent a fair funding allocation given other shareholders have already scaled up their investment.

Any additional funding would be an operational expense and need to be funded via rates. Due to the shortfall in Council's every day funding combined with the impacts of the Affordable Water Reform, it is anticipated that the Long-Term Plan will require a significant rates increase in order to continue to provide current levels of service and maintain a financially prudent budget. Any additional funding approved will continue to exacerbate this

issue and would need to be worked through with councillors for prioritization and consultation.

#### 4.8 Obstacles and Sensitivities Preventing Progress

An assessment completed at the time the matter was first brought to Council regarding the obstacles and sensitivities preventing progress identified the following issues.

- The Northland Inc must have stability to last a decade or more and the need for a secure financial baseline.
- Political buy-in. Council must agree to the “Northland Inc. being the provider of economic development services in Northland.
- The lack of a regional economic development strategy – has been addressed through the development of Te Rerenga which is due for completion late 2023.
- Building trust and stability, monitoring effort and distribution of benefit.
- Equitability by medium term equitable distribution in proportion to contribution.

This does not mean that individual councils can abdicate their individual responsibilities in regards to economic development at a granular or local level, but if Council were to become a shareholder, the structure that would result addresses each of these issues, either through the business model, the long-term funding contributions from NRC and the District Councils and the commitment from Northland Councils that Northland Inc will be the one organisation that delivers economic development services for the Region.

The councils also have input to the Statement of Intent process via the formal Joint Committee, and the Consensus Voting model promotes building trust. The out-put out-come framework together with the performance and reporting framework enable the monitoring of effort and measurement of the distribution of benefit. If Council were to decide to proceed, there is an indication from Northland Inc that potentially - subject to existing shareholder approval - Council would be permitted to be involved in the development of the next Statement of Intent which is due to be developed late 2023.

#### 4.9 Options

Council have considered this matter on previous occasions and the options available to Council remain the same. In doing so Council considered a range of options for the delivery of economic development services. Options included:

- Enhanced Northland Inc. as a CCO of NRC
- Delivery by one Council in Northland
- A Regional Joint CCO
- Delivery by the Private Sector

Those options, along with their advantages and disadvantages, are considered in detail in Attachments 2. However, given other Northland Councils have committed to a Regional Joint CCO options for revisiting the overarching structure for delivery are now limited. The substantive decision for Council at this point is therefore whether to become a shareholder or not, and if joining as a shareholder; at what level and over what duration should the transition to full investment be. The advantages and disadvantages for this are broadly outlined in this Agenda, with consultation proposed in order to better understand the views and preferences of the community. In working through this decision Council can:

- a) Decline the proposal and maintain the status quo.
- b) Subject to public consultation as part of the 2024-34 LTP, become a shareholder based on the original investment projections thus commencing year one of the 2024-2034 LTP with an investment of \$475k and completing the transition to a full share of

investment in a single three-year cycle of the LTP. This aligns Whangarei District Council with the other shareholding councils.

- c) Subject to public consultation as part of the 2024-34 LTP, become a shareholder based on the original proposal to introduce full investment over two three-year cycles of the LTP commencing 2024. With the initial investment sum for the first year being \$117k.

Given the feedback from the August 2023 workshop, Northland Inc.'s preference and while acknowledging the challenges of meeting a balanced budget that any additional expenditure would create, staff recommend undertaking consultation as part of the 2024-34 LTP on Councils intention to become a shareholder in Northland Inc over a single 3-year cycle of the LTP - option b.

## **5 Significance and engagement / Te Hira me te Arawhiti**

If Council were to enter Northland Inc the decision will likely trigger Council's Significance criteria relating to net financial cost/revenue due to the cumulative operational cost over consecutive years. However, no other criteria in the policy are considered to be triggered and the decision not considered to be significant.

As stated earlier in this report Council are operating in a constrained and uncertain financial environment. This additional funding would be an operational expense and need to be funded via rates. As such needs to be balanced against other Council priorities and subject to public scrutiny.

The community must be consulted about the proposal, and it is recommended that this could be undertaken as part of the formal LTP consultation early in 2024. If approved this would be via the special consultative procedure, in accordance with requirements of the Local Government Act 2002.

## **6 Attachments / Ngā Tāpiritanga**

Attachment 1 – EDA delivery models comparative strengths and weaknesses

Attachment 2 - JRCCO Shareholders Agreement

## 6.2 Ōakura Sports Park and Wetland Development Update and Decision on Budget Adjustments

**Meeting:** Whangārei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Hayley Mulder (Project Director)

### 1 Purpose / Te Kaupapa

The purpose of this report is to update Elected Members on delivery progress of the Ōakura Sports Park and Wetland Development project and seek approval for budget adjustments which is offset by income.

### 2 Recommendation/s / Whakataunga

That the Council:

1. Notes that following the Validation Stage, the Ōakura Sports Park and Wetland Development project is on track and does not require additional budget; and
2. Approves additional capital spend of \$164,000 in 2025-26 financial year which will be offset by external income from the Lottery Grants Board towards a playground; and
3. Approves the adjustment of Ōakura Sports Park and Wetland Development capital budget in the 2025-26 and 2026-27 financial years to align with the redirection of \$662,715 unclaimed Better Off Funding towards a wetland; and
4. Approves bringing forward budgets of \$613,206 Year 3 and \$836,380 in Year 4 of the LTP to Years 2 and Year 3, with \$662,040 in Year 2 and \$787,546 in Year 3, to align with the planned delivery of the project.

### 3 Background / Horopaki

Whangārei District Council (WDC) has been working with the Whangaruru Coastal Community and Sports Association (WCC&SA) and Whangaruru South Residents & Ratepayers Association (WSRRA) in Ōakura to upgrade the existing sports field at the end of Wharua Road. Aiming to promote active lifestyles and foster a sense of comradery and belonging in the community, the planned upgrades include an additional sports field and hardcourts, a playground and a wetland. This complements a new sports facility hub building that was completed by the community in 2020.

The project is in the Validation Phase where the scope of the project has been developed so that realistic costs can be understood and the scope confirmed before progressing to detailed design and construction.

## 4 Discussion / Whakawhiti kōrero

### 4.1 Delivery Progress To-Date

Progress to-date has included preliminary designs and site investigations such as geotechnical assessments, topographical surveys, planning assessments, cultural impact assessments and other due diligence. While wetland planning was initially being progressed as a separate project to the sportspark and playground, these are now integrated into an overall masterplan.

An initial version of the integrated masterplan (refer Figure 1) included the following:

- Reposition the existing field to allow for one premier field and a second practice field with lighting, both of which are adaptable for other sports allowing flexibility in future
- Two multi-functional hardcourts and informal recreation area
- A playground providing entertainment and recreational opportunities for children and families, designed to promote physical activity and imaginative play
- Onsite parking, ensuring convenient access for those attending events and matches, and possible overflow parking
- Amenities including restrooms, spectating areas, recreational connections and accessible pathways
- Reinstating an area of natural wetland, enhancing an existing wetland, and establishing a harakeke and kahikatea swamp forest
- Re-establishing an existing community plant nursery to support wetland enhancement and future community restoration efforts.



Figure 1: Integrated masterplan

An initial Engineer's Estimate to deliver the full scope of the masterplan was received and exceeds available budget. To deliver within budget, the plan is to realign the existing field, which allows the ability to retain most of the initial masterplan, while avoiding substantial earthworks, drainage, and retaining costs. It does not prohibit a second field from being added in future and carries a lower risk of exceeding the budget available.

Staff are undertaking a value engineering and design review process to identify options that remain within financial constraints while continuing to deliver on core project outcomes and meet Long-Term Plan and other funding commitments. The intention is to go back to the community with these options.

LTP 2024-34 has a total budget of \$2,443,374 for the project as follows:

<b>Current LTP 2024-34</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>
00850 – Playground and Skateparks Level of Service	\$82,320			
00880 – Oakura Multicourt Design and Build	\$33,244			
00900 – Oakura Sports Park Development	\$575,795			
00901 – Oakura Wetland Restoration	\$270,881			
00996 – Oakura Sportspark Upgrades Field				\$770,350
00997 – Oakura Multicourt Design and Build		\$31,548	\$591,690	
01002 – Oakura Sportspark Car Park Development			\$21,516	\$66,030
<b>Total</b>	<b>\$962,240</b>	<b>\$31,548</b>	<b>\$613,206</b>	<b>\$836,380</b>

WSRRA were successful in obtaining additional funding for the children's playground from the Lottery Grants Board in the sum of \$164,000 excluding GST in May 2025. A corresponding Funding Agreement has been entered into by the WSRRA. The deadline for completion is 20 August 2026 and funds were paid directly to the WSRRA in one lump sum on 11 June 2025. As Council is leading the delivery of the project, the WSRRA proposed that Council invoice the WSRRA for a capital contribution towards playground-related costs. This is not reflected in Council budget and relates to the first decision in this report.

## **4.2 Financial/budget considerations**

### **4.1.1 Approve Additional Capital Spend Offset by Lotteries Grant**

Decision 1 requested in this report is to approve additional capital spent in the 2025-26 financial year of \$164,000 excluding GST, equal to the amount of Lottery Grant Board funds granted to the WSRRA. With the \$82,320 allocated in Year 1 (2024-25) of the 2024-34 LTP budget (PJ00850), this will make the overall project budget available to deliver the playground \$246,320 excluding GST, with no additional impact on debt.

Due to the timing of this decision, the additional capital spend and offsetting external funding is unable to be incorporated into the 2025-26 Annual Plan. Instead, this will be adjusted in the revised budget prepared in July/August. This revised budget finalises the 2024-25 carry forwards position into the 2025-26 financial year and is used for monthly financial reporting throughout the year.

Revised Budget	Current LTP Budget 2024-34	Revised LTP Budget 2024-34
00850 – Playground & Skateparks Level of Service		
- Capex	\$82,320	\$ 246,320
- Revenue (WSRRA via Lottery Grant)	\$ 0	(\$164,000)
- Net cost to WDC	\$82,320	\$ 82,320

#### 4.1.2 Options

Option 1 – Do not approval additional capital spend

Option 2 – Approval additional capital spend

Option 2 is recommended as this will enable works to be undertaken utilising external funding with no net impact to Council.

#### 4.1.3 Risks

If additional capital spend equal to the amount of unclaimed Lottery Grant Board funds is not approved, there is a risk of inefficiencies associated with having the WSRRA undertake planning and procurement activities for parts of the playground.

If inefficiencies lead to project delays, there is a further risk that the grant may be forfeited or need to be returned if not spend within the agreed timeframe.

As a Funding Agreement between WSRRA and Council will be developed for the grant, there is minimal risk associated with approving the additional capital spend as there will be no additional impact on debt.

#### **4.2.1 Adjusting Ōakura Sports Park and Wetland Development Capital Budgets to Align with Intended Use**

The CAPEX budget of \$846,676 was split across two PJ codes to facilitate reporting against different LTP Activities, with \$575,795 allocated to PJ00900 Ōakura Sportspark Development (Parks and Recreation) and \$270,881 allocated to PJ00901 Ōakura Wetland Restoration (Stormwater).

See the table below.

Current LTP 2024-24 Budget	LTP Activity	Current LTP 2024-34 Budget
00900 – Oakura Sports Park Development	Parks and Recreation	\$575,795
00901 – Oakura Wetland Restoration	Stormwater	\$270,881
Total		\$846,676

The above PJs include funding from the Better Off Funding support package. These allocations were indicative only and based on preliminary estimates, as the intent was for the Better Off Funding to act as a flexible top-up to support delivery across multiple LTP workstreams associated with the overall Ōakura project.



In June 2024, DIA and NIFF received direction from the new Cabinet to work with councils to identify opportunities to redirect unspent Better Off Funding to increase investment in water infrastructure, or to help establish new water services delivery organisations. DIA formally approved WDC's voluntary redirections on 27 September 2024. One of these was redirecting unspent Better Off Funding for this project at the time (\$662,715) to a new project, 'Ōakura Wetland and Flood Mitigation', focusing on water related project aspects only.

Decision 2 requested in this report is to adjust the Better Off Funding amounts budgeted against PJ00900 and PJ00901 to reflect the above redirection. The table below outlines the adjustment.

<b>Revised Budget</b>	<b>Current LTP 2024-34 Budget</b>	<b>Revised LTP 2024-34 Budget</b>
00900 – Oakura Sports Park Development	\$575,795	\$183,961
00901 – Oakura Wetland Restoration	\$270,881	\$662,715
Total	\$846,676	\$846,676

This decision involves reallocating budget from PJ00900 Ōakura Sportspark Development to PJ00901 to Ōakura Wetland Restoration to make the overall project budget available to deliver the wetland \$662,715, equal to the amount of unclaimed Better Off Funding. There is no impact on debt. PJ00900 will then be reduced to \$183,961. This will be in Year 2 (2025-26).

It is noted that while the delegation to move funds has been delegated to General Managers, this is a movement between different Activities and therefore requires Council approval.

This adjustment will be reflected in the revised budget prepared in July/August. This revised budget finalises the 2024-25 carry forwards position into the 2025-26 financial year and is used for monthly financial reporting throughout the year.

#### **4.2.2 Options**

- Option 1 – Do not approve reallocation of Better Off Funding budgets
- Option 2 – Approve reallocation of Better Off Funding budgets

Option 2 is recommended to ensure that LTP budgets comply with agreed project outputs under Better Off Funding.

#### **4.2.3 Risks**

If reallocation of the Better Off Funding budgets is not approved, there is a risk of non-compliance with Funding Agreement intentions and misreporting against the intended use of funds, which may impact auditability. There is also a risk that without reallocated funding, the wetland component may be underfunded, which could delay or compromise delivery. There is no risk associated with reallocation.

#### **4.3.1 Bring Budget Forward to Align with Construction Programme**

The project is programmed to be delivered in full within the 2025-26 financial year, however having considered the risks, it is prudent to allow for funding over two years. As such, it is requested that the following budgets be brought forward from their current LTP years to Years 2 and 3 of the LTP as detailed within the following table. Budget lines that do not have budget in future years are not included in the tables.

<b>Current LTP Budget 2024-34</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>
00996 – Oakura Sportspark Upgrades Field			\$770,350
00997 – Oakura Multicourt Design and Build	\$31,548	\$591,690	
01002 – Oakura Sportspark Car Park Development		\$21,516	\$66,030

<b>Revised LTP Budget 2024-34</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>
00996 – Oakura Sportspark Upgrades Field	\$370,350	\$400,000	
00997 – Oakura Multicourt Design and Build	\$323,238	\$300,000	
01002 – Oakura Sportspark Car Park Development		\$87,546	

#### **4.3.2 Options**

Option 1 – Do not approve bringing budget forward

Option 2 – Approve bringing budget forward

Option 2 is recommended as this will enable works to be undertaken in accordance with the construction programme.

#### **4.3.3 Risks**

There is also a risk that not bringing budget forward would delay or compromise delivery. By bringing the budget forward from years 3 and 4, this debt will be incurred earlier than budgeted for within the Long Term Plan. This decision in isolation may result in the 30 June 2026 debt position being higher than budget, however this will be dependent on the quantum of total capital projects delivered by Council compared to the debt assumptions made in the LTP, as well as operating results.

The brought forward from years 3 and 4 into year 2 will also increase interest costs due to incurring the debt earlier, however this is not expected to be significant.

## **5 Significance and engagement / Te Hira me te Arawhiti**

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website or Council News or Facebook.



## 6.3 Agreement in Principle: Disposal of Land Acquired Under the Public Works Act 1928 – Pukekauri Dam

**Meeting:** Whangārei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Andrew Carvell (Waters Group - General Manager)

### 1 Purpose / Te Kaupapa

This item provides an analysis of the draft Agreement in Principle (AIP) between Whangārei District Council (Council) and the Patuharakeke Te Iwi Trust Board Incorporated (PTB) appended as Attachment A. The purpose is to inform the Council of the benefits, implications and risks of entering into this agreement to collaborate on the future of the Pukekauri (Takahiwai) Dam Lands.

### 2 Recommendation/s / Whakataunga

That the Council:

1. **Approves** the Agreement in Principle with Patuharakeke Te Iwi Trust Board Incorporated for the framework for collaboration on the future of the Pukekauri (Takahiwai) Dam lands acquired under the Public Works Act 1928.
2. **Authorises** the Chief Executive to sign the Agreement in Principle on behalf of the Whangārei District Council.
3. **Notes** that the work of the joint working group will proceed utilising existing internal and external resources and knowledge from both parties as budgets allow.

### 3 Background / Horopaki

Whangārei District Council (Council) owns land in the Takahiwai Hills which was originally acquired in 1965 by the Northland Harbour Board under the Public Works Act 1928 (PWA-1928) for the construction and operation of a dam. The land is currently held in one Record of Title NA134D/603.

Crucially, Sections 40 and 41 of the Public Works Act 1981 requires the Council to offer the land back to the original owners or their successors if it is declared surplus to requirements. The land in question is complex; it was formed from 19 separate parcels with a combined area of 165.469 hectares (ha); 12 of these parcels were Māori land with numerous owners at the time of acquisition. Identifying and engaging with the owners and or their successors is a significant and sensitive undertaking.

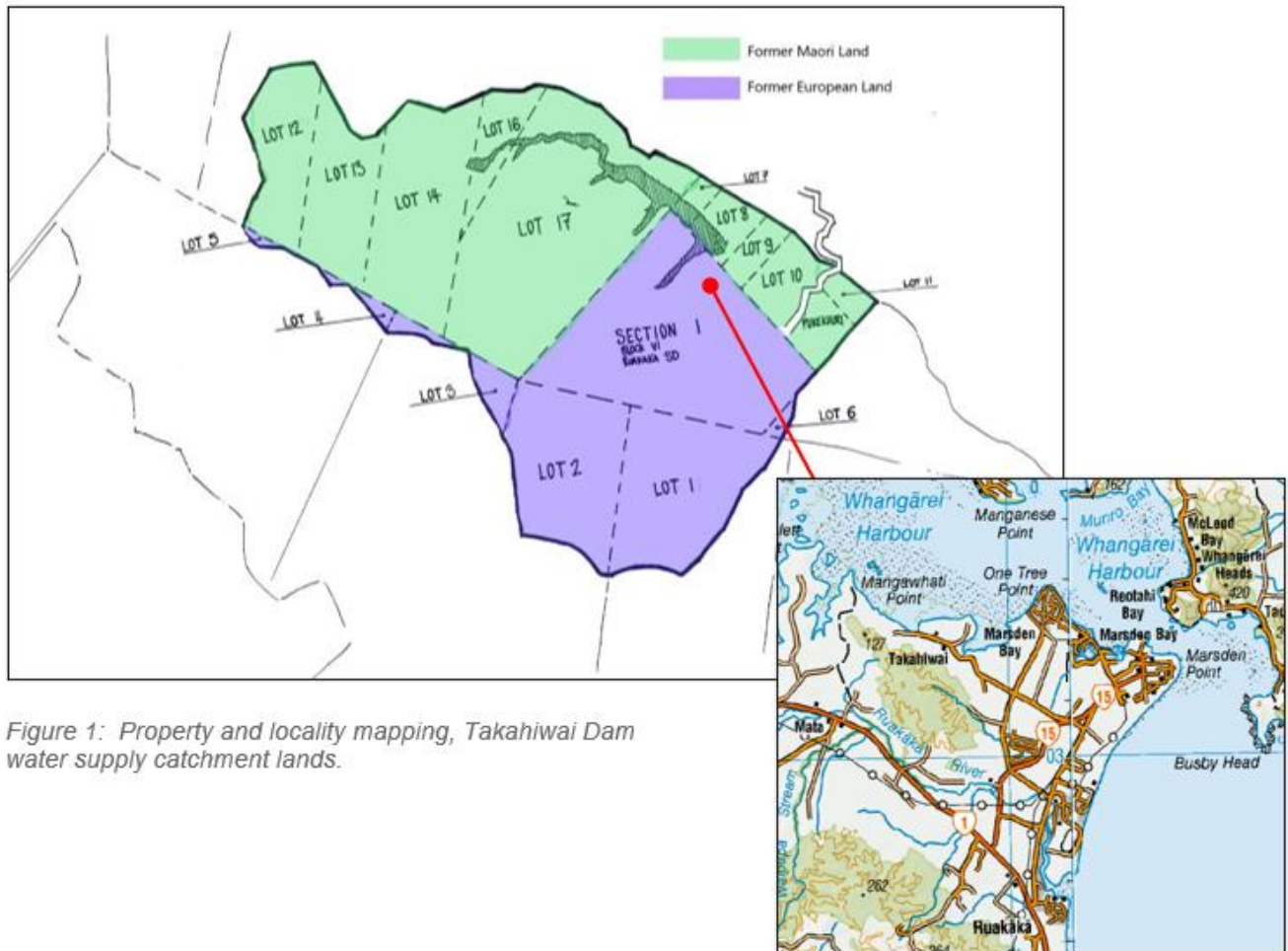


Figure 1: Property and locality mapping, Takahiwai Dam water supply catchment lands.

Patuharakeke Te Iwi Trust Board Incorporated (“PTB”) have continuously advocated for the return of the whenua to hapū/whānau ownership since 2006 through their relationship with Council, including via an historic Memorandum of Understanding (MOU) in 2004, through various Waitangi Tribunal and other proceedings, the lodgement of the Patuharakeke Hapū Environmental Management Plan 2014, and more recently the Mana Whakahono a Rohe Agreement (2020).

PTB facilitated and supported a Landowners and Successors Committee that met over the years and has contributed to Council position papers on occasion over this time. More recently PTB contracted Poipoia Consultancy to assist with the development of a Road Map to support the progression of the discussion. The Road Map “Te Ara Whakahokinga o Pukekauri”, was presented to the Te Karearea Strategic Partnership at a hui at Takahiwai Marae on 20 November 2024 and was officially noted by Te Kārearea Strategi Partnership Standing Committee in the minutes confirmed 10 February 2025.

At a Council briefing on 26 February 2025, general support for the acquired land to be returned was given by Elected Members then at a Council Meeting on 27 March 2025, the Council directed the General Manager (Waters) to develop a draft Agreement in Principle with PTB, generally informed by *Te Ara Whakahokinga o Pukekauri*, and to consider the future of the Pukekauri (Takahiwai) Dam and associated lands. These matters are to be brought back to the Council for consideration.

## 4 Discussion / Whakawhiti kōrero

PTB, as the representative iwi authority for Patuharakeke, holds mana whenua over the land and has a long-standing aspiration for its return to hapū/whānau. This is documented through their historic relationship with the Council and the development of the Roadmap, “Te Ara Whakahokinga o Pukekauri”.

The draft Agreement in Principle (AIP) before the Council is a non-binding document that proposes a formal partnership to navigate the disposal process collaboratively; it establishes a framework for cooperation. It is not a legally binding contract for the disposal of the land itself, but rather a good-faith commitment to a process. Key aspects include:

- **Non-Binding Nature:** The AIP outlines intentions and a shared process. The Council retains its ultimate decision-making authority and statutory accountability. A separate, legally binding agreement would be required for any final land transaction.
- **Recognition of a "Dual Pathway":** This is the core concept of the agreement. The AIP explicitly acknowledges that the Council has two distinct but related obligations:
  - **Statutory Duty:** A direct, legal obligation to the original landowners and their successors under the PWA-1981.
  - **Partnership Duty:** A relationship commitment to work with PTB as the mana whenua authority, consistent with the existing Mana Whakahono a Rohe agreement.
- **Collaborative Process:** The AIP proposes a joint staff/PTB working group to research options, engage with stakeholders (especially owners/successors), and develop recommendations for the Council’s consideration. This leverages PTB’s expertise, community relationships, and the work already undertaken in their Roadmap.
- **Council's Final Authority:** The AIP confirms that the joint working group will make recommendations, but the Council will make the final decision on the land's future, ensuring its statutory duties are met.

### 4.1 Implications for Council

Entering into the AIP carries several implications for the Council, including;

#### *Positive Implications:*

- **Structured and Transparent Process:** The AIP provides a clear, agreed-upon framework for managing a highly complex and sensitive land disposal. This reduces ambiguity and sets clear expectations for all parties.
- **Strengthened Relationship with Mana Whenua:** Formalising this partnership demonstrates a commitment to the principles of the Mana Whakahono a Rohe agreement and strengthens the Council's relationship with PTB.
- **Shared Expertise and Resources:** The Council can leverage PTB's cultural expertise, historical knowledge, and established connections with whānau. This will be invaluable for the difficult task of identifying and engaging with the successors of the original owners, potentially saving Council significant time and resources.
- **Risk Mitigation:** A collaborative and culturally informed process, undertaken in good faith, significantly mitigates the risk of grievances, legal challenges, and reputational damage. It ensures the approach is respectful and robust.
- **Alignment with Prior Council Direction:** The AIP is the direct result of the Council's resolution of 27 March 2025, directing staff to develop this agreement with PTB.

#### *Potential Negative Implications/Risks:*

- **Managing Perceptions:** The Council must clearly communicate the "dual pathway" nature of this process to all stakeholders. There is a risk that original landowners or their successors could perceive the partnership with PTB as pre-determining the

outcome. Proactive and clear communication is essential to ensure they understand their rights under the PWA-1981 are paramount and are being managed directly by the Council.

- **Reliance on Goodwill:** As a non-binding agreement, its success rests on the continued good faith and cooperation of both parties. However, the Council's statutory obligations remain regardless of the status of the AIP.

## 5 Financial/budget considerations

The joint working group will require dedicated staff time to be effective. In addition, external expert advice will be necessary to fully assess the options for the Dam and land.

The current Long-Term Plan (LTP) includes a budget of \$800,000 across years 2 and 3 for the demolition of old plants and dams. While the majority of this budget is earmarked for other projects, a portion can be allocated to this work.

Staff have assessed that this available funding is sufficient to cover the costs of the necessary investigation phase, including fiscally prudent engagement of external expertise. This will ensure the joint working group has the robust information required to develop well-informed recommendations for the Council.

It is important to note that any budget required for future physical works (such as the full decommissioning of the dam) is not covered by this allocation and would need to be identified and considered for inclusion in a future LTP.

### 5.1 Policy and planning implications

Signing the AIP does not give rise to any Policy or Planning issues. However, the AIP is a direct and positive expression of the Council's commitment to its partnership with mana whenua under the existing Mana Whakahono a Rohe agreement. It puts the principles of that high-level agreement into practice for a specific, complex project.

The AIP does not alter the Council's strict statutory duties under the PWA-1981. Instead, it serves as a practical framework to help the Council meet those obligations (particularly engaging with successors) in a collaborative and culturally-informed way.

As noted in Section 5 above, the process initiated by the AIP will almost certainly lead to future financial considerations for the Council. The recommendations from the joint working group regarding the dam's future, for instance, could result in significant capital or operational expenditure proposals that would need to be considered in future Long-Term Plans or Annual Plans. The AIP ensures these potential costs are identified through a structured process.

The AIP clearly states the intention for this process to remain separate from broader Treaty settlement negotiations. This is a crucial policy position, as the Council is acting under its PWA-1981 obligations, not as a party to Treaty settlement. The AIP helps maintain this clear distinction.

In summary, signing the AIP is a procedural step that strengthens relationships and creates a clear pathway for meeting legal obligations. It does not bind the Council to any future planning or policy decisions but creates a robust foundation upon which those significant future decisions will be made.

### 5.2 Options

Options available to Council have been identified as follows:



### **Option 1: Enter into the Agreement in Principle (Recommended)**

**Action:** Formally approve the Agreement in Principle and authorise the Chief Executive to sign it on behalf of the Council.

**Rationale:** This option is recommended as it embraces a proactive, collaborative, and structured approach. It best positions the Council to meet its legal obligations under the PWA-1981 in a culturally respectful manner, while strengthening its partnership with mana whenua. It provides the clearest and most robust pathway forward.

### **Option 2: Do Not Enter into the Agreement and Proceed Independently**

**Action:** Decline to sign the AIP and direct staff to manage the PWA-1981 disposal process independently.

**Rationale:** While the Council is legally capable of proceeding alone, this option is not recommended. It would disregard the extensive preparatory work and goodwill established with PTB, potentially damaging the relationship. Furthermore, the Council would lose the benefit of PTB's expertise, making the complex task of identifying and engaging with owners and/or their successors significantly more challenging and resource-intensive for staff.

### **Option 3: Seek to Renegotiate the Terms of the Agreement**

**Action:** Defer the decision and direct staff to renegotiate specific clauses of the AIP with PTB.

**Rationale:** This option should only be considered if the Council has fundamental concerns with the current draft. Given that the AIP is non-binding and clearly protects the Council's statutory role and final decision-making power, the current draft appears well-balanced and fit for purpose. Renegotiation would likely cause unnecessary delays.

The disposal of the Pukekauri land is a legal necessity if the land is declared surplus and that carries significant cultural and historical weight. Entering into an AIP as drafted offers a sound framework for navigating this process. It allows the Council to fulfil its statutory duties to the original and successive owners while honouring its partnership commitments to mana whenua.

By entering into the AIP, the Council adopts a structured, collaborative, and risk-mitigating approach that aligns with its previous resolutions and relationship agreements. It is therefore recommended that the Council proceeds with **Option 1**.

## **6 Significance and engagement / Te Hira me te Arawhiti**

The act of entering into the AIP itself does not meet the criteria of a "significant" decision requiring a specific engagement approach beyond what is planned.

The key point is that the Council is deciding whether to sign a non-binding agreement about a process. It is not yet making the final, substantive decision on the disposal of the land.

According to Council policy, a decision is typically considered "significant" if two or more of the following criteria are met which in this case they are not because;

- Signing the AIP aligns with existing Council direction and relationship agreements. It doesn't represent a major change;
- No service level is being changed;

- There is major interest for an identified community of interest (Patuharakeke and the owners and/or their successors) but not public;
- Staff time is required but doesn't have a major, long-term impact on Council's capabilities.
- There is no major financial cost associated with signing the AIP itself.

Therefore, the decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy (2024), and the public will be informed via agenda publication on the website.

## **7 Attachments / Ngā Tāpiritanga**

1. Draft Agreement in Principle: A Framework for Collaboration on the Future of the Pukekauri (Takahiwai) Dam Lands Acquired Under the Public Works Act 1928

## **Agreement in Principle: A Framework for Collaboration on the Future of the Pukekauri (Takahiwai) Dam Lands Acquired Under the Public Works Act 1928**

### **Parties:**

- Whangārei District Council ("Council")
- Patuharakeke Te Iwi Trust Board ("PTB")

### **Background:**

- A. The Council holds land, described in Schedule 1, which was acquired by the Northland Harbour Board under the Public Works Act 1928 ("the PWA-1928") and subsequently vested in the Whangārei County Council by entry in the NZ Gazette pursuant to Section 32 of the PWA-1928 and Section 35 of the Finance Act (No. 2) 1945 (NZGZ 1979 p2805).
- B. The lands being so acquired were acquired for a public work and any dealing with them now must be in accordance with the Public Works Act 1981 ("the PWA-1981").
- C. The Council and PTB wish to work together in a manner consistent with the Council's obligations under the PWA-1981, the Mana Whakahono a Rohe Agreement (2020), and in a way that recognizes the cultural, spiritual, and historical significance of the land to PTB.
- D. The parties acknowledge that the disposal of land acquired under the Public Works Act 1928 is now subject to the provisions of the PWA1981, including any obligations to offer the land back to the former owners.
- E. PTB have continuously advocated for the return of the whenua to hapū/whānau ownership since 2006 through their relationship with Council, including via an historic (2004) Memorandum of Understanding (MOU), through various Waitangi Tribunal and other proceedings, the lodgement of the Patuharakeke Hapū Environmental Management Plan 2014, and more recently the Mana Whakahono a Rohe Agreement (2020). PTB facilitated and supported a Landowners and Successors Committee that met over the years and has contributed to Council position papers on occasion over this time. More recently PTB contracted Poipoia Consultancy to assist with the development of a Road Map to support the progression of the return of the whenua. The Road Map, "Te Ara Whakahokinga o Pukekauri", was presented to Te Kārearea Strategic Partnership at a hui at Takahiwai Marae on 20 November 2024 and was officially noted by Te Kārearea Strategic Partnership Standing Committee in minutes confirmed 10 February 2025.
- F. At a Council briefing on 26 February 2025, general support for the acquired land to be returned was given by Elected Members then at a Council Meeting on 27

March 2025, the Council directed the General Manager (Waters) to develop a draft Agreement in Principle with PTB, generally informed by Te Ara Whakahokinga o Pukekauri, and to consider the future of the Pukekauri (Takahiwai) Dam and associated lands.

- G. The Council acknowledges that the Pukekauri public works takings were a key component of PTB's Statement of Claim to the Waitangi Tribunal. The parties agree that the process for returning the land should align with Patuharakeke aspiration to have the whenua returned at a whānau or hapū level, separate from any broader Treaty settlement negotiations.

### **Principles of Agreement:**

1. **Purpose:** This Agreement in Principle sets out the intentions of the Council and PTB to work collaboratively to identify and make recommendations on the future use and/or disposal of the land in Schedule 1.
2. **Recognition of Mana Whenua:** The Council acknowledges Patuharakeke mana whenua and its connection to the land and will take this into account in all decision-making processes.
3. **Compliance with the Public Works Act 1981:** The parties acknowledge that any disposal of land must comply with the requirements of the PWA-1981. This includes, but is not limited to, the offer-back provisions in Sections 40 and 41 PWA-1981.
4. **Good Faith:** The parties will act in good faith and in a spirit of cooperation in all matters relating to this Agreement in Principle.
5. **Information Sharing:** The Council will provide PTB with all relevant information relating to the land, including its history, any existing encumbrances, and any proposals for its future use or disposal.
6. **Cultural Values:** The parties will ensure that any future use or disposal of the land is undertaken in a manner that respects and protects the cultural, spiritual, and historical values of Patuharakeke
7. **Economic Development:** The parties recognize the potential for the land to contribute to the economic development of Patuharakeke and the wider community.
8. **Long-Term Relationship:** This Agreement in Principle is intended to foster a long-term, positive relationship between the Council and PTB.
9. **Dual Engagement Pathway:** The parties acknowledge the dual-pathway nature of this process. This Agreement in Principle solidifies the collaborative partnership between the Council and PTB as the representative iwi authority. Simultaneously, the Council affirms its direct statutory obligations under the PWA-1981 to engage with, and offer the land back to, the original landowners or their successors. The processes outlined in this agreement are intended to support and facilitate both of these essential relationships.

#### 10. Specific Proposals:

- The Council and PTB agree to advance the Pukekauri Dam Roadmap, *Te Ara Whakahokinga o Pukekauri*, to the extent possible through consensus of recommendations between PTB and staff on;
  - The future options for the Dam;
  - Collaborative engagement activity, including an urgent Owners/Successors wānanga to present current research findings and facilitate discussions on the future of the Dam with Owners/Successors;
  - Attaining Owner/Successor information from the Māori Land Court Te Kooti Whenua Māori;
- The parties acknowledge the dual legislative pathways of the PWA-1981 and Te Ture Whenua Māori Act 1993 (TTWMA) and this process will not impede on pathways available under the TTWMA, should Owners/Successors choose this path.

#### 11. Process for Implementation:

- The parties will establish a joint working group to develop recommendations for the future use or disposal of the land, consistent with the principles set out in this Agreement in Principle.
- The joint working group will:
  - Gather and analyse all relevant information.
  - Develop a range of options for the future use and disposal of the land based on information currently held by both parties.
  - Evaluate the options, considering the principles set out in this Agreement in Principle, and all relevant legal and financial considerations known to the parties.
  - Make recommendations to the Council.
- The Council will consider the recommendations of the joint working group and make a final decision regarding the future use and disposal of the land.
- A formal agreement may be developed to give effect to the final decision by Council.

12. **Review:** This Agreement in Principle will be reviewed monthly by the parties to ensure that it continues to reflect their intentions.

13. **Status of Agreement:** This Agreement in Principle is not legally binding but expresses the parties' good faith commitment to working together. A separate, legally binding agreement may be developed to implement any specific proposal for the future use or disposal of the land.

#### Schedule 1: Description of Land

The land acquired comprised 19 parcels with a total area of 165.469 hectares (ha) (see Appendix A for original survey plan); of the 19 parcels, 12 were Māori land comprising a

total of 96.594 ha. The land is currently held in one Record of Title NA134D/603 (copy attached at Appendix B).

Table 1 contains summary information of original owners, estate type, and area acquired<sup>1</sup>.

*Table 1: Summary information of acquired land (Source: Schwarz, 2002).*

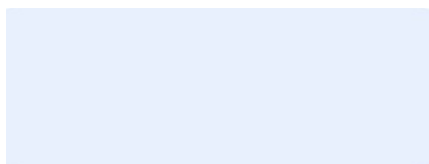
Former Appellation	Current Appellation (DP 208533)	Land Area Acquired (ha)	Estate Type	No. of Owners at time of acquisition
Pukekauri 1B1 Block	Pukekauri 1B1 Block	2.8328	Māori	28
Part Pukekauri 1B2 Block	Lot 7	1.2533	Māori	1
Part Pukekauri 1B3 Block	Lot 8	3.1581	Māori	3
Part Pukekauri 1B4 Block	Lot 9	2.1562	Māori	5
Part Pukekauri 1B5 Block	Lots 10 & 11	5.6472	Māori	12
Part Pukekauri 2B Block & Section 1 Block VI Ruakākā Survey District	Lot 6 & Sec 1 VI	33.0898	General	2
Part Takahiwai 7C1B	Lot 17	16.5069	Māori	3
Part Takahiwai 9B Block		21.8530	Māori	16
Part Takahiwai 7B2B Block	Lot 16	4.7406	Māori	1
Part Takahiwai 7A2B2C Block	Lot 15	0.0225	Māori	15
Part Takahiwai 4C2 Block	Lot 14	18.1388	Māori	30
Part Takahiwai 4D1C Block	Lot 13	10.3680	Māori	17
Part Takahiwai 4E2 Block	Lot 12	9.9168	Māori	21

<sup>1</sup>

Schwarz, S. (2002, February 26). Surplus Land for Possible Disposal - One Tree Point Road, Ruakaka. Auckland.

Former Appellation	Current Appellation (DP 208533)	Land Area Acquired (ha)	Estate Type	No. of Owners at time of acquisition
Part Allotment 142 Ruakākā Parish	Lots 4 & 5	1.0013	Crown	Set aside as Scenic Reserve by NZ Gazette 1956 p 974 (GN 15113) pursuant to the Land Act 1948
Part Lot 2 Deposited Plan 919	Lot 1	16.3442	General	1
Part Lots 3 & 4 Deposited Plan 919	Lots 2 & 3	18.4395	General	1

### Signatories:

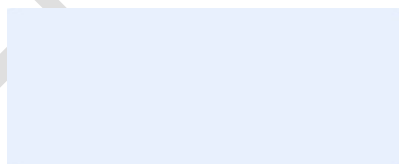


**Name:**

**Title:**

Whangārei District Council

**Date:** Click or tap to enter a date.



**Name:**

**Title:**

Patuharakeke Te Iwi Trust Board  
Incorporated

**Date:** Click or tap to enter a date.

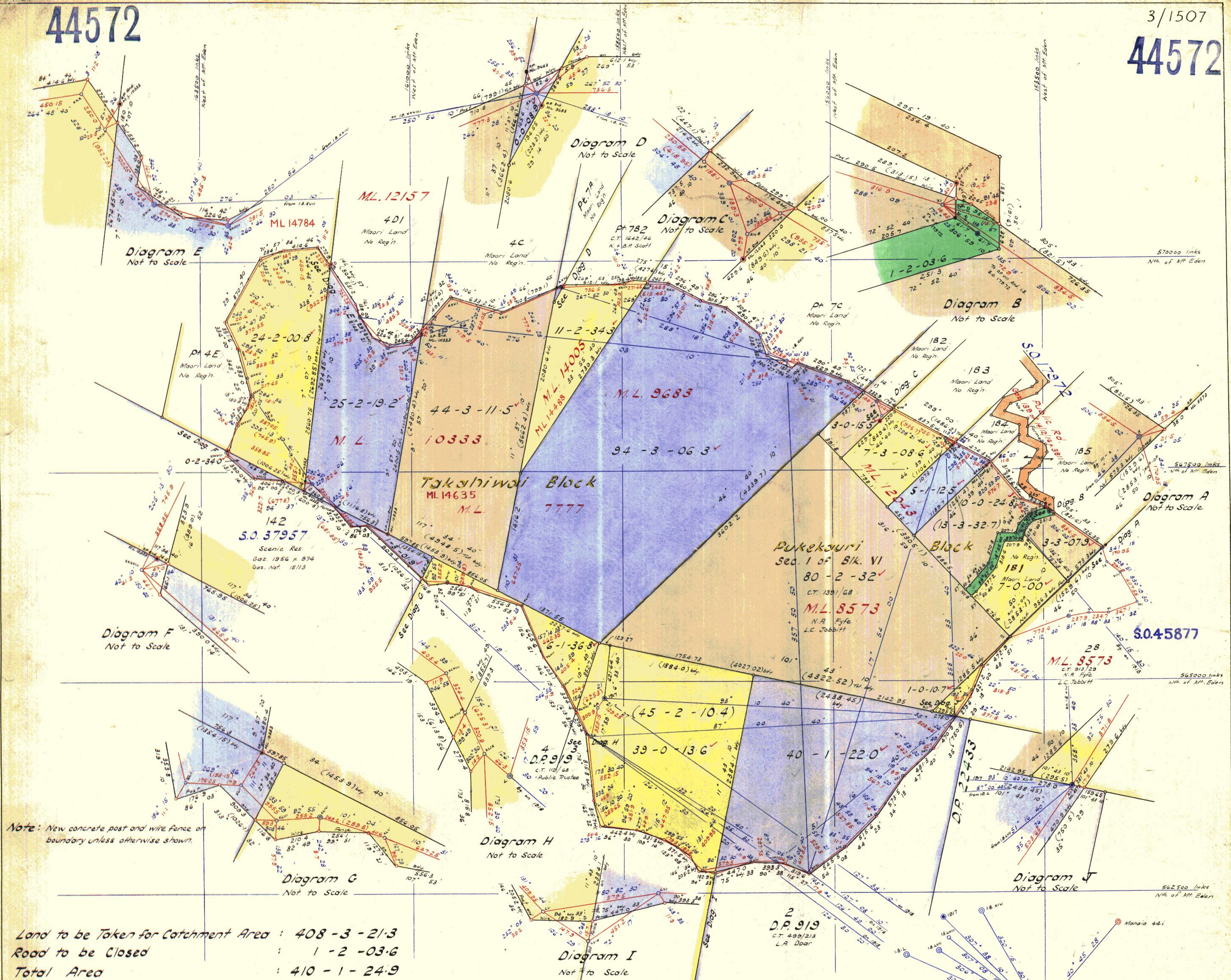
## Appendix A

DRAFT JULY 2025



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44572



Land to be Taken for Catchment Area : 408-3-21.3  
Road to be Closed : 1-2-03.6  
Total Area : 410-1-24.9

Plan of Land to be Taken for Catchment Area being  
Sec. 181, Pt. Secs. 28, 182, 183, 184 & Pts. 185 Pukekauri Blk.  
Pt. Secs. 79, 782, 7A, 4C, 4D1, & 4E Takahiwai Blk, Pts. Scenic  
Reserve Gaz. 1956 p. 974 being Pt. Allot 142 Ruakaka Parish;  
Pt. Lots 2, 3 & 4 D.P. 919 being Pt. Allot 63 Ruakaka Psh; and  
Sec. 1 Blk. VI Ruakaka S.D. and Road to be Closed  
adjoining Secs. 181 & 185 Pukekauri Block and Sec. 1 Blk.  
VI Ruakaka S.D.

Block VI Ruakaka S.D.  
Nth. Auckland L.D. Whangarei County  
Scale : 5 Chains to an inch Surveyed by K.L. Simpson March 1964

I, Kenneth Leonard Simpson of Whangarei Registered Surveyor and holder of an annual practicing certificate hereby certify  
that this plan has been made from surveys executed by me, that both plan and survey are correct and have been made  
in accordance with the regulations under the Surveyors Act 1938.  
Dated at Whangarei this 13th day of June 1964

Intention to take Land (24.2.08, 25.2.19.2,  
44.3.11.5, 08.9, 11.2.34.3, 94.3.06.3, 3.0.15.5,  
7.3.08.6, 5.1.12.5, 10.0.24.8, 3.3.07.9, 7.0.0)  
Gaz. 1964p1870  
Intention to take Land (24.2.08, 25.2.19.2,  
44.3.11.5, 08.9, 11.2.34.3, 94.3.06.3, 3.0.15.5,  
7.3.08.6, 5.1.12.5, 10.0.24.8, 3.3.07.9, 7.0.0,  
1.0.10.7, 80.2.32, 40.1.22, 39.0.13.6, 6.1.36.8,  
1.3.01.9, 0.2.34.0) Gaz. 1964p1985  
Intention to take Land (24.2.08, 25.2.19.2, 44.3.11.5, 8.9,  
11.2.34.3, 94.3.06.3, 3.0.15.5, 7.3.08.6, 5.1.12.5, 10.0.24.8,  
3.3.07.9, 7.0.0, 1.0.10.7, 80.2.32, 40.1.22, 39.0.13.6,  
6.1.36.8, 1.3.01.9, 0.2.34.0) Gaz. 1964 p. 2251  
Land and portion of Scenic Reserve taken for Harbour Works (1.0.10.7,  
80.2.32, 40.1.22, 39.0.13.6, 6.1.36.8, 24.2.08, 25.2.19.2, 44.3.11.5,  
0.0.08.9, 11.2.34.3, 94.3.06.3, 3.0.15.5, 7.3.08.6, 5.1.12.5,  
10.0.24.8, 3.3.07.9, 7.0.0, 1.3.01.9, 0.2.34.0)  
Gaz. 1968 p. 475, 476

Approved :  
Chief Surveyor 18/9/64

44572

44572

Cross referenced  
Received Plans 93-1-64  
File  
Instructions  
Reference Plans D.P. 919, 22-4-63, 30/1/70  
Field Book E 82 p. 44-47  
Traverse Book VW p. 130-138  
Examined by  
Plan in order for approval



## Appendix B

DRAFT JULY 2025



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA134D/603**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 June 2001

**Prior References**

GN 953561.1

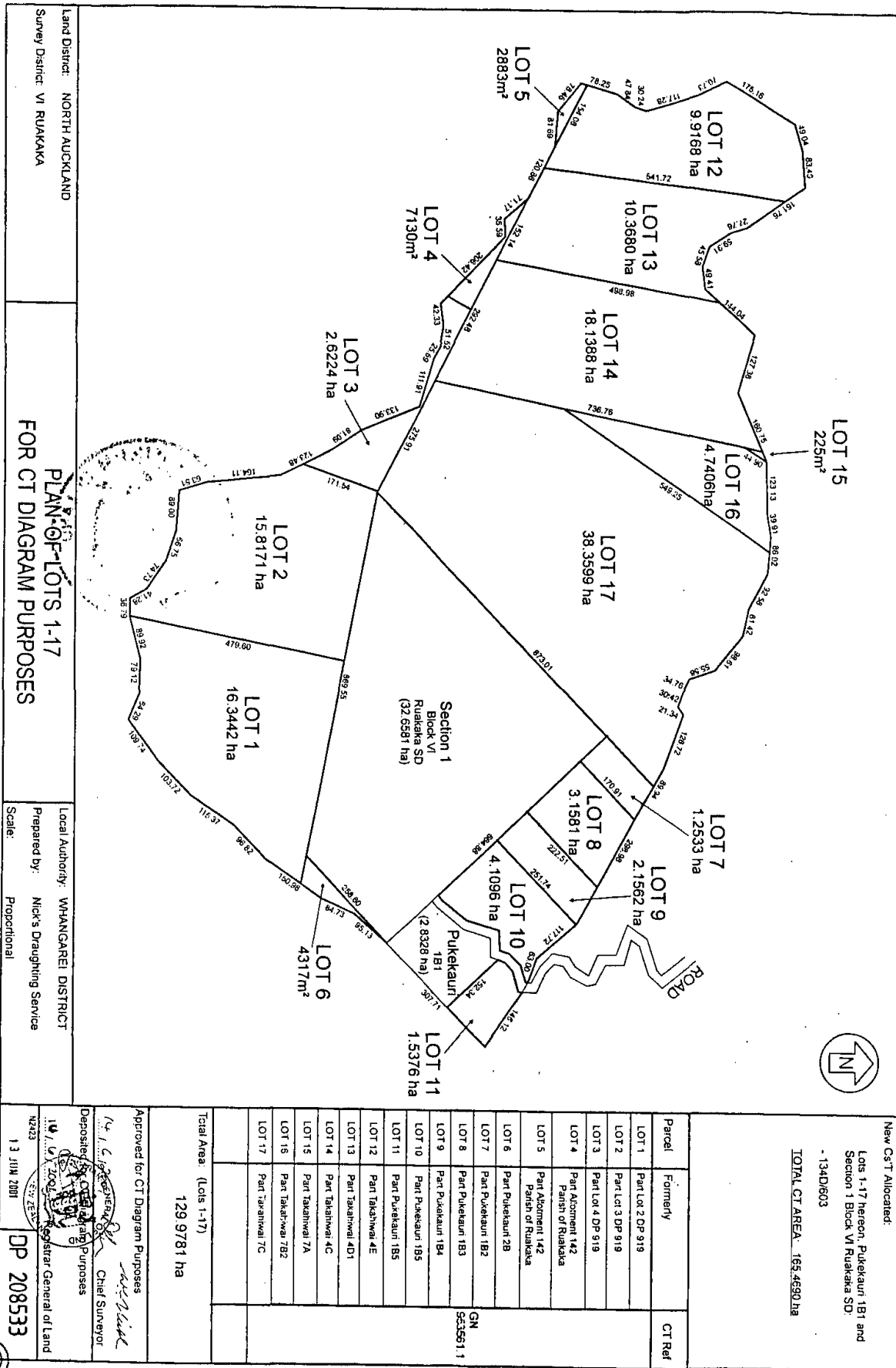
---

<b>Estate</b>	Fee Simple
<b>Area</b>	165.4690 hectares more or less
<b>Legal Description</b>	Pukekauri 1B1 Block, Section 1 Block VI Ruakaka Survey District and Lot 1-17 Deposited Plan 208533
<b>Purpose</b>	Water supply
<b>Registered Owners</b>	Whangarei District Council

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**Interests**

Subject to a right of way and a telecommunications right over parts marked D and E and an electricity right (in gross) over parts marked C, D, E and P on DP 193311 in favour of Telecom Mobile Limited created by Transfer D609655.2 - 1.6.2001 at 3.04 pm



## 6.4 Extension Contract Roadside Refuse and Recycling Collection and Transfer Stations – Contract 17046

**Meeting:** Whangarei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Ross Flanagan – Manager Waste Management and Minimisation

### 1 Purpose / Te Kaupapa

To approve the request to extend CON17046 Roadside Refuse and Recycling Collection and Transfer Station for two years as provided for in the contract

### 2 Recommendation/s / Whakataunga

That the Council:

Approves the value of CON17046: Roadside Refuse and Recycling Collection and Transfer Station, with Northland Waste Limited, to be increased by \$18,215,827 (excluding GST) from \$43,203,231 to \$61,419,058 (excluding GST) and to extend the contract from 1st July 2025 to 30 June 2027 as provided for in the contract.

### 3 Background / Horopaki

This contract is for the kerbside collection of rubbish and recycling and the operation of rural transfer stations. It was awarded to Northland Waste Limited following a competitive tender process. The contract commenced on 1 July 2018 and is for a term of 5 years with potentially two additional 2-year periods (5+2+2).

The Contract is based on NZS 3917:2013 and is for a term of 5 years with two extensions available of two years dependent upon satisfactory performance. Award of each extension will be done in accordance with Council's financial delegation's policy.

The original contract amount was \$26,877,495 excluding GST. The first two year extension was approved by Council in August 2022 which increased the contract value to \$43,203,231.

This paper seeks approval of the second and final two year extension. During this period the Procurement Plan for the next contract will be developed for Council approval.

## 4 Discussion / Whakawhiti kōrero

### 4.1 The Contractor is meeting performance expectations

The contractor has performed well and has a good health and safety culture. The work that they do is high risk and they are actively working to improve safety. An example of this is the introduction of barrier arms on Low Entry Vehicles and Camera Technology.

They did well to minimise the disruption to services due to COVID as well as responding to weather events. They have managed to retain and motivate staff throughout the 7 years of the contract.

The Whangarei Residents Survey 24/25 results indicate that 81% of residents are satisfied with the kerbside rubbish and recycling, 76% are satisfied with the transfer stations and Re:Sort facility. The rates of satisfaction are steadily improving, which is encouraging.

CRM's are managed well and generally closed out in accordance with expected timeframes.

### 4.2 Contract value increase

A portion of the increase in costs is due to cost fluctuation adjustments as set out in the original contract. The cost fluctuations are based upon changes in the Producers Price Index for Road Transport and the Labour Cost Index for Transport, Postal and Warehousing Workers. In addition, there has been some extension to the scope of work to include the servicing of some remote public litter bins and minor maintenance work at rural transfer stations.

The cost of waste disposal has increased due to increases in the Waste Levy and the price of Emissions Trading Scheme carbon credits. These increases have been included in the contract's value extension.

The contract value extension required has been calculated at \$18,215,827. This includes cost fluctuation adjustments for work carried out until the end of the current term of the contract, as well as the expected cost of the final 2-year extension (June 2027) based upon the current monthly claims. A 10% contingency has also been allowed for which allows for unknown expenditure such as unforeseen works, policy changes etc.

A breakdown of costs for the whole contract is provided in the following table:

Description	Amount (excl GST)
Total original contract value (July 2018)	\$ 26,877,495
Value of first 2- year extension - approved August 2022	\$ 16,325,736
Value of cost fluctuations for current term to June 2025	\$ 1,298,606
Value of final 2-year extension	\$ 15,379,292
Contingency for final year of contract	\$ 1,537,929
Total revised contract value	\$ 61,419,058

### 4.3 Financial/budget considerations

This is a measure and value contract and only work completed can be claimed.

The 2025/26 and 2026/27 opex budget for this work will be sufficient to cover the estimated costs of the contract work, refer table below.

<b>Waste Management and Minimisation (Budget WDC GL)</b>			
<b>Operational Budget</b>			
<b>Account Description</b>	<b>Cost Centre Description</b>	<b>2025/26 Annual Plan (26GLAP3)</b>	
External Contractors Payments	Collection		2,427,093
External Contractors Payments	Transfer Station Operations		1,629,980
External Contractors Payments	Recycling		4,343,778
	<b>2026 Total</b>		<b>8,400,851</b>
	<b>2027 - 2.3% inflation per LTP</b>		<b>8,594,070</b>
	<b>Total budget 2026 and 2027</b>		<b>16,994,921</b>
	<b>Contract assumptions:</b>		
	2026	7,612,374	
	2026 contingency 10%	761,237	8,373,611
	2027	7,766,918	
	2027 contingency 10%	776,692	8,543,610
	<b>Total contract 2026 and 2027</b>		<b>16,917,221</b>
	<b>Budget surplus to contract</b>		<b>77,700</b>

The total contract value for seven years (5+2+2) is above \$20,000,000 and the financial delegation sits with Council.

#### 4.4 Policy and planning implications

This recommendation is consistent with Council's Procurement policy.

#### 4.5 Options

Option 1 – Award Contract Extension

Option 2 – Do not award the Contract Extension. Commence interim arrangements with Northland Waste whilst staff commence procurement

The contractor has performed well during the first 7-year period of the contract. Option 1 is preferred is to award the second and final contract extension rather than go back out to the market.

#### 4.6 Risks

Because this is an extension of an existing contract with an experienced contractor the risks are low

Not awarding the extension carries some risk as the Contract allows for a two-year extension subject to satisfactory performance. Arguably Northland Waste can demonstrate satisfactory performance.

### 5 Significance and engagement / Te Hira me te Arawhiti

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via Agenda publication on the website.





## 6.5 Waste Management and Minimisation Bylaw 2025

**Meeting:** Whangarei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Shireen Munday (Consultant)

### 1 Purpose / Te Kaupapa

To make the Waste Management and Minimisation Bylaw 2025.

### 2 Recommendation/s / Whakataunga

That the Whangarei District Council

1. Determines that the Waste Management and Minimisation Bylaw 2025, as included in Attachment 1:
  - a. is in the most appropriate form of the bylaw; and
  - b. does not give rise to any implications under, and is not inconsistent with, the New Zealand Bill of Rights Act 1990.
2. Makes the Waste Management and Minimisation Bylaw 2025 as provided in Attachment 1.
3. Confirms the Waste Management and Minimisation Bylaw 2025 comes into force on 28 August 2025.
4. Delegates all of its responsibilities, duties and powers under the Waste Management and Minimisation Bylaw to the Chief Executive, except the power to:
  - a. approve controls under Clause 11;
  - b. set fees;
  - c. make a decision for which a Council resolution is required; and
  - d. hear and decided on any appeal process.
5. Authorises the Chief Executive to make any minor edits or amendments to the Waste Management and Minimisation Bylaw to correct any spelling errors or make typographical errors and/or to reflect decisions made by the Council at this meeting.

### 3 Background / Horopaki

Council commenced a review of the Solid Waste Bylaw 2013 in November 2024, and in February 2025 determined to propose a new Waste Management and Minimisation Bylaw (the Bylaw) to replace the expiring Solid Waste Bylaw.

Council consulted with the community in accordance with statutory requirements and deliberated on the matters raised in the feedback received on 26 June 2025.

Council can now consider the relevant decisions to make the Bylaw.

## 4 Discussion / Whakawhiti kōrero

The changes to the proposed Bylaw approved by Council at the deliberations meeting have been incorporated into the final proposed Bylaw in Attachment 1. These changes:

- are authorised by statute, not repugnant or unreasonable to other legislation
- improve the Bylaw form
- do not give rise to any implications and are not inconsistent with the New Zealand Bill of Rights Act 1990
- are not inconsistent with Council's current Waste Management and Minimisation Plan.

This agenda item recommends that the Bylaw commences on 28 August 2025 as this is the day the existing Solid Waste Bylaw 2013 will automatically expire.

As has been outlined in previous items as part of this review, the Bylaw provides Council with the ability to make controls to manage the more operational aspects of the matters covered by the Bylaw, this replaces the existing 'Solid Waste Policies' contained in Part 5 of the current Solid Waste Bylaw.

An item on the proposed new controls is scheduled to be presented to the August Briefing, followed by a decision item to the August Council meeting to enable the Bylaw and Controls to come into effect on the same date.

### Options

In considering the matters presented in this report, the Council has two reasonably practicable options to consider.

Option 1 – make the Bylaw as provided in Attachment 1.

Option 2 – Request further amendments to the proposed Bylaw and for staff to report back to Council with a revised Bylaw which incorporates the requested amendments for consideration.

The recommended Option is Option 1.

### 4.1 Financial/budget considerations

The decisions of this report do not incur any financial or budgeting considerations, outside of existing operational budgets.

## 5 Significance and engagement / Te Hira me te Arawhiti

Council has consulted with the community on the proposal discussed in this report in accordance with the requirements of section 83 of the Local Government Act 2002 and the associated decisions of Council are made in accordance with legislative requirements and after appropriate consultation and engagement with the community.

## 6 Attachments / Ngā Tāpiritanga

Attachment 1 – Proposed Waste Management and Minimisation Bylaw 2025.



# ***Waste Management and Minimisation Bylaw 2025***

Bylaw made under section 56 of the Waste Minimisation Act 2008



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10. Onsite disposal . . . . .	7

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## 1. Title

- 1.1 This Bylaw is the Waste Management and Minimisation Bylaw 2025.

## 2. Commencement

- 2.1 This Bylaw comes into force on 28 August 2025.

## 3. Application

This Bylaw applies to the Whangārei District.

- 3.1 This Bylaw does not apply to –
- Council when exercising its lawful compliance functions;
  - emergency services or civil defence personnel exercising their lawful functions in an emergency; or
  - any person acting in compliance with a lawful direction of Council.

## Part 1 – Preliminary provisions

## 4. Purpose

- 4.1 The purpose of this Bylaw is to manage the disposal and discarding of waste to protect health and safety, prevent nuisance and support the reduction of residual waste.

### **Related information**

The Bylaw supports the implementation of Council's Waste Management and Minimisation Plan by providing a regulatory framework that supports the waste minimisation goals of the Plan. This includes the requirements for people to separate their waste appropriately to allow for recycling activities. It also requires people to manage waste on their premises in a way that doesn't allow it to escape and become a nuisance to others or create litter.

The Bylaw does not regulate littering and illegal dumping as these matters are directly provided for under the Litter Act 1979.

## 5. Interpretation

5.1 Any word used in this Bylaw that is defined in section 5 of the Act, and not included in clause 5.2 below, has, for the purposes of this Bylaw, the same meaning as in section 5 of the Act.

5.2 In this Bylaw, unless the context otherwise requires:

**Act** Means the Waste Minimisation Act 2008

**Approved container** means any container provided or endorsed by Council for the purposes of kerbside waste collection in the Whangārei District in a control under clause 11 of this Bylaw.

**Bin** means a public waste bin.

**Council** means Whangārei District Council, and includes any person or committee delegated to act on its behalf in relation to this Bylaw.

**Public place** means an area that is open to or used by the public, and which is owned, managed, maintained or controlled by Council. Public places include, but are not limited to: roads, streets, footpaths, alleys, pedestrian malls, cycle tracks, lanes, accessways, thoroughfares, squares, carparks, reserves, parks, cemeteries, beaches, foreshore, riverbanks, berms, verges, and recreational grounds.

**Home composting** means any domestic composting activity involving food waste and green waste and which is permitted under the Whangārei Operative District Plan, and for the avoidance of doubt excludes any commercial composting operation.

**Occupier** means any person who occupies any land or building (including commercial premises) and, if the land or building is unoccupied, includes the owner or the owner's agent.

**Owner** means the person who, whether jointly or separately, is seized or possessed of, or entitled to any estate or interest in land constituting a rating unit for the purposes of the Local Government (Rating) Act 2002.

**Person** includes an individual, a corporation sole, a body corporate, and an unincorporated body.

**Premises** means any land, dwelling, storehouse, warehouse, shop, cellar, yard, building, or part of the same, or enclosed space separately occupied. All lands, buildings and places adjoining each other and occupied together are deemed to be the same premises.

**Public waste bin** Means a container for disposed of or discarded material in a public place and includes containers for different types of material (for example recyclable material, food scraps or refuse).

**Rural areas** means any rural zone of the Whangārei Operative District Plan

**Waste** has the same meaning as 'waste' in section 5(1) of the Act.

5.3 Related information and links to webpages do not form part of this Bylaw and may be inserted, changed or removed without any formality.

5.4 The Legislation Act 2019 applies to this Bylaw.

5.5 To avoid doubt, compliance with this Bylaw does not remove the need to comply with all other applicable Acts, regulations, bylaws, regional or district plans, or reserve or park management plans.

## ***Part 2 – Deposit, collection, transportation and disposal of waste***

### ***6. General responsibilities***

6.1 A person must ensure that:

- a. any waste stored on premises is appropriately secured to prevent its spread through wind and rain;
- b. any waste stored on premises is protected from ingress or egress of flies, vermin and animals;
- c. all approved containers are kept in a safe location on premises, are hygienic, in good repair, and are without any modifications or alterations to their appearance other than an indication of the address of the premises; and
- d. the contents of a waste container do not seep or escape to create a nuisance, be offensive or likely to be injurious to health.

6.2 A person must not:

- a. deposit waste in an approved container that is not approved for that type of waste;
- b. put waste in an approved container provided to any other person, without that other person's consent;
- c. remove from or interfere with any waste from an approved container, other than the person who deposited the material, Council or an agent of Council;
- d. remove an approved container provided by Council from the premises to which it has been allocated, unless it requires replacing due to damage; and
- e. allow any accumulation of waste on premises to become offensive, a nuisance or likely to be injurious to health.

6.3 No waste shall be transported through, over or upon any road or public place unless it is sufficiently and adequately secured to prevent it from falling or otherwise escaping.

#### ***Related information on what is 'waste'***

Waste is defined in the Waste Minimisation Act 2008 as '*...anything disposed of or discarded... to avoid doubt, includes any element of diverted material...*'

Any materials discarded by its former owner and left for collection is waste, irrespective of whether it is intended to be, or may subsequently be, disposed of, recycled or reused.

All references to waste in this Bylaw therefore includes both '*rubbish*', being the usual word used to describe residual waste, as well as any Council approved recyclable materials items as provided in controls under Clause 11.

## 7. **Kerbside collection**

- 7.1 A person may place waste in a public place for collection if –
- it is placed in a manner prescribed in a control in clause 11, including that it does not contain any prohibited waste; and
  - the rubbish or recycling in the container is generated from activity on the same premises or included with the consent of a person who occupies that premises.
- 7.2 The occupier, or if no occupier the owner of any premises is responsible for any waste generated on that premises until it has been collected.
- 7.3 The occupier or if no occupier the owner of any premises is responsible for any waste not collected because of non-compliance with this Bylaw.

### ***Related information – rubbish and recycling from commercial premises***

Commercial operations are responsible for the disposal and depositing of waste that results from the business activity.

Any waste generated as a result of onsite activities that support the business activity (for example rubbish and recycling generated in the staff lunchroom), may be deposited for kerbside collection.

## 8. **Non-compliance with kerbside collection requirements**

- 8.1 Failure to comply with the provisions of this Bylaw and any controls under Clause 11 may be subject to the following actions being taken:
- the rejection (non-collection) of the contents of any approved container left out for kerbside collection, if the contents of the container are non-compliant;
  - the withdrawal or suspension of the kerbside collection service being provided to a property from which the contents of an approved container have been rejected for being non-compliant;
  - enforcement of any offence that may have been committed under the Litter Act 1979 as a result of the non-compliance; or
  - enforcement for a breach of this Bylaw.



## 9. *Public waste bins*

- 9.1 A person may dispose of or discard waste in a public waste bin if that material is generated in a public place.
- 9.2 However, a person must not dispose of or discard waste in a public waste bin if –
- the waste is from that person's place of employment or business or home;
  - the bin is full or overflowing;
  - the waste is deposited in a way that is likely to escape from the bin;
  - the material is of a type that the bin is not intended to collect (for example depositing food scraps in a bin intended for recyclable material); or
  - the waste is of a prohibited type prescribed in a control made under clause 11 (for example hazardous or medical waste).

### ***Example – what can you place in a public waste bin***

A person who eats takeaways from a container in a park may put the container in a public waste bin, or a recycling bin if the container is recyclable.

A person who eats takeaways from a container at home cannot, and should instead clean the container of food scraps and dispose of it in their kerbside recycling bin if it is recyclable or otherwise dispose of it as rubbish.

## 10. *Onsite disposal*

- 10.1 Except as provided under this Bylaw, no person may:
- bury or allow to be buried any waste on any property they own, occupy or manage except:
    - organic waste, including dead farm animals, in rural areas;
    - dead companion animals and nuisance pests; or
    - for the purposes of home composting.

### ***Related information***

The Proposed Regional Plan for Northland February 2024 also contains rules relating to onsite waste disposal which must be complied with in accordance with Clause 5.5 of this Bylaw.

## Part 3 – Controls

### 11. Controls

- 11.1 Council may make controls to manage the disposal or discarding of waste for one or more of the following purposes:
- prescribing types of approved containers;
  - prescribing the types of waste that may be deposited in approved containers;
  - prescribing the maximum weights of waste that may be deposited in an approved container;
  - prescribing the way an approved container must be placed on or retrieved from a public place, including times, locations and days;
  - prescribing types of prohibited waste;
  - prescribing the disposal or deposit of waste that may be placed for public collection that does not require being placed in an approved container (for example paper and cardboard);
  - providing for the management of waste in multi-unit buildings and developments; or
  - any other operational matter required for the safe and efficient operation of a waste collection service from a public place.

#### **Related information**

The Standard Materials for Kerbside Collections Notice 2023 (Notice No. 1) prescribe the standard materials that Council can accept in household kerbside recycling collections and which materials are excluded.

The Standards provide councils with some discretion to accept certain materials relating to food scrap and food and garden organic (FOGO) waste, if they offer such services.

- 11.2 Council must, before making, amending or revoking any control under clause 11.1, comply with the requirements under Subpart 1 of Part 6 of the Local Government Act 2002.
- 11.3 Any control made, amended or revoked under clause 6.1:
- must be made by a publicly made resolution of Council; and
  - may:
    - regulate, control or prohibit any matter or thing either generally, for any specified classes of case, or in a particular case;
    - apply to all waste or to any specified category or type of waste;
    - apply to the Whangarei District or to a specified part of the District; and/or
    - apply at all times or any specified time or period of time.

## ***Part 4 – Enforcement, offence, penalties***

### ***12. Enforcement***

12.1 Council may use its powers under the Act to enforce this Bylaw.

### ***13. Offences and penalties***

13.1 Every person who breaches this Bylaw commits an offence.

13.2 Every person who commits an offence under this Bylaw is liable on conviction to fine not exceeding \$20,000 under the Act.



Private Bag 9023, Te Mai, Whangārei 0143,  
New Zealand

**Te Iwitihi (civic centre)** Rust Avenue, Whangārei

**Ruakākā Service Centre** Takutai Place, Ruakākā

P +64 9 430 4200 | 0800 932 463

mailroom@wdc.govt.nz | [www.wdc.govt.nz](http://www.wdc.govt.nz)

[Facebook.com/WhangareiDC](https://Facebook.com/WhangareiDC)

## 6.6 Tree Removal within the Drummond Park Scenic Reserve and A H Reed Kauri Memorial Park Scenic Reserve

**Meeting:** Whangarei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Christine Niblock (Team Leader - Infrastructure Planning)

### 1 Purpose / Te Kaupapa

To seek approval under the powers delegated to Council, acting as the administering body under the Reserves Act 1977, to remove selected trees from the following Reserves as part of the reinstatement of the Drummond Walking Track:

- Drummond Park Scenic Reserve, required as part of the realignment works planned for the Drummond Walking Track.
- A H Reed Kauri Memorial Park Scenic Reserve, required to ensure the structural integrity of the walkway and public safety.

### 2 Recommendation/s / Whakataunga

That the Council, acting as the administering body under the Reserves 1977, under delegated powers, approves:

1. The removal of selected trees within the Drummond Park Scenic Reserve, for the purpose of realigning the Drummond Walking Track, pursuant s42(1) of the Reserves Act 1977; and
2. The removal of one tree within the A H Reed Kauri Memorial Park Scenic Reserve, required to ensure public safety, pursuant to s42(1) of the Reserves Act 1977.

### 3 Background / Horopaki

Pursuant s42(1) of the Reserves Act 1977 and in accordance with the Ministers Instrument of Delegation, dated 12 June 2013, Council as the administering body for these reserves, may approve removal of trees, where such action is necessary for the protection and management of the reserve and the public using it, as provided for in Sections 19(1)(a) and (b) of the Act.

#### **Drummond Park Scenic Reserve**

The Drummond Walking Track is located within the Drummond Park Scenic Reserve. The grade 3 track is approximately 1.4km long. Beginning in Mair Park the track enables access

to the summit of Mount Parihaka. During the Auckland Anniversary weekend storm in 2023 a significant section of the track slipped away and has since remained closed to the public.

To safely reopen the track to the public, a new section of track is required and working alongside Hapu, a preferred solution has been confirmed. This new section will be constructed above the slip and down a moderately sloping ridgeline, with a new timber boardwalk being constructed over previously recorded but unmodified archaeological features. A new timber staircase will drop down the steep slope at the western end of the realignment to meet the lower section of the existing Drummond Walking Track.

Careful consideration was given during the design phase for the new section of walking track to ensure where possible existing trees and vegetation remained. To enable the realignment of the track seven trees of varying size, species and quality require removal. These trees were identified and assessed in an arboricultural assessment undertaken by Tumahu Limited and are detailed in the Summary of Trees Proposed to be Removed (Attachment 1). This report indicates that one of the trees to be removed has a genetic disfunction (double stem) which will lead to its premature failing and the remainder of the trees are juvenile. The arboricultural assessment concluded that the environmental effects of the removal of the trees will be minimal due to the health of the surrounding trees and ecology.

### **A H Reed Kauri Memorial Park Scenic Reserve**

The Kauri Canopy Walk is located within the A H Reed Kauri Memorial Park, Recreation Reserve, located off Whareora Road. The Elizabeth Track is an 890-meter grade 1 track that leads to a raised boardwalk, passing over the Wai Koromiko Stream, known as the Kauri Canopy Walkway.

The canopy walkway bridge was constructed in the early 2000's, with the intention of providing up-close encounters with Kauri. During this time, it was proposed to retain the tree (red matipo) and monitor its condition. It has since been assessed to be in decline and the bridge structurally compromised, this poses a risk to public safety and the recreational value of the reserve.



A H Reed Kauri Memorial Park – Canopy Bridge Walkway

## 4 Discussion / Whakawhiti kōrero

### 4.1 Financial/budget considerations

There is sufficient budget to undertake the necessary tree removals.

### 4.2 Policy and planning implications

#### Reserves Act Delegation

Section 42 of the Reserves Act 1977 states that:

*The trees and bush on any historic reserve or scenic reserve or nature reserve or scientific reserve shall not be cut or destroyed, except ... with the express consent in writing of the Minister and subject to such terms and conditions as the Minister may determine, including (as appropriate) the method of cutting, extraction, and restoration.*

The 2013 Instrument of Delegation for Territorial Authorities sets out the powers, functions and duties that the Minister of Conservation has delegated to Territorial Authorities under the Reserves Act 1977. The delegations include powers to “Give, or decline to give, express written consent to the cutting or destruction of trees and bush on any historic, scenic, nature, or scientific reserve”, pursuant to s42 of the Act

Council is required to consider whether, or not, to give approval to the removal of trees in the Drummond Park Scenic Reserve and the A H Reed Kauri Memorial Park Scenic Reserve.

#### Reserve Management Plan

Both parks are zoned as Natural Open Space Zone in the Whangarei District Plan. This zoning provides for activities that are in accordance with a Reserve Management Plan. The reserves form part of the wider Parihaka and Hatea River Reserves Management Plan. The reserve management plan sets direction for the use of the reserve and puts limitations on the activities that can be undertaken.

The proposed works are in general accordance with the directives and actions set out in the Reserve Management Plan

#### District Plan

As the trees proposed to be removed will not comply with the requirements in the TREE Chapter of the Whangarei District Plan a resource consent will also be required for their removal.

Seeking Council approval for removal of the trees within the scenic reserve is the first step in the policy and planning requirements for the track realignment and tree removal. Consultation with relevant Iwi and/or hapū representatives will be undertaken and it is noted that other hapū are likely to express an interest.

### 4.3 Options

The following options are available to Council, these options are available for each of the reserves, respectively:

- a) Decline to Approve Consent

#### **Drummond Park Scenic Reserve**

This option would require a re-evaluation of the proposed realignment project and potentially mean the project would be unable to progress. As the realignment of this track would allow for the reopening of the track to the public, declining consent would result in the track remaining closed to the public indefinitely.

#### **A H Reed Kauri Memorial Park Scenic Reserve**

This option would require a re-evaluation of public access via the canopy bridge walkway. Structural concerns may result in temporary closures while alternative options are considered, these may include reconstruction through realignment, or closure.

- b) Give Approval for Consent with certain terms and conditions

There is an option available for Council to specify terms and conditions on which the express written consent is given. However, as the tree removals require resource consent, they will be subject to a full assessment of environmental effects and notification assessment under the Resource Management Act 1991. The consent may have certain conditions imposed as part of that process and it would therefore be difficult to manage a potential duplication of terms and conditions imposed via this process.

- c) Give Approval for Consent without terms and conditions

This is the preferred option for both reserves as it would allow for the tree removals to occur, providing for the realignment project and reopening of the Drummond track, and for continued use of the A H Reed Kauri Canopy Bridge. The tree removals would only be undertaken after having been through a resource consent process and in accordance with recommendations by an arborist and possible conditions of consent.

**Option c is the preferred option.**

### 4.4 Risks

The risk of not providing approval are that the Drummond Track project will not go ahead, and the track will remain closed. There are also risks in terms of public safety and the potential closure of the Kauri Canopy Bridge.

There is limited risk of providing approval as the Resource Consent process will allow for any specific conditions to be agreed.



## **5 Significance and engagement / Te Hira me te Arawhiti**

### **5.1 Significance**

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website.

### **5.2 Engagement**

The proposed works align with the Parihaka and Hatea River Reserves Management Plan.

Engagement with hapū Ngāti Kahu o Torongare was undertaken during the design phase for the Drummond Track realignment project. Winiwini Kingi who holds speaking rights for the hapū, due to his ancestral connection to Parihaka Maunga, has indicated his support for the proposal.

Notification of hapū will take place as part of the Resource Consent process.

Further consultation is anticipated in relation to the works at A H Reed Park.

## **6 Attachments / Ngā Tāpiritanga**

Attachment 1: Summary of Trees Proposed to be Removed – Drummond Track



### Drummond Walking Track - Trees requiring removal

Tree #	Botanical Name	Height (m)	Girth (mm)	Health	Age
1	Kauri ( <i>Agathis australis</i> )	Over 6m	60mm	Good	Juvenile
2	Tānekaha ( <i>Phyllocladus trichomanoides</i> )	Over 6m	280mm (double stem)	Poor	Not stated in arboricultural report
3	Kauri ( <i>Agathis australis</i> )	Over 6m	60mm	Good	Juvenile
4	Tānekaha ( <i>Phyllocladus trichomanoides</i> )	Over 6m	140mm	Good	Juvenile
5	Kamahi ( <i>Weinmannia racemosa</i> )	Less than 6m	8mm	Good	Juvenile
6	Kamahi ( <i>Weinmannia racemosa</i> )	Over 6m	55mm	Good	Juvenile
7	Tānekaha ( <i>Phyllocladus trichomanoides</i> )	Over 6m	160mm	Good	Juvenile



Tree No.2 Tānekaha showing the double stem



## 6.7 Alcohol Control Bylaw - Confirmation of alcohol ban areas and correction

**Meeting:** Whangarei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Will McNab (Strategic Planner – Bylaws)

### 1 Purpose / Te Kaupapa

To rectify an omission from the amended Alcohol Control Bylaw (the Bylaw) relating to the administration of exemptions and confirm the extent of Council's current alcohol bans.

### 2 Recommendations / Whakataunga

That Council:

1. Amends the Alcohol Control Bylaw, as shown in Attachment 1, to incorporate clauses 12.3, 12.4 and 12.5, which were omitted by error from the Alcohol Control Bylaw amended by Council on 12 December 2024;
2. Notes the desires expressed by resident groups from Whangaruru North, Whangaruru South and Teal Bay in Attachment 3 for new or expanded alcohol bans in their respective coastal areas;
3. Notes that the evidential criteria set by section 147A and B of the Local Government Act 2002 are not met to justify further alcohol bans under the Alcohol Control Bylaw at this time.

### 3 Background / Horopaki

#### 3.1 The Local Government Act 2002 sets strict criteria for Council to prohibit the possession and consumption of alcohol in a public place

Under section 147A and B of the Local Government Act 2002 (LGA), Council can only ban alcohol in a public place where it is satisfied that—

- there is evidence of a **high level of crime or disorder** caused or made worse by alcohol consumption in that place; and
- a ban would be a reasonable limitation on people's rights and freedoms and appropriate and proportionate to that level of crime or disorder.

The stringent requirement for any alcohol bans to be “reasonable”, “appropriate” and “proportionate” should be viewed in the context of section 169 of the LGA, which gives constables powers without warrant inside an alcohol ban area to search people's belongings, including their vehicle, and arrest any person found with alcohol in their possession.

The legislation has been designed to provide councils and Police with a tool to manage the chronic occurrence of alcohol-induced crime and disorder in public places, not to address isolated instances of low-level nuisance.

### **3.2 Council consulted on a proposal in 2024 that expanded alcohol bans in line with the evidence and addressed previous inconsistencies with the enabling legislation**

Council adopted a Statement of Proposal for public consultation on 29 August 2024.<sup>1</sup> The proposal included—

- an expanded alcohol ban in the city centre to address a gap documented by New Zealand Police around Port Road and the Okara shopping centre;
- continued alcohol bans in suburban areas;
- a new alcohol ban at Tarewa Park in response to reports of persistent antisocial behaviour associated with alcohol consumption in the isite carpark;
- the removal of the former blanket 300 metre alcohol ban landwards from mean low water springs. The decision report at the time described the blanket coastal ban as disproportionate to the problem it sought to address, unreasonable and uncertain in its application and therefore repugnant to the empowering legislation and inconsistent with over 100 years of common law;
- new area-specific coastal alcohol bans from Marsden Point to Waipu Cove and at Langs Beach, applicable from 7pm to 7am the following day;
- a change to the applicable times of the remaining area-specific coastal alcohol bans from 24 hours a day to the hours of 7pm to 7am the following day.

### **3.3 Council deliberated on balanced feedback on the proposal and then opted to expand the applicable times and locations of the alcohol bans in coastal areas**

Consultation on the proposal attracted 73 items of feedback from the public. Feedback on the proposal was 1) balanced; and 2) served to highlight a gap in the proposal at Beach Road in Onerahi:

- 66.7% of submitters either supported (25%) or partially supported (41%) the times and locations of the proposed alcohol bans;
- Reported antisocial behaviour from people sleeping in vehicles on Beach Road was the subject of nearly 50% of all submissions.

At its meeting to deliberate on submissions held on 28 November 2024,<sup>2</sup> Council resolved to:

- revert to 24/7 alcohol bans in the coastal areas mapped in the proposed register of alcohol bans. Staff had recommended retaining the proposed 7pm-7am times in the absence of evidence of high levels of crime or disorder during daytime hours. One notable report of a violent incident 18 years earlier at Ocean Beach, which had been perpetrated by people who had arrived at the beach already intoxicated, was beyond the scope of an alcohol ban because the drinking had occurred elsewhere;
- introduce a 24/7 alcohol ban at Ocean Beach. Staff had recommended retaining the status quo of no alcohol ban;

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<sup>1</sup> See agenda report, including the draft Statement of Proposal, here: <https://pub-wdc.escribemeetings.com/FileStream.ashx?DocumentId=4176>.

<sup>2</sup> See agenda report here: <https://pub-wdc.escribemeetings.com/FileStream.ashx?DocumentId=4349>. See meeting minutes here: <https://pub-wdc.escribemeetings.com/FileStream.ashx?DocumentId=4423>.

- introduce a 24/7 alcohol ban along the Beach Road reserve and esplanade. Staff had recommended 7pm-7am;
- direct staff to investigate targeted consultation with other coastal ratepayer groups including Bland Bay, Whangaruru North and Tutukaka Coast, despite two previous rounds of public consultation far exceeding the consultation requirements of section 83 of the LGA;
- agree that no further changes were required to the register of alcohol bans.

### **3.4 Council amended the Bylaw and register of alcohol ban areas in December 2024 and directed staff to seek further input, for a third time, from some coastal communities**

At its meeting on 12 December 2024, Council reaffirmed its stance at the November 2024 meeting but added Whananaki and Teal Bay to the list of communities from which to seek further input.

## **4 Discussion / Whakawhiti kōrero**

In response to the direction from Council to seek further input, staff have used three information-gathering channels to assess whether Council may lawfully justify further alcohol bans in coastal areas:

1. A District-wide survey of New Zealand Police Officers following the summer;
2. A scan of Council's customer requests data since the Bylaw was amended on 12 December 2024;
3. Correspondence with representatives from resident groups in coastal areas.

### **4.1 An online survey circulated among police officers working in Whangārei District elicited only five responses and no need for additional alcohol bans was identified.**

Staff met twice with the District Area Commander either side of the summer holidays. The Area Commander circulated an online survey among police officers working in Whangārei District. The five survey responses are shown in Attachment 2.

All five respondents answered "no" to the question "Was there a situation where you wanted to stop or warn people against drinking but didn't because there was no alcohol ban in place?" This indicates that the location and extent of alcohol bans is sufficient for policing purposes.

### **4.2 Customer request data provide no sign of a need for further alcohol bans**

Scans of customer request data since the Bylaw was amended on 12 December 2024 for the words "alcohol" and "drink" yielded two results: one at Beach Road in Onerahi and another in the Town Basin, which resulted in an arrest in early January.

The arrest in the Town Basin led to a complaint to Council at a lack of signs to inform the public about the application of the Bylaw.

In both instances, the reported drinking behaviour breached an existing alcohol ban. Council has no record of any complaints about alcohol consumption in coastal areas not covered by an existing alcohol ban since the Bylaw was amended.

#### **4.3 Three coastal resident groups requested new or expanded alcohol bans, but none of them substantiated their request with reports of alcohol-related crime or disorder**

In March 2025, staff wrote to representatives from resident groups from Whangaruru North, Whangaruru South, Teal Bay, Tutukaka and Whangārei Heads seeking reports of any problematic alcohol-related behaviour in their areas over the summer.

Their replies are shown in Attachment 3. Resident group representatives from Whangaruru North, Whangaruru South and Teal Bay replied requesting new or expanded alcohol bans in their respective areas.

However, beyond reports of litter and “disturbances on the beach” (Whangaruru North) and “issues in the past” (Teal Bay), none of these requests contained information that would meet the required threshold of a “high level of crime or disorder” caused or made worse by alcohol consumed there.

No replies were received from groups based in Tutukaka or Whangārei Heads.

#### **4.4 Council’s shift from its proposal at Langs Beach to a 24/7 ban has been the subject of two complaints from the public, including one request for official information**

Council consulted on an alcohol ban at Langs Beach from 7pm to 7am the following day. The proposal elicited three submissions, two of which considered it too restrictive; the third one sought a 24/7 ban, citing concern at the risk of (potential) broken glass on the beach. Council subsequently amended its proposal at Langs Beach to a 24/7 alcohol ban.

Council has since been challenged under the Local Government Official Information and Meetings Act 1987 (LGOIMA) for the evidence it used to lawfully satisfy the requirements of section 147A of the LGA when it instituted its 24/7 alcohol ban at Langs Beach.

At the time of writing, no further action has been taken.

#### **4.5 Three useful administrative subclauses were omitted by error from the Bylaw amended by Council in December 2024**

Staff mistakenly omitted three subclauses of an administrative nature from the Bylaw amended on 12 December 2024. While not crucial to the Bylaw’s application, they assist in the Bylaw’s administration by specifying examples of conditions for consent for an exception to the Bylaw and by reserving the right to cancel a consent at any time.

Attachment 1 shows the existing Bylaw with clauses 12.3, 12.4 and 12.5 added in tracked changes. A complete clause 12 is also shown in Textbox 1 below (red font = inserted text).

##### **Textbox 1: Proposed additions to clause 12 (red font = inserted text)**

#### **12 Exceptions**

12.1 Council may issue a consent to any person, or class of persons, to allow the consumption, bringing in and possession of alcohol in a public place (including inside a vehicle) within an alcohol ban area.

12.2 In considering an application for a consent under clause 12.1, Council will consider the following matters:

- a. The purpose of the exception:
- b. The proposed duration of the exception:
- c. The area of the proposed exception:



- d. Whether the area is under the control of, or managed by, Council:
- e. Whether any other permits are required from Council for the event:
- f. Any other matter Council considers relevant.

12.3 Council may prescribe conditions for any such consent, including, but not limited to—

- a. the duration of the consent:
- b. the exact location to which the consent applies:
- c. the maximum number of people the consent applies to.

12.4 Council may by resolution made after consultation that gives effect to the requirements of section 82 of the Act—

- a. prescribe a fee for receiving and processing an application and issuing a consent:
- b. determine situations when consent fees may be remitted, refunded or waived.

12.5 Council may cancel a consent at any time.

*Related information: Exceptions for events with special licences do not require consent under clause 12.1, because they are excluded from the definition of public place that applies to this Bylaw.*

#### **4.6 Council may add to or amend the register of alcohol bans in future in response to changing circumstances without needing to amend the Bylaw itself**

Council may, within reason in future, add to or amend the register of alcohol bans by resolution under the authority of the Bylaw should circumstances warrant it. It would still be bound by the decision-making requirements of Part 6 and s147A or B of the LGA, but not by the onerous consultation requirements under section 83. This means that it could amend the alcohol bans themselves without needing to amend the Bylaw.

This mechanism is similar to what Council has used in the recent past to introduce the Kamo T2 transit lane under its Parking and Traffic Bylaw.

#### **4.7 Financial/budget considerations**

Any decision to seek external legal advice would result in unbudgeted legal fees.

#### **4.8 Policy and planning implications**

Nil.

#### **4.9 Options**

With regard to Bylaw clauses 12.3 to 12.5, Council may either—

1. amend the Bylaw to incorporate clauses 12.3 to 12.5, as shown in section 4.5 above; or
2. maintain the status quo.

Staff recommend Option 1. The advantages and disadvantages of each option are summarised in Table 1 below.

**Table 1: Options for clause 12 (Exceptions)**

	<b>Advantages</b>	<b>Disadvantages</b>
<b>Option 1: Amend Bylaw to incorporate clauses 12.3 to 12.5 (recommended)</b>	Strengthens Council's ability to manage exceptions efficiently by reserving the right to specify conditions for and revoke consent	Nil.
<b>Option 2: Status quo</b>	Nil.	Weakens Council's ability to efficiently manage exceptions

With regard to the requests for additional alcohol bans from some coastal resident groups, Table 2 below summarises Council's options and their advantages and disadvantages.

**Table 2: Options to address requests for additional alcohol bans**

	<b>Appropriate tool to address problem ("high level of crime or disorder")</b>	<b>Meets community expectations</b>	<b>Risk of invalid bylaws</b>
<b>Option 1: Status quo (recommended)</b>	Insufficient evidence of problem to meet s147A or B criteria for further alcohol bans.	Would fail to meet expectations of some coastal resident groups.  However, feedback from 2024 consultation suggests broad support for Council's initial proposal.	Low. Council has departed significantly from the proposal it consulted on, raising the risk of claims of invalid bylaws.  New bans have been introduced at Ocean Beach and Beach Road, and all the proposed coastal bans have been made more restrictive (24/7) than consulted on (7pm-7am).
<b>Option 2: Introduce new alcohol ban at...</b>	<b>Option 2a: Bland Bay</b>	Appropriate tool, but insufficient evidence of problem to meet s147A or B criteria.  Would meet expectations of coastal resident group.  However, feedback from 2024 consultation suggests broad support for Council's initial proposal.	High risk of unreasonable and disproportionate use of Council's powers resulting in invalid bylaws.
	<b>Option 2b: Teal Bay</b>		
	<b>Option 2c: Wharua Road (Ōakura) sports complex, proposed playground and wetland</b>	Sports complex could restrict alcohol on site through a club licence.  Would meet expectations of coastal resident group.	Probably ultra vires (outside Council's powers): Council cannot pre-emptively ban alcohol in a public place without prior evidence of alcohol-related crime or disorder there.

#### **4.10 Risks**

Any decision to introduce a new alcohol ban as per options 2a to 2c in Table 2 above would almost certainly breach the limits of Council's powers under section 147A or B of the LGA and expose Council to legal risk. Any decision to introduce alcohol bans in all three locations would require another round of public consultation under section 83 of the LGA, given the magnitude of the change from the proposal Council consulted on in 2024.

Council may fail to meet the expectations of some segments of the community by not expanding the current set of alcohol bans. Conversely, however, feedback from consultation in 2024 suggests that a sizeable segment of the community values the ability to responsibly enjoy an alcoholic drink at or near some beaches without breaking the law.

### **5 Significance and engagement / Te Hira me te Arawhiti**

The decisions recommended in this agenda report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy. The public will be informed via agenda publication on Council's website.

Council engaged with the community for over one month in early 2024 to inform the Statement of Proposal adopted on 29 August 2024. It then consulted for over one month and held a hearing in Council Chambers under section 83 of the LGA.

Moreover, as addressed above, staff have also "re-consulted" with representatives of several coastal resident groups, upon Council's request, and sent a survey to Police Officers working in Whangārei District.

Any decision to significantly alter the register of alcohol ban areas would require another round of public consultation under section 83 of the LGA, given the magnitude of the change from the proposal Council consulted on in 2024.

### **6 Attachments / Ngā Tāpiritanga**

Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

Attachment 2 - Police survey results

Attachment 3 - Correspondence from coastal resident groups





# ***Alcohol Control Bylaw 2018***



## Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

[Alcohol Control Bylaw and Alcohol Ban Areas](#)

## Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

**Whangarei District Council makes the following bylaw about alcohol control in public places under the Local Government Act 2002**

**1 Title**

This Bylaw is the Alcohol Control Bylaw 2018.

**2 Commencement**

2.1 This Bylaw comes into force on 19 December 2018.

2.2 Amendments to this Bylaw come into force on 19 December 2024.

**3 Application**

This Bylaw applies to Whangārei District.

## Part 1: Preliminary Provisions

**4 Purpose**

The purpose of this Bylaw is to reduce crime and disorder in public places that is caused or made worse by alcohol consumed in those places.

*Related information:*

*The Act provides explicit details about what this type of bylaw can control. Generally, any transporting of alcohol in unopened containers within an alcohol ban area is permitted, subject to certain conditions. See [section 147](#) of the Act for further details.*

*Alcohol bans do not apply to licensed premises, which can include situations where a special licence has been issued for a specific event. Licensed premises can include areas of public places such as footpaths.*

*Under the Act, only constables (New Zealand Police Officers) can take enforcement action under this Bylaw. Constables have powers of arrest, search and seizure under the Act and can also issue infringement notices.*

**5 Interpretation**

5.1 Any word used in this Bylaw that is defined in sections 5, 147, 169, 169A or 243 of the Act, or section 5 of the Sale and Supply of Alcohol Act 2012, has, for the purposes of this Bylaw, the same meaning as in those sections, unless otherwise provided for in this clause.

5.2 In this Bylaw, unless the context otherwise requires—

**Act** means the Local Government Act 2002;

**Council** means the Whangarei District Council;

**Whangārei District** means the area within the boundaries of the Whangārei District and includes all coastal areas to the line of mean low water springs.

## Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

- 5.3 Any related information, attachments and links are for information purposes only and do not form part of this Bylaw.
- 5.4 The Interpretation Act 1999 applies to this Bylaw.

## Part 2: Control of Alcohol

### 6 Alcohol bans

- 6.1 Council may, by resolution, declare an area to be an alcohol ban area where the consumption, bringing in and possession of alcohol in public places is prohibited or controlled.
- 6.2 Any resolution made under clause 6.1 must also—
  - a. include a map of the alcohol ban area;
  - b. specify the time(s) that any prohibition or control applies, and whether the alcohol ban is permanent or temporary;
  - c. if consumption, bringing in and possession of alcohol is controlled rather than prohibited, specify the nature of the control.
- 6.3. No person may consume, bring into or possess alcohol in any public place (including inside a vehicle) in an alcohol ban area in breach of a resolution made under clauses 6.1 and 6.2.
- 6.4. Clause 6.3 does not apply to a person who is acting pursuant to, and in accordance with any conditions of, a consent granted under clause 12.1.

*Related information: As at 29 August 2024, the Act defines a public place for the purposes of alcohol control as—*

*“a place that is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from it; but does not include licensed premises.”*

### 7 Permanent alcohol bans

- 7.1 Council may under clause 6.1 declare an area to be a permanent alcohol ban area at all times, or for specified, recurring periods of time.
- 7.2 Council will consult in accordance with Part 6 of the Act on any proposal to declare, amend or revoke a permanent alcohol ban.

*Related information: All resolutions of Council declaring permanent alcohol ban areas are included in the Register of Resolutions as additional information to this Bylaw.*



## Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

**8 Temporary alcohol bans**

- 8.1 Council may under clause 6.1 declare an area to be a temporary alcohol ban area for a specified period not exceeding seven consecutive days.
- 8.2 Council will give public notice of a temporary alcohol ban at least 14 days before the temporary alcohol ban comes into force.

**9 Matters to be considered before declaring alcohol bans**

- 9.1 Before declaring a permanent alcohol ban, Council—
  - a. must consider views presented to Council through consultation on the proposal to declare a permanent alcohol ban:
  - b. must consider the relevant criteria in sections 147A and 147B of the Act, as applicable:
  - c. may consider any other matter it considers relevant.
- 9.2 Before declaring a temporary alcohol ban, Council—
  - a. must consider the relevant criteria in sections 147A and 147B of the Act, as applicable;
  - b. where the temporary alcohol ban applies to an event, may consider—
    - i. the nature and type of the event:
    - ii. the history (if any) of the event:
    - iii. the number of people expected to attend the event:
    - iv. the area in which the event is to be held:
    - v. whether the Police support the proposed temporary alcohol ban:
    - vi. whether the Police will be present at the event to enforce it; and
  - c. may consider any other information it considers relevant.

*Related information: Records of resolutions made for temporary alcohol bans will not be included in the Register of Resolutions, but are permanently recorded through appropriate Council records of meetings, minutes and resolutions.*

## Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

**Part 3: Enforcement Powers****10 Enforcement**

10.1 A constable may use their powers under the Act to enforce this Bylaw.

*Related information: Section 169 of the Act provides constables with powers of arrest, search and seizure to enforce alcohol bans. Constables must first give people the opportunity to remove any alcohol from the permanent alcohol ban area before carrying out a search.*

10.2 In the case of a temporary alcohol ban declared under clauses 6 and 8 of this Bylaw, a constable may exercise the power of immediate search under section 170(2) of the Act.

*Related information: Section 170(2) of the Act provides constables with additional powers of search in relation to temporary alcohol bans that have been notified and indicated by signage in accordance with section 170(3) of the Act.*

**Part 4: Offences and Penalties****11 Bylaw breaches**

11.1 Every person who breaches this Bylaw commits an offence.

11.2 Every person who commits an offence under this Bylaw is liable to a penalty under the Act.

*Related information: As at 29 August 2024, the penalty for breaching an alcohol control bylaw is an infringement fee of \$250 under the Local Government (Alcohol Control Breaches) Regulations 2013.*

**Part 5: Exceptions****12 Exceptions**

12.1 Council may issue a consent to any person, or class of persons, to allow the consumption, bringing in and possession of alcohol in a public place (including inside a vehicle) within an alcohol ban area.

12.2 In considering an application for a consent under clause 12.1, Council will consider the following matters:

- a. The purpose of the exception:
- b. The proposed duration of the exception:
- c. The area of the proposed exception:
- d. Whether the area is under the control of, or managed by, Council:
- e. Whether any other permits are required from Council for the event:
- f. Any other matter Council considers relevant.

12.3 Council may prescribe conditions for any such consent, including, but not limited to—

- a. the duration of the consent:
- b. the exact location to which the consent applies:

## Attachment 1 - Alcohol Control Bylaw showing proposed amendments to clause 12

c. the maximum number of people the consent applies to.

12.4 Council may by resolution made after consultation that gives effect to the requirements of section 82 of the Act—

- a. prescribe a fee for receiving and processing an application and issuing a consent:
- b. determine situations when consent fees may be remitted, refunded or waived.

12.5 Council may cancel a consent at any time.

*Related information: Exceptions for events with special licences do not require consent under clause 12.1, because they are excluded from the definition of public place that applies to this Bylaw.*



## Attachment 2 - Alcohol on beaches, summer 2024-25 Police survey

***Alcohol on beaches, summer 2024/25***

Results from online survey for Police Officers working in the Whangārei District (n=5).

**1. While on duty this summer, have you used the Alcohol Control Bylaw to stop or warn people against drinking at or near a beach?**

- a. Yes
- b. No
- c. Yes
- d. No
- e. Yes

**2. If yes, where and when?**

- a. Matapouri public beach carpark on 24/12/2024
- b. N/A
- c. Once on the 13th of January 2025 at approx. 9.15pm, at Morrison Road, Matapouri Bay on Matapouri beach car park
- d. N/A
- e. Omamari Beach outside the bachs on the road. A group of at least twenty teenage kids were seen consuming alcoholic beverages on new year's eve. They were told that they needed to go back onto their respective properties.

**3. Why did you intervene?**

- a. Warned them that if they were carrying their glass beer bottles down to the beach I would take it off them - liquor ban area anywhere east of the main road.
- b. N/A
- c. There were a large group of teenage people drinking spirits from bottles in the car park and hassling local people
- d. N/A
- e. Teenagers unsupervised consuming alcohol on a dark road would potentially lead to someone being hit by a passing motorist.

**4. What happened next?**

- a. They took their box back to their car then walked down to the beach.
- b. N/A
- c. The group dispersed and left the area, leaving a number of semi full bottles of spirits on the beach, after enquiring who owned them and receiving no reply these were tipped out.
- d. N/A
- e. Spoke to their parents and asked them to make sure they strayed on their properties.

## Attachment 2 - Alcohol on beaches, summer 2024-25 Police survey

**5. Was there a situation where you wanted to stop or warn people against drinking but didn't because there was no alcohol ban in place?**

- a. No
- b. No
- c. No
- d. No
- e. No

**6. If yes, where and when?**

- a. N/A
- b. N/A
- c. N/A
- d. N/A
- e. N/A

**7. Any further comments?**

- a. Majority of people spoken to were obliging and while there were many people from out of district many assumed they were in a liquor ban area anyway without formally being told.
- b. N/A
- c. Looking up the council website, this area is a liquor free area, however there was no obvious signage in this area or on the way to or from this area indicating this
- d. N/A
- e. No.

## Attachment 3 - Correspondence from coastal resident groups

Date received	Name (organisation)	Feedback
7/4/2025	Noeline Whitehead (Whangaruru First Aid and Emergency Trust)	<p>Greetings</p> <p>I have asked around and emailed out your request for information. Here is what I got back</p> <ul style="list-style-type: none"> <li>• Hardly anyone was aware of the change so most thought the ban was still in place</li> <li>• There were no major incidents over new year that we are aware of as there has been in years gone by.</li> <li>• There is some disturbing behaviour attached to the persons that live in a container opposite the first aid centre and others such as fights and verbal abuse of the locals in those areas and on the public reserve..</li> <li>• I clean up rubbish of the beach most days and I have noticed more alcohol related rubbish on our lovely beach</li> </ul> <p>Locals are still concerned that if we have issues, we need to know the police will come. We have a high percentage of older people and other vulnerable people living in the areas permanently. I have personally experienced the police refusing to come out in the early hours of new years day to a serious incident that involved alcohol 3 years again.</p> <p>Most of the permanent locals and regular visitors have expressed concern regarding the removal of the ban.</p> <p>I hope this is helpful</p>
9/4/2025	Marilyn Shaw (Teal Bay Ratepayers and Residents Association Committee)	<p>Thank you for your email regarding the Alcohol Control Bylaw. The Teal Bay Committee wishes to reinforce the community wishes as per the unanimous vote at our AGM on 2/01/25 asking the council to reinstate the ban. Our nearest neighbours Oakura and Whananaki including Maureeses Bay now have 24 hour bans while we do not.</p> <p>We note that we have been asked to report any alcohol related incidents over summer which may allow us to meet the council threshold for the ban to be reinstated. Given that it is highly unlikely that people realised that there was no longer a ban in place we obviously haven't had issues this summer. However prior to the ban we did have issues in the past.</p> <p>As a committee representing our community we certainly don't want to wait until we have problems before the ban is reinstated and feel that the council should support the vote passed at our AGM.</p>
13/4/2025	Pam Malcolm (Whangaruru North Residents and Ratepayers Association)	<p>Hi</p> <p>I am writing on behalf of the Whangaruru North Residents and Ratepayers Association to request a reinstatement of the previous blanket coastal ban as it applied to Whangaruru North.</p> <p>I canvassed our local community re the issue and received anecdotal feedback of disturbances on the beach related to alcohol. The majority of the feedback requested a reinstatement of the alcohol ban.</p>
14/4/2025	Norma de Langen (Whangaruru South Residents & Ratepayers Association)	<p>Thank you for your email seeking further feedback on our request to extend the 24/7 alcohol ban to include Ohawini Bay and the Wharua Road sports complex fields and courts, playground and wetlands site. In your email, you have asked if we "are aware of any alcohol-related incidents or behaviours in these areas over the Summer that might meet the statutory threshold of a "high level of crime or disorder"?"</p> <p>Having regard to Ohawini, we forwarded on your email to WSRRA members in Ohawini Bay suggesting they contact you directly should they have knowledge of, or experience, any adverse alcohol-related incident or behaviour. Although, concerns were raised by attendees at our last AGM,</p>

## Attachment 3 - Correspondence from coastal resident groups

Date received	Name (organisation)	Feedback
		<p>we are unaware if any residents and/or bach owners have submitted any feedback to you as a result of forwarding on your email. In the event that you have not received any feedback, we are happy for the status quo to remain, i.e. no alcohol ban for that area.</p> <p>However, in relation to the sports fields, hardcourts, children's playground and wetland site, we are of the firm belief that this needs to be included in the 24/7 Alcohol Ban area for Ōakura. Currently, with the exception of the existing sports field and its immediate surrounds, the site is an overgrown, undeveloped and inaccessible greenfield. It is not an inviting or hospitable place for people to spend time in and, as a consequence, alcohol-related incidents and behaviours that might meet the statutory threshold of a "high level of crime or disorder" is a moot point at this time.</p> <p>However, as you are no doubt aware, development of the whole site is set to commence later this year and upon completion, it will become a popular place for visitors and residents alike to visit, congregate and spend time in. Consequently, we are of the opinion that alcohol-related incidents and/or bad behaviour is inevitable. Attached is a 2023 photo taken inside 'April's Building', an unsecured building on the site, showing rubbish, broken glass, bottles and cans that evidence people have in the past congregated to drink in the building. There is nothing to suggest that this won't be the case for the whole site once it is developed.</p> <p>When it comes to the children's playground, we are particularly concerned that it should be included in the 24/7 alcohol ban for Ōakura. Broken glass in combination with children's bare feet is a recipe for disaster. I note from WDC GIS Maps that coastal playgrounds at Ruakaka Beachfront Reserve, Cove Road, Langs Beach and Beach Road, Onerahi have all been included in 24/7 alcohol ban areas and we ask that our children's playground be accorded the same treatment.</p> <p>In summary, and further to my earlier email to Crs Benney and McKenzie dated 7 February 2025, we ask that the 24/7 Alcohol Ban map for Ōakura be amended to include the additional area as shown on the attached plan. We do not feel that the extent of the area we are requesting to be included is unreasonable, as it is clear that much larger areas are subjected to 24/7 alcohol bans elsewhere in the District, for example Map 13 (Whananaki) and Map 15 (Matapouri and Whale Bay). We are mindful that, given past experience, it is very difficult to make a change to a bylaw down the track. Therefore, we are asking that this change be made upon completion of your feedback request closing 1 May 2025. However, if for any reason this is not possible, we ask that an undertaking be given to have this area added to Map 12 Ōakura upon completion of the proposed works.</p> <p>We look forward to hearing from you in due course.</p>



Attachment 3 - Correspondence from coastal resident groups

Date received	Name (organisation)	Feedback
		<div></div> <p>Attachment:</p> <div><p>OAKURA BAY</p><div><div> Additional area for a 24/7 Alcohol Ban</div><div> Privately owned land - does not need to be included</div></div></div>



## 6.8 Temporary Road Closure – Northland Car Club Motor Sport Event Series (September – October 2025)

**Meeting:** Whangarei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Lana van Bergenhenegouwen (Community Event Co-ordinator)  
 Gordon Whyte (Network Coordination Lead)

### 1 Purpose / Te Kaupapa

To seek approval of the proposal to temporarily close roads, to allow the Northland Car Club Motor Sport Event Series (September - October 2025) to be held.

### 2 Recommendation/s / Whakataunga

That the Council:

1. Approves the temporary closure of the following roads to ordinary traffic for the Northland Car Club Motor Sport Event Series (September - October 2025) on the following date's in accordance with section 342 (1)(b) and Schedule 10 Clause 11 of the Local Government Act 1974.

**Sunday 14<sup>th</sup> September 2025**

**Doctors Hill Road**, from intersection of Mountfield Road to 400m from SH1.

**Period of Closure:** 8am to 5:30pm.

**Sunday 5<sup>th</sup> October 2025**

**Sime Road**, 100m from intersection with Marsden Point Road to 100m from intersection with Te One Street.

**Kepa Road**, complete closure.

**Period of Closure:** 8am to 5:30pm.

2. Approves the temporary closure of the side roads off the roads to be closed for up to 100 metres from the intersection for safety purposes.
3. Delegates to the Chair of the Infrastructure Committee and General Manager Transport & Community Infrastructure the power to give public notice of these proposed temporary closures, to consider any objections and to either approve, cancel or amend any or all of the temporary road closures if applicable.

### **3 Background / Horopaki**

The Northland Car Club run a series of events in accordance with New Zealand Motorsport Standards and Regulations which allow the club members to compete safely under strict, managed conditions.

These club days are popular within the club and community with several families spectating and participating in the sport.

### **4 Discussion / Whakawhiti kōrero**

All events are run to Motorsport New Zealand rules and regulations. There will be marshals at the venue for safety. The club has either a Motorsport New Zealand Steward or an appointed Safety Officer to oversee the smooth running and compliance of each event.

Traffic management plans for each event are submitted to the Whangarei District Council Corridor Specialist Team for approval prior to each event occurring. A full health and safety plan as well as proof of public consultation with affected owners/occupiers will also be required no later than 30 days before each event, if not provided the road closure will not go ahead.

#### **4.1 Financial/budget considerations**

No additional financial obligations/considerations to council.

#### **4.2 Risks**

Motorsport events carry a number of associated risks; however the Northland Car Club have a history of running well organised events ensuring everything within their control is done to eliminate risks as well as manage those risks and hazards that cannot be eliminated, reducing the likelihood of harm occurring to any person, property or business.

Vehicles and drivers are required to comply with the strict safety standards as set down by Motorsport New Zealand.

Spectators are managed at the event with appropriate signage and designated personnel monitoring spectators and their locations.

### **5 Significance and engagement / Te Hira me te Arawhiti**

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website, Council News and marketing by the event organisers.

### **6 Attachments / Ngā Tāpiritanga**

1. Application Letter
2. Public Liability
3. Proposed route maps
  - a. Doctors Hill Road
  - b. Sime & Kepa Roads



Northland Car Club Inc  
PO Box 596  
Whangarei  
[info@ncc@org.nz](mailto:info@ncc@org.nz)

22nd May 2025

Hi all

Thanks very much for your help with our proposed road closures.

As per our on-line applications we would like to ask the Whangarei District Council to consider our requests for the following closures under the tenth schedule:

14th of September 2025 - Doctors Hill Road, Ruakaka

5th of October 2025 - Sime & Kepa Roads, Ruakaka

We request the roads to be closed from 8am until 5.30pm but during these times we can allow access through the road if need be as required. We would stop the racing to allow for this to happen safely.

Thanks again for your time and consideration of these events for our club.

Regards

Paul Rodgers  
Speed Committee  
Northland Car Club



Insurance Certificate		
Public & Products Liability	Client ID 43826	Agent No 8000014

We, the Insurers, Vero Liability Insurance Limited confirm that Public & Products Liability insurance has been effected on the following basis:

<b>POLICY NUMBER</b>	HO-LPL-6171359	
<b>THE INSURED</b>	Motorsport New Zealand Inc and Member Clubs in respect of Permitted Events Only	
<b>BUSINESS DESCRIPTION</b>	Administration, Governance and Regulation of Motor Sport in New Zealand	
<b>POLICY PERIOD</b>	From 4.00pm	31 December 2024
	To 4.00pm	31 December 2025
<b>LIMIT OF INDEMNITY</b>	\$ 10,000,000	any one Occurrence and for any one Period of Insurance in respect of Products Hazard
<b>EXCESS</b>	\$ 3,500	per Occurrence
<b>POLICY WORDING</b>	VL POL PL-032022	

This certificate is issued as a matter of information only and is subject to the terms and conditions of the issued policy.

Signed for and on behalf of Vero Liability Insurance Limited



Authorised Officer  
DTL



13 January 2025





**NORTHLAND CAR CLUB  
HILLCLIMB - DOCTORS HILL ROD, RUAKAKA.**











## 6.9 Local Waters Done Well – Council Controlled Organisation

**Meeting:** Whangārei District Council  
**Date of meeting:** 24 July 2025  
**Reporting officer:** Andrew Carvell – General Manager Waters

### 1 Purpose / Te Kaupapa

To consider the establishment of a regional council controlled organisation to deliver water services across Northland.

### 2 Recommendation/s / Whakataunga

That the Council:

1. Approves,
  - A. That, subject to the same confirmation from the Kaipara and Far North District Councils, to work with the two other district councils of Northland to establish an asset owning Council Controlled Organisation (CCO) to provide drinking water and wastewater services in Northland.
  - B. That should Far North District Council resolve not to join a regional CCO then, subject to the same confirmation from the Kaipara District Council, to work with the Kaipara District Council to establish an asset owning Council Controlled Organisation (CCO) to provide drinking water and wastewater services in Northland.
2. Confirms it will continue to provide stormwater services through an In-house Business Unit.
3. Approves the creation of a Water Services Delivery Plan where:
  - a) Water and Wastewater services are delivered by a regional CCO
  - b) Stormwater services remain with their respective councils effectively status quo (one section per council)
  - c) Opportunities for government funding to support critical projects be sought
4. Approves that the following initial principles be incorporated in the formation of a regional CCO:
  - a) That initially financials are ring-fenced to each council.
  - b) That initially water charges are not harmonised across the three founding council areas.
  - c) That the CCO review ring-fencing of finances and harmonising charges within 3 years from its commencement date.
  - d) That a shareholder council be formed that includes two representatives of each founding Council, of which at least one must be an elected member.
  - e) When scheduling growth projects, the CCO is aligned with each council's growth strategies.
5. Approves,
  - A. that the Whangārei District Councils enters into a Commitment Agreement with the Far North and Kaipara District Councils to establish a CCO by 1 July 2027
  - B. That should Far North District Council resolve not to join a regional CCO then the Whangārei District Councils enters into a Commitment Agreement with the Kaipara District Council to establish a CCO by 1 July 2027.

### 3 Background / Horopaki

The current Government's Local Waters Done Well (LWDW) programme aims to address New Zealand's long-standing water infrastructure challenges. It recognizes the importance of local decision-making and flexibility for communities and councils to determine how their water services will be delivered in the future. Councils will need to ensure a strong emphasis on meeting economic, environmental, and water quality regulatory requirements. The way councils propose to deliver water services needs to be presented to the Department of Internal Affairs (DIA) through a Water Services Delivery Plan, due on 3 September 2025.

As part of the LWDW programme, councils were required to consult with the community on options for delivering water services. Whangārei District Council included LWDW alongside its annual plan consultation and consulted on the following options from 27 March 2025:

1. An In-house Business Unit with increased collaboration with Northland councils.
2. A Northland Council Controlled Organisation (CCO) with Kaipara and Far North District councils (drinking and wastewater only).

Of the 73 submissions received, 73% supported an in-house business unit, 19% leaned towards a CCO, and 8% did not show a clear preference.

To assess the various models for delivering water services, a Working Group was established, consisting of elected members from the three Northland district councils and a crown-appointed advisor, David Hawkins. The scope of the Working Group included looking at delivery of water services on a what's best for Northland approach, rather than solely a district-by-district perspective. The Working Group has met four times since its formation to consider various aspects of water service provision in Northland:

1. Meeting 1, 26 May - Background and purpose
2. Meeting 2, 9 June - Underlying water service issues: growth, compliance, and affordability
3. Meeting 3, 23 June – Financial modelling of water service delivery options
4. Meeting 4, 7 July – Workshop on a shared water service model

The information presented to the Working Group indicates that while WDC can deliver water services through an in-house business unit, there are greater challenges in Kaipara, particularly around growth, and in the Far North, particularly around compliance, delivery, and affordability. A regional CCO is workable from a high-level financial perspective and provides better outcomes for water delivery in Northland as a whole.

The Working Group also considered a two-council CCO, involving Kaipara and Whangārei district councils, which may help address the water delivery challenges in Kaipara without adversely impacting Whangārei.

The recommendation of the Working Group, appended to this report, is that the three councils establish a CCO by 1 July 2027 for the delivery of drinking water and wastewater services in Northland, while stormwater remains with each council. The Working Group also identified key initial principles for the establishment of a CCO:

- a. That initially financials are ring-fenced to each council.
- b. That initially water charges are not harmonised across the three founding council areas.
- c. That the CCO review ring-fencing of finances and harmonising charges within 3 years from its commencement date.



- d. That a shareholder council be formed that includes two representatives of each founding Council, of which at least one must be an elected member.
- e. When scheduling growth projects, the CCO is aligned with each council's growth strategies.

## 4 Discussion / Whakawhiti kōrero

The decision to form a regional Council Controlled Organisation (CCO) for drinking water and wastewater services is a significant one, with long-term implications for service delivery, governance, and financial sustainability across Northland. The Local Waters Done Well (LWDW) Working Group has undertaken a comprehensive assessment of the challenges and opportunities facing each council and the region as a whole.

Whangārei District Council is currently in a relatively strong position, with a consolidated urban customer base, harmonised water charges, and a funding strategy that includes capital cost recovery through water charges. However, the region as a whole faces a number of shared challenges including:

- Ageing infrastructure and compliance issues, particularly in the Far North.
- High per capita costs in smaller communities.
- Limited staff capacity and resilience across Councils.
- The need for significant investment to support growth and renewals.

While the model introduces some complexity—particularly around governance, transition planning, and community perception—it is considered the most sustainable and future-focused option. The proposed structure includes safeguards such as ring-fencing of financials and non-harmonised charges at inception, with a review after three years. Councils will also retain responsibility for stormwater services, ensuring continuity in local service delivery.

The Working Group has also considered the timing of implementation. A start date of 1 July 2027 allows for the necessary planning, engagement, and transition work to be completed following the 2025 local government elections. This timeline also aligns with the requirement to submit Water Services Delivery Plans (WSDPs) by September 2025 and preparation of councils 2027 Long Term Plan.

The regional CCO model is recommended as the most effective means of delivering safe, affordable, and sustainable water services for Northland. It balances regional collaboration with local accountability and provides a platform for long-term resilience and improvement.

### 4.1 Financial/budget considerations

Financial modelling undertaken by the Department of Internal Affairs (DIA) indicates that a regional CCO comprising Whangārei, Kaipara, and Far North District Councils would meet affordability and sustainability criteria for Water Services Delivery Plans (WSDPs).

Key financial metrics:

- **Affordability:** All councils and regional options fall within the target range of 2.5%–3.5% of household income
- **Debt-to-revenue:** A regional CCO benefits from a higher debt ceiling (up to 500%) compared to individual councils (280%), with Whangārei currently in a sound financial position

- **Development Contributions (DCs):** These are a significant revenue source, particularly for Kaipara and Far North, though timing and reliability of DCs introduce risk.
- **Capex Profile:** A “capex hump” is forecast in the first five years, driven by FNDC initially, followed by KDC and WDC. Whangārei’s cash reserves provide early funding flexibility

The regional model offers improved financial resilience, better access to funding, and economies of scale that are not achievable under standalone models.

## 4.2 Policy and planning implications

The proposed three Council CCO model aligns with national water reform objectives and supports long-term infrastructure planning and investment. It enables:

- A regional approach to asset management and capital investment.
- Greater resilience through shared staffing and operational resources.
- Improved access to funding and borrowing capacity.
- A governance structure that includes elected member representation from each council.

The model also allows each council to retain control over stormwater services and maintain alignment with local growth strategies. Financials and water charges will initially be ring-fenced by council, with a review of harmonisation within three years of establishment.

## 4.3 Options

### 1. Three-Council Regional CCO (Recommended Option)

A single regional Council Controlled Organisation jointly owned by Whangārei, Kaipara, and Far North District Councils.

#### Advantages:

- Strongest financial position, with access to higher debt ceilings (potentially up to 500%) and improved borrowing capacity.
- Greater resilience through a larger, shared workforce and governance structure.
- Enhanced ability to deliver large-scale capital programmes and respond to legislative changes.
- Opportunities for cost efficiencies through shared procurement, harmonised systems, and reduced duplication.
- Improved strategic planning and alignment with regional growth objectives.
- Governance safeguards include ring-fencing of financials and non-harmonised charges at inception, with a review after three years.

#### Disadvantages:

- Initial setup costs and complexity, including legal, financial, and operational transition planning.
- Reduced direct control for individual councils, though mitigated by shareholder representation and Statements of Intent.
- Community concerns about regionalisation and perceived loss of local influence.
- Requires strong inter-council collaboration and agreement on foundational documents (e.g. shareholding, constitution, guarantees).

**Assessment:** This model is considered the most sustainable and future-focused option. It provides a platform for long-term service improvement, financial resilience, and regional collaboration. While it introduces some transitional challenges, these are outweighed by the strategic benefits and alignment with national water reform objectives.



## 2. Two-Council CCO (Whangārei and Kaipara)

A joint Council Controlled Organisation between Whangārei and Kaipara District Councils, with Far North remaining independent.

### Advantages:

- Provides some economies of scale and shared staffing resources.
- Improves Kaipara's financial resilience and access to capital.
- Allows for partial regional collaboration while maintaining a smaller governance footprint.

### Disadvantages:

- Does not help address the significant challenges faced by Far North District Council, including compliance and affordability issues.
- Misses the broader benefits of a fully regional model, such as greater resilience, procurement efficiencies, and strategic alignment.
- May complicate future integration if FNDC later seeks to join.
- Less compelling case for government support or funding compared to a unified regional approach.

**Assessment:** This model offers incremental improvement over the status quo but falls short of delivering a comprehensive regional solution. It may be seen as a transitional step but lacks the scale and cohesion needed to fully address Northland's water service challenges.

## 3. In-House Business Units (Status Quo)

Each council continues to operate its own water services as internal business units.

### Advantages:

- Retains full local control and direct accountability to elected members and communities.
- Maintains existing governance and operational structures.
- Familiarity for staff and customers, with no transition required.

### Disadvantages:

- Limited financial capacity, particularly for Kaipara and Far North, to fund necessary upgrades and growth-related infrastructure.
- High per capita costs in smaller communities, making affordability a persistent challenge.
- Difficulty attracting and retaining specialist staff, leading to vulnerability in service continuity and compliance.
- Limited ability to respond to legislative changes or deliver large-scale capital programmes.
- Does not leverage economies of scale or shared expertise.

**Assessment:** While Whangārei is currently in a relatively strong financial and operational position, this model does not address regional disparities or provide a pathway for collective improvement. It also risks non-compliance with legislative requirements for Water Services Delivery Plans (WSDPs), particularly for Kaipara and Far North.

#### 4.4 Risks

Financial	The financial modelling relies on assumptions about capital expenditure and development contributions, which may not align with actual growth patterns or timing. Long-term viability beyond the initial 10-year forecast remains uncertain and will require further analysis. Funding criteria from the Local Government Funding Agency (LGFA) are still being finalised, introducing potential borrowing constraints.
Governance and Implementation	Establishing the CCO will require complex inter-council agreements on governance, shareholding, and transitional arrangements. Recruiting qualified directors and aligning governance expectations across councils may be challenging. Councils may retain residual liabilities, including guarantees to the LGFA and potential stranded overheads.
Operational	Transitioning staff and systems across three councils could disrupt service continuity and affect morale. Integrating disparate asset and financial management systems will require significant resourcing.
Community	Community concerns about regionalisation, particularly in the Far North and Whangārei, may persist despite consultation.
Legislative	The third Water Reform Bill is not yet enacted, and future regulatory changes could impact the CCO's structure and operations. Upcoming local and central government elections may shift policy direction or delay implementation.

## 5 Significance and engagement / Te Hira me te Arawhiti

### 5.1 Significance

The decision to form a regional Council Controlled Organisation (CCO) for drinking water and wastewater services is a significant strategic step for Council. However, under section 62 of the Local Government (Water Services Preliminary Arrangements) Act 2024, Council is not required to undertake further consultation on this matter, *despite anything in its Significance and Engagement Policy*. This is because Council has already consulted on the future delivery of water services through the Local Water Done Well consultation process held from 2 April to 2 May 2025.

### 5.2 Engagement

Council may decide to undertake further consultation. When doing so, under section 62(5) Council must have regard to :

(a) *the requirement in section 78(1) of the LGA2002; and*

(b) *the extent to which the authority already knows the views and preferences of persons likely to be affected by, or to have an interest in, the decision; and*

(c) *the nature and significance of the decision, including its likely impact from the perspective of the persons who will or may be affected by, or have an interest in, the decision.*

Council has fulfilled this requirement through a formal consultation process that included:

- A publicly available consultation document outlining two service delivery options (in-house business unit and a Northland CCO);
- A feedback form and multiple submission channels (online, email, post, and in-person);
- Public drop-in sessions across the district;
- A summary of the pros and cons of each option, including financial, governance, and service delivery implications

Community feedback gathered through the Local Water Done Well consultation process showed a general preference for maintaining water services within Council, supported by increased collaboration with neighbouring districts. While the concept of a regional CCO was acknowledged, concerns were expressed about financial risk and governance distance. Council recognises that the recommended approach differs from the prevailing community sentiment. Nonetheless, having regard to the nature and scale of the proposal, the extent to which community views are already known, and the legislative context provided by section 62 of the *Local Government (Water Services Preliminary Arrangements) Act 2024*, the matter is not considered significant under Council's Significance and Engagement Policy

## **6 Attachments / Ngā Tāpiritanga**

1. Recommendation of the Local Waters Done Well Working Group, 7 July 2024



## Recommendations of the Northland Local Waters Done Well Working Group

**Aim** Ensure sustainable, compliant, and efficient water service outcomes for Northland.

**Scope** These recommendations are made in the interest of providing the best overall water service for Northland by elected members of the LWDW Working Group from Far North, Kaipara and Whangārei district councils.

### Recommendations

1. We recommend that a joint Council Controlled Organisation (CCO) be formed to provide drinking water and wastewater services in Northland.
2. We recommend that each council is best placed to provide stormwater services in its respective district.
3. We recommend that the three Northland Councils agree to create one Water Services Delivery Plan where:
  - a) Water and Wastewater services are delivered by a Regional Asset owning CCO
  - b) Stormwater services remain with their respective councils effectively status quo (one section per council)
  - c) Opportunities for government funding to support critical projects be sought
4. We recommend that the following initial principles be incorporated in the formation of a regional waters CCO:
  - a) That initially financials are ring-fenced to each council.
  - b) That initially water charges are not harmonised across the three founding council areas.
  - c) That the CCO review ring-fencing of finances and harmonising charges within 3 years from its commencement date.
  - d) That a shareholder council be formed that includes two representatives of each founding Council, of which at least one must be an elected member.
  - e) When scheduling growth projects, the CCO is aligned with each councils growth strategies.
5. We recommend that the councils enter into a collective Heads of Agreement to establish a CCO by 1 July 2027

### Signed

On Monday 7 July 2025 unless noted

Mayor Vince Cocurullo (Chair)

Mayor Moko Tepania

Mayor Craig Jepson

Cr. Ann Court

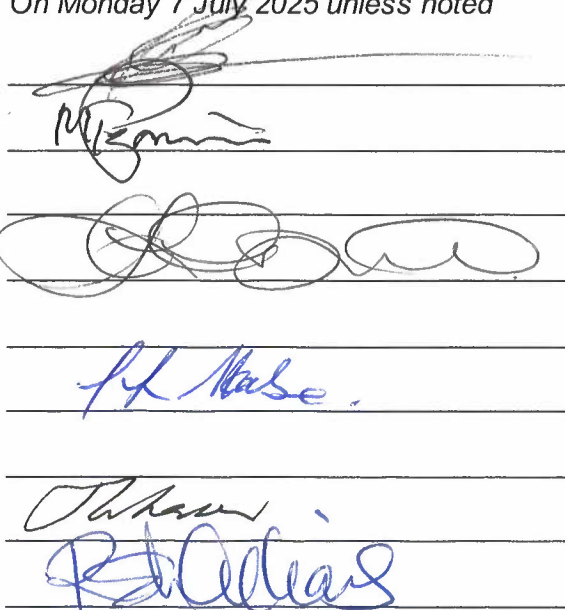
Cr. John Vujcich

Cr. Phil Halse

Cr. Ken Couper

Cr. Jonathan Larsen

Cr. Rachael Williams





**RESOLUTION TO EXCLUDE THE PUBLIC****Move/Second**

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

The general subject 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(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>		<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for passing this resolution</b>
1.1	Confidential minutes of the Whangarei District Council meeting held on 26 June 2025	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Confidential minutes of the Extraordinary Council meeting held on 1 July 2025		
1.3	Transfer of Building and or land		
1.4	Appointment of Independent Hearing Commissioner Panel		
1.5	ECHO Update		
1.6	Appointment of a Hapū Trustee on the Whangarei Art Trust Board 2025-2028		
1.7	Reappointment of NECT2021 Board Trustee		
1.8	Airport Location Study Outcomes		

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

<b>Item</b>	<b>Grounds</b>	<b>Section</b>
1.1	For the reasons as stated in the open minutes.	
1.2	For the reasons as stated in the open minutes.	
1.3	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	S7(2)(i)

1.4	To protect the privacy of natural persons including that of a deceased person. To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	S7(2)(a)  S7(2)(i)
1.5	To maintain legal professional privilege.	S7(2)(g)
1.6	To protect the privacy of natural persons including that of a deceased person.	S7(2)(a)
1.7	To protect the privacy of natural persons including that of a deceased person.	S6(a)
1.8	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	S7(2)(i)

### **Resolution to allow members of the public to remain**

If the Council wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

#### **Move/Second**

"That \_\_\_\_\_ be permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of Item \_\_\_\_\_.

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because \_\_\_\_\_.