AGENDA/KAUPAPA

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

P O Box 747, Gisborne, Ph 06 867 2049 Fax 06 867 8076
Email service@gdc.govt.nz Web www.gdc.govt.nz

MEMBERSHIP: Debbie Gregory (Chair), Colin Alder, Alexandra Boros, Larry Foster, Samuel Gibson, Anne Huriwai, Jeremy Muir, Rawinia Parata, Deputy Mayor Aubrey Ria, Her Worship the Mayor Rehette Stoltz, Rob Telfer, Daniel Thompson, Rhonda Tibble and Nick Tupara

ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI Committee

DATE: Thursday 19 November 2026

TIME: 9:00AM

AT: Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne

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Environment & Communities Committee

Reports to:	Council
Chairperson:	Cr Debbie Gregory
Membership:	Mayor and all Councillors
Quorum:	Half of the members when the number is even and a majority when the membership is uneven.
Meeting frequency:	Six weekly (or as required).

Purpose

- Provide integrated governance oversight of operational programmes and services including environmental protection, land and catchment management, biodiversity, flood resilience, and community development including libraries, parks, recreation and cultural assets.
- Ensures Council's regulatory compliance
- Ensures the effective operational delivery of statutory duties
- Supports community wellbeing across rural and urban Tairāwhiti through oversight of Council services.

Scope

The committee's scope includes the following matters.

Environment Services and Protection

- Animal Control
- Building Services
- Enforcement
- Environmental Health

Land Management

- Pests and Plant Management
- Biodiversity
- Integrated Catchments

Flood Resilience

Harbour Master

Community development

- Cultural assets and activities including theatres, museum and public art, library and Tairāwhiti Navigations.
- Recreation and amenity assets and activities – including open spaces, parks and gardens, cemeteries, community property and the Olympic Pool complex.

Planning and Development

- Customer Engagement
- Support Services

Terms of Reference

Operational Oversight

- Provide governance direction for the Council's operational activities within its purpose and scope.
- Review and adjust relevant working programme priorities within agreed budgets, activity management plans and levels of service as per the Council's Long Term Plan.
- Receive updates on delivery, projects and activities.
- Oversee management of Council's community assets.
- Input into, and make decisions on, operational proposals, options and cost of projects/major projects.
- Contribute to the development of short term plans for community services and community facilities.
- Consider the strategic regulatory and compliance issues.
- Prepare submissions on any matter that is within its rationale and terms of reference for Council approval and submit on behalf of Council when timelines do not allow Council prior approval.

Asset Management

- Oversee the management of all Council's community assets.
- Make decisions on community assets becoming Council's and on infrastructure and community assets on behalf of Council.
- Progress the sale of properties as approved in the Long Term Plan and Annual Plan.
- Contribute to the development of and oversee delivery of economic development projects.
- Consider proposals to change the status or revoke the status of a reserve as defined in the Reserves Act 1977 (including the hearing of submissions).

Power to Act

To make all decisions necessary to fulfil the role and scope of the Committee.

To establish subcommittees, working parties and forums as required.

To appoint non-voting advisory members (such as tangata whenua representatives) to assist the Committee.

Power to Recommend

To Council and/or any Council committee as it deems appropriate.

3.1. Confirmation of non-confidential Minutes 1 October 2026

MINUTES

Draft & Unconfirmed

Te Kaunihera o Te Tairāwhiti
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MINUTES of the ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI Committee

Held in Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne on Thursday 1 October 2026 at 9:00AM.

PRESENT:

Debbie Gregory (Chair), Her Worship the Mayor Larry Foster, Samuel Gibson, Jeremy Muir, Rob Telfer, and Daniel Thompson

IN ATTENDANCE:

Director Internal Partnerships & Protection James Baty, Director Liveable Communities Michele Frey, Director Engagement & Maori Partnerships Anita Reedy-Holthausen, Chief Financial Officer Pauline Foreman, Senior Governance Advisor Teremoana Kingi and Committee Secretary Jill Simpson

Secretarial Note: City Centre Revitalisation Programme Manager De-Arne Sutherland and Chief Advisor Maori Gene Takurua attended the meeting via audio visual link.

The meeting commenced with a prayer/karakia.

1. Apologies

MOVED by Cr Alder, seconded by Cr Muir

That the apologies from Cr Huriwai, Cr Parata, Cr Ria, Cr Tibble, and Cr Tupara be accepted. **CARRIED**

2. Declarations of Interest

Secretarial Note: Council sought advice from the Audit office specifically in relation to Report 26-168 City Centre Revitalisation Action and Investment Plan and Business Case as Councillors Muir, Boros and Foster identified an interest that may be relevant to the City Centre Revitalisation Programme. The Audit Office indicated that the financial effect of the three Councillors is too remote to prevent participation. The assessment relating to Councillors Muir, Boros and Foster relates to today's decision. Interests will be considered again when specific decisions come before Council.

Secretarial Note: Acting Chief Executive James Baty noted that today's decision is to adopt the strategic framework not to commit funds to the project. It is direction setting only. Any actual future investment requires separate funding and implementation decisions through the Long Term Plan, Annual Plan or other processes.

Secretarial Note: Her Worship the Mayor Rehette Stoltz also sought legal advice as a Trustee of Trust Tairāwhiti specifically in relation to Report 26-168 City Centre Revitalisation Action and Investment Plan and Business Case. Following discussion with Councillors Mayor Stoltz will participate in discussions and voting.

Her Worship the Mayor Rehette Stoltz and Cr Larry Foster declared an interest in Report 26-200 Wainui & Okitu Coastal Access Framework as they each own a home at Wainui Beach.

Cr Alder declared an interest in Report 26-215 regarding the Te Arai River.

3. Confirmation of non-confidential Minutes

3.1 Confirmation of non-confidential Minutes 6 August 2026

MOVED by Cr Telfer, seconded by Cr Foster

That the Minutes of 6 August 2026 be accepted. **CARRIED**

3.2 Governance Work Plan

Noted.

4. Leave of Absence

There were no leaves of absence.

5. Acknowledgements and Tributes

There were no acknowledgements or tributes.

6. Public Input and Petitions

6.1 Richard Searle - Gisborne Holdings Limited - City Centre Revitalisation Action and Investment Plan

Richard Searle (Gisborne Holdings Limited) attended the meeting in relation to the City Centre Revitalisation Plan.

Points outlined:

- Acknowledged the significant mahi that has been attributed to this project.
- The Plan provides an important framework for future investment and decision-making with a focus on strengthening public spaces, supporting business activity and building stronger connections throughout the city and will provide a solid foundation for the future.
- Gisborne Holdings Limited are active participants in the future of the city centre with their recent acquisition of the Bates Building in Lowe Street reflecting their confidence in the long term future of the central city. Gisborne Holdings Limited continue to work closely with Trust Tairāwhiti on Project Gateway another significant investment immediately adjacent to the areas identified for future public realm improvements.
- The projects demonstrate private, community and public sector investment interest and are beginning to align around a shared vision for the heart of our city.
- Strongly support the quality planning undertaken and the message today is 'now is the time to commence building momentum through action'. The community have contributed ideas, Council has developed a clear plan, investors are committing capital—the next step is implementation.
- Gisborne Holdings Limited encourage Council to be brave in moving from planning to delivery, not through large scale projects all at once but through smaller timely and visible improvements to begin to demonstrate change and build confidence in the wider programme. A series of practical early actions can create confidence, attract further private investment and show the community that the vision is beginning to come to reality.
- Gisborne Holdings Limited is willing to support project delivery where appropriate which could include collaborating on initiatives to activate the street environment such as kerbside hospitality, along with opportunities and other practical measures that encourage people to spend more time in the central city.
- Gisborne Holdings Limited see this as a genuine partnership between Council, Trust Tairāwhiti, local businesses, property owners and wider community.
- The vision contained within the Plan is compelling and encourage Council to maintain the vision, show courage in delivery and build momentum through a series of visible, achievable improvements that will begin to demonstrate progress and encourage others to invest.

6.2 Hayden Green - Trust Tairāwhiti - City Centre Revitalisation Action and Investment Plan

Hayden Green GM of Economic Development from Trust Tairāwhiti attended the meeting (via audio visual link) in relation to the City Centre Revitalisation Plan.

Points outlined:

- Trust Tairāwhiti have six functional areas within the Trust with five grouped together under the umbrella of Economic Development.
- The Regional Tourism Organisation (RTO) focuses on developing Tairāwhiti as a visitor destination, supporting local capability and showcasing unique attractions.
- The Plan is fundamental for the 'Destination' management along with moving the I-Site into the Central Business District. The Regional Business Partnering (RBP) Programme Network connects businesses with experts and resources to help them thrive. Trust Tairāwhiti want to lead by example and move this function into the City Centre along with the Economic Development Agency.
- Securing the Gateway Precinct (being at the gateway to and from the city centre) was an opportunity to support a genuine regionally aligned revitalisation strategy and one that joins investment in the public realm with renewal in the built environment i.e. bringing both the built environment and public realm together in a co-ordinated strategy. Neither on its own is likely to achieve the scale of change the city centre needs.
- The Gateway Precinct is significant because it brings together previously fragmented landholdings and assets across hotel, residential, commercial, hospitality, and other uses. Consolidating these interests enables coordinated precinct-scale planning focused on the region's long term benefit, rather than being constrained by multiple owners and disconnected decisions. This supports Council's strategic direction by enabling leadership of public realm investment, while Trust Tairāwhiti and Gisborne Holdings Limited can help catalyse private sector development and investment in the built environment.
- The opportunity now is for Trust Tairāwhiti, Gisborne Holdings Limited and Council to work together alongside Mana Whenua and other partners in a best for region revitalisation way. Investors and funders can be approached in an aligned regional proposition—a credible programme that connects public spaces private investment, visitor infrastructure and attractions and business confidence in the long term city centre revitalisation strategy.
- Trust Tairāwhiti, in securing the Gateway Precinct, gives the region an important strategic option and a stronger platform to attract further investment and to safeguard any public realm investment by having a precinct controlled in a co-ordinated fashion.
- Trust Tairāwhiti encourages Council to support the Plan as part of a co-ordinated long term regionally aligned revitalisation effort for the benefit of all Tairāwhiti.

6.3 Ashley Fisher - Chamber of Commerce - City Centre Revitalisation Action and Investment Plan

Ashley Fisher President of the Chamber of Commerce attended the meeting in relation to the City Centre Revitalisation Plan.

Ashley outlined the following points.

- Chamber of Commerce supports the City Centre Revitalisation Investment Plan.
- This Plan is value for ratepayers—business owners care about how their rates are used.
- The Plan provides good value for money, with contributions and involvement from Trust Tairāwhiti, Gisborne Holdings Limited and the New Zealand Transport Agency.
- If we do not act now with the Plan in front of us, it will become more expensive in the future.
- The Plan will create business confidence and leadership for future investment.
- The central business district has experienced a gradual decline over the past 20 years, and this is not the legacy we want to leave for future generations. We have an opportunity to be the generation that invests in Gisborne's future and creates something enduring and meaningful. It is important that we leave behind a city centre we can be proud of, one that inspires confidence and encourages businesses and investors to continue investing in Gisborne.

7. Extraordinary Business

There was no extraordinary business.

8. Notices of Motion

There were no notices of motion.

9. Adjourned Business

There was no adjourned business.

10. Reports of the Chief Executive and Staff for DECISION

10.1 26-168 City Centre Revitalisation Action and Investment Plan

Director Engagement & Maori Partnerships Anita Reedy-Holthausen, City Centre Revitalisation Programme Manager De-Arne Sutherland, John McIntyre (Athfields Consultants and Blair Waipara (Te Hono Consultants) attended. John and Blair presented on the "Action and Investment Plan - Revitalising the City Centre 2027-2037".

Director Engagement & Maori Partnerships Anita Reedy-Holthausen thanked our partners for the support given to Council for the City Centre Revitalisation Plan. Council are asking for approval of the long term vision for our city centre supported by the Action and Investment Plan and Business Case which gives a clear direction to work towards funding priorities to be considered through the Long Term Plan process. Anita acknowledged and thanked the community, community groups, business groups and those who participated in the vision for the Plan. Thank you also to Renee Grant and Katie Wallis for their continued support along with Trust Tairāwhiti and Gisborne Holdings Limited for their leadership.

Anita acknowledged Hayden Keast for the work he did on the Business Case for the City Centre Revitalisation Plan and our thoughts go to his family during this very sad time.

Councillors questions of clarification included:

- Phase One focuses on activating the public realm along Reads Quay, with opportunities to introduce structures such as playgrounds early in the programme as part of these initial activations. The phase also includes investment in Lowe Street through paving upgrades and structural improvements to create a vibrant and attractive public space. In addition, investment in Reads Quay will support public realm initiatives, including play-focused elements.
- Early efforts will concentrate on the intersections of Lowe Street and Reads Quay, and Peel Street and Reads Quay, with targeted interventions designed to attract people to the waterfront and encourage a wider range of experiences and activities. Early investment may also provide the necessary infrastructure to enable these activations and events to occur successfully.
- Potentially commencing in Year One, this phase is intended to establish a clear direction, build momentum, and begin strengthening the connection between surrounding buildings and the river. Temporary activations, alongside the permanent improvements in Lowe Street, will help demonstrate the area's potential and support its ongoing transformation.
- The focus of investment was a deliberate strategic decision. While recognising that other parts of the area are currently performing more strongly economically, the intention is to support and build on that success. Lowe Street was identified as a priority location because improvements can be made with minimal disruption to existing businesses. Delivering visible successes in this area will help demonstrate the effectiveness of the strategy, build confidence in the approach, and create momentum for similar investment and renewal initiatives across other parts of the city.
- A number of key themes emerged through the consultation feedback and were taken into account as part of the decision-making process. A structured process was used to record votes for each option, and all feedback and voting information was captured.
- New Zealand Transport Agency requested Urban Connections illustrate how traffic would be redistributed if Reads Quay were converted to a one-way route. While the Plan recommends a one-way configuration for Reads Quay, any permanent change would be preceded by detailed traffic modelling. The proposal applies only to westbound traffic on Reads Quay.
- The Action and Investment Plan acknowledges the role of private parking provision and identifies opportunities for improved coordination between public and private parking management. Should a parking structure be developed, it could provide greater flexibility in meeting the city centre's parking capacity and future needs. The Plan is intended to remain sufficiently agile and responsive to accommodate such changes.

City Centre Revitalisation Programme Manager De-Arne Sutherland made the following points:

- Acknowledged the large amount of work carried out in preparing the Action and Investment Plan. The Plan has taken a considered approach and there will be opportunities through future phases.
- Further engagement with directly impacted businesses, retailers and community will occur at each stage of implementation.
- There is a significant cost of doing nothing and this is an opportunity to create and change momentum.
- The efforts of retailers, businesses, developers, and investors who have continued to invest in and support the city centre were acknowledged, particularly in the context of the limited investment seen in recent years. Their ongoing commitment has played an important role in maintaining confidence, activity, and vitality within the city centre.
- The figures shown in the Business Case are there to sense check the considered approach in a ten year strategic framework.

Secretarial Note: The meeting adjourned at 10.18am for morning tea and reconvened at 10.25am.

Councillors question of clarification continued:

- It is a significant project that we aspire to deliver, while recognising that throughout the process both Councillors and the community will need to make decisions through the Long Term Plan process.
- The suggestion to convert Reads Quay to a one-way system is subject to additional testing. The goal is to prioritise pedestrian activity and event space to create the destination. There is a more detailed assessment to be carried out before a decision is made. The final layout of the street will depend on analysing parking needs, and the potential to look at other places where parking could be provided.
- Each project within the Action and Investment Plan will undergo detailed design, stakeholder engagement, and further technical assessment before implementation. The current projects and cost estimates are conceptual and were developed to inform future funding decisions. As projects progress, they will be refined to reflect changing circumstances, community feedback, and site-specific requirements. The Plan provides a vision and direction rather than a final result.

MOVED by Cr Boros, seconded by Cr Foster

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. Adopts the City Centre Revitalisation Action and Investment Plan (Attachment 1) as Council's strategic framework for guiding future revitalisation of Turanganui-a-Kiwa / Gisborne's city centre.
2. Notes the findings of the Community Engagement Report (Attachment 2) which informed the development of the Action and Investment Plan.
3. Endorses the Business Case (Attachment 3) as the basis for future funding, partnership, and investment discussions.
4. Notes the adoption of the Action and Investment Plan does not constitute approval of future capital projects, detailed design, procurement, or construction works.
5. Notes that future funding requirements arising from the Action and Investment Plan will be considered through future Long Term Plan, Annual Plan and external funding and investment processes, subject to separate Council decisions consistent with delegated authority,
6. Authorises staff to utilise the Action and Investment Plan and supporting Business Case to support funding, partnership, advocacy and investment discussions with relevant organisations and stakeholders.

CARRIED

10.2 26-200 Wainui & Ōkitu Coastal Access Framework

Director Liveable Communities Michele Frey and Capital Projects Programme Manager Natalie Waihi attended. It was noted that the intention of the framework being developed is to ensure that the future approach to the assets is strategic, sustainable and equitable in the long term. There has been significant legislation change since the assets were originally constructed, meaning that both what can be built and how construction can be undertaken are now substantially different.

Secretarial Note: It was noted that clear and effective communication with the community will be important.

MOVED by Cr Foster, seconded by Cr Thompson

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori:

1. Endorses the Wainui–Okitū Coastal Access Framework as the strategic basis for management of Council stairs and accessways on Wainui and Okitū Beaches.
2. Notes that the Framework will inform budgeting and priorities in future Long-Term Plans, and that the community will be engaged in these investment decisions.

CARRIED

10.3 26-205 Overnight Vehicle Restrictions Titirangi

Director Liveable Communities Michele Frey and Principal Community Assets and Partnerships Advisor Chris Visser attended.

Should the need arise, an earlier review, including consideration of opening and closing hours, can be undertaken.

Councillors' questions of clarification included:

- The problems on the Maunga are not only related to illegal dumping, but other undesirable activities also take place. It was strongly suggested in the submissions received that the recreational and cultural values of the Maunga deserve protection.
- The estimated cost to instal the gates on the Maunga would be between $6k - $10k. The ongoing cost of closure and opening the gates would be covered under the existing 'Green by Nature' contracts. There are cost saving to be made, for example traffic management when closing the road for particular purposes.
- There was discussion that closing the area could unfairly disadvantage the wider public because of the behaviour of a small number of individuals, and that alternative solutions should be explored instead. Staff advised that Council is actively investigating options to address illegal dumping across the district. They also noted that submissions supporting overnight vehicle restrictions on Titirangi highlighted the community's strong view that Titirangi is a special place that warrants protection.

MOVED by Cr Boros, seconded by Cr Foster

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori:

1. Resolves, pursuant to clause 2.1(1)(a) of the *Land Transport Rule: Street Layouts 2023*, to restrict through traffic by motor vehicles from passing the designated closure points on Queens Drive and Titirangi Drive between 10.00pm and 6.00am daily, except for authorised vehicles.
2. Approves installation of associated gates, signage and traffic control devices necessary to implement the restriction in accordance with applicable Land Transport Rules.
3. Notes that pedestrian and cycling access will remain available at all times.
4. Notes that emergency services, authorised Council contractors, Te Poho o Rāwiri Marae and approved service providers will be provided access arrangements outside closure hours.
5. Requests a review of the effectiveness of the restriction after 24 months of operation.

CARRIED

Secretarial Note: Cr Alder requested his vote against the recommendation be recorded.

11. Reports of the Chief Executive and Staff for INFORMATION

11.1 26-202 Tairāwhiti Museum Annual Plan 2026 - 2027

Director Liveable Communities Michele Frey, Museum Director Tapuna Nepe and Paora Tibble Trust Chair attended.

Points highlighted:

- Acknowledged and thanked Council for their ongoing support in re-roofing the Museum. The remaining staff area and Archival area is hoped to be completed next year.
- The Museum Board are continuing to review and refresh their Strategic Plan which will inform the Business Plan.
- From June 2025 - July 2026 was the acknowledgement of the William Crawford photographic collection by way of induction into the UNESCO Memory of the World.
- Hinematiora : A Tipuna Coming Home After 250 years. Te Pou o Hinematioro left Uawa on board the Endeavour in 1769; repatriated from University of Tübingen in Germany to Te Aitanga a Hauiti . Now central in a long term exhibition in the Gallery.
- Early in 2026 there was the transfer of the waka to Auckland Museum which has been part of the Tairawhit Museum's collection for 52 years. It is hoped that the waka will be transferred to its home in Hokianga.
- Acknowledged Te Aitanga a Mahaki, who have been an integral part of the journey and have provided ongoing support to the Tairāwhiti Museum.

Councillors' questions of clarification included:

- The $80k deficit represents depreciation cost.
- Funding is becoming increasingly challenging to secure, requiring a strategic approach to identifying opportunities and delivering our objectives in the most effective way.

MOVED by Cr Alder, seconded by Cr Telfer

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori:

1. Notes the contents of this report.

CARRIED

11.2 26-215 Environment & Communities - Land Rivers & Coastal

Regional River Manager Joss Ruifrok and Team Leader Land Rivers Coastal Mangala Wickramanayake attended.

Councillors' questions of clarification included:

- There are drones capable of carrying up to 100 litres of chemical, as well as smaller drones with a 30-litre capacity. While the smaller drones have a shorter battery life, they produce less spray drift and can operate approximately one metre above the willow canopy, making them a more environmentally friendly option.

- Each year staff plan to spray 100% of drains depending on funding. The length of the drain also dictates how much is sprayed at one time.
- An additional targeted rate increase has been requested for the willow spraying in the Manutuke area however there is uncertainty around the implications of rates capping.
- Council is mandated to clear drains based on the conveyance perspective and includes, for example, shelter belt trees falling into public drains.

MOVED by Cr Muir, seconded by Cr Foster

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori

1. Notes the contents of this report.

CARRIED

12. Close of Meeting

There being no further business, the meeting concluded at 11:48 am.

Debbie Gregory
CHAIR

3.2. Governance Work Plan

2026 Environment & Communities including Operations						Meeting Dates					
HUB	**Activity**	**Name of agenda item**	**Purpose**	**Report type**	**Owner**	**19-Feb**	**23-Apr**	**4-Jun**	**6-Aug**	**1-Oct**	**19-Nov**
Liveable Communities	Integrated Catchments	Allocation of the2027 Round of the Natural Heritage Fund	To approve the allocation of the 2027 round of the NHF	Decision (D)	Melanie Cheetham						
Community Lifelines	Regional Rivers	26- 267 Environment & Communities - Land Rivers & Coastal	Update the Committee on Land Rivers and Coastal	Information (I)	Mangala Wickramanayake						
Liveable Communities	Liveable Spaces	Tokomaru Bay Lease Applications	To seek a decision on lease applications	Decision (D)	Chris Visser						

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-216

Title:	**26-216 Lease Applications Tokomaru Bay Mayfair Campground**
Section:	Liveable Communities
Prepared by:	Chris Visser - Principal Community Assets and Partnerships Advisor
Meeting Date:	Thursday 19 November 2026

Legal: Yes	Financial: No	Significance: **Low**

Report to ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI for decision

PURPOSE - TE TAKE

The purpose of this report is to request a decision from the Committee on competing applications from Mark and Lisa Muller trading as Tokomaru Bay Holiday Park and Tokomaru Bay United Sports Club Incorporated for lease of the same parcel of Reserve at Tokomaru Bay.

SUMMARY - HE WHAKARĀPOPOTOTANGA

Gisborne District Council (Council) has received two lease applications over the same parcel of Council-administered reserve land at Tokomaru Bay, being **Section 20 Block IV Tuatini Māori Township**, currently occupied by the **Tokomaru Bay Holiday Park**.

The applications are from the existing lessees, Mark Robert Muller (Mark and Lisa Muller), who seek to continue operating the **Tokomaru Bay Holiday Park**, and **Tokomaru Bay United Sports Club Incorporated (TBUSC)**, which proposes a multi-purpose community hub delivering a range of social, recreational, wellbeing, and community services.

The TBUSC proposal is supported by three Tokomaru Bay marae, which have also expressed a desire for the reserve land to ultimately be returned to the descendants of the original owners.

The Tokomaru Bay Holiday Park application represents the continuation of an established activity that is consistent with the reserve's Recreation Reserve classification. In contrast, the TBUSC proposal remains conceptual at this point in time with significant uncertainty regarding primary purpose, development, funding, governance, delivery, long-term viability, and consistency with the reserve purpose.

We recommend that granting a short-term lease (suggested as two years), subject to the outcome of public notification, to the existing lessees is the most appropriate interim solution. This would maintain the current use of the reserve, avoid displacing an established operator based on an unconfirmed proposal, and provide TBUSC with time to further develop its concept and demonstrate feasibility.

A short-term lease would also give Council time to consider the long-term future of the reserve, including the aspirations expressed by local marae for the land, any reserve reclassification, governance arrangements, and engagement with iwi, hapū, the Crown, and other stakeholders. Accordingly, this is the recommended option.

While Council could choose to grant a lease to TBUSC, the statutory and practical risks associated with that proposal are such that it is not recommended at this time.

Should the grant of a new lease be approved in principle, Council's Intention to Grant a Lease will be notified for public comment as required by the Reserves Act 1977. Any objections received on the proposal to grant the lease will be brought back to Council for consideration and final decision on whether or not to grant the lease.

Should no objections be received, or should only submissions in support be received, the intention to grant the lease will stand and Council Officers will negotiate a new lease with the Tokomaru Bay Holiday Park.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori:

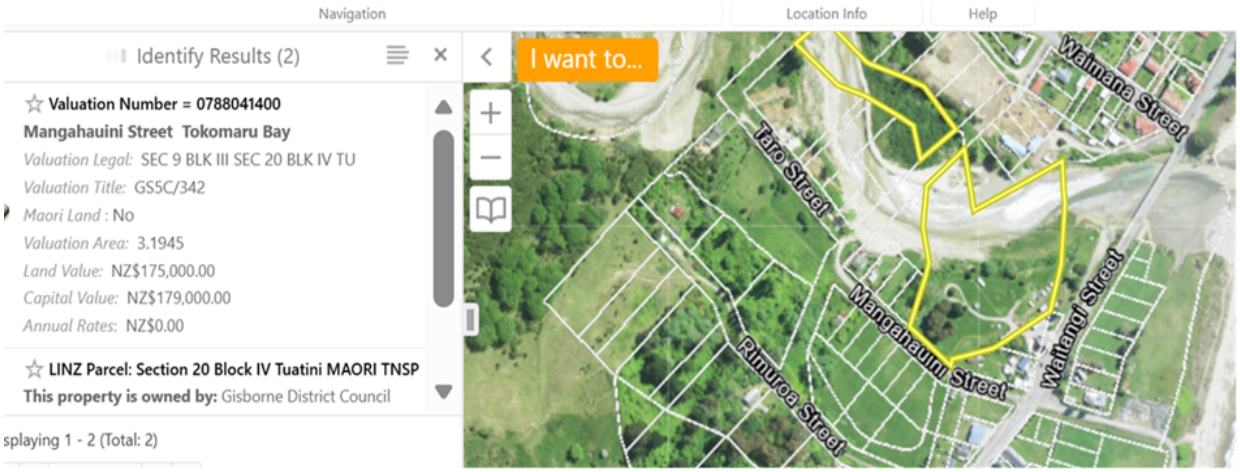
1. **Approves, pursuant to section 54(1)(a) of the Reserves Act 1977 and subject to the outcome of public notification, the grant of a lease to Mark Robert Muller trading as Tokomaru Bay Holiday Park for part of Section 20 Block IV Tuatini Māori Township (as shown in the site plan in this report) for a term of two years.**

Authorised by:

Michele Frey - Director Liveable Communities

Keywords: Tokomaru Bay Holiday Park, lease

BACKGROUND - HE WHAKAMĀRAMA



1. The subject land, **Section 20 Block IV Tuatini Māori Township**, is Crown-owned land administered by Council as a Recreation Reserve under the Reserves Act 1977.
2. Only the lower portion of this land, currently occupied by the campground, is the subject of the applications.
3. The land was vested in the Crown pursuant to section 12 of the Native Townships Act 1895 and was subsequently vested in the Waiapu County Council as a Gravel Reserve on 27 April 1923 (New Zealand Gazette 1923, p.1269).
4. In 1980 the land was formally classified as a Local Purpose Reserve (Gravel) (New Zealand Gazette 1980, p.99).
5. By 2004 the land had been used continuously as a campground for approximately 40 years. As the existing reserve classification did not readily provide for the grant of a lease for camping purposes, Gisborne District Council sought approval from the Department of Conservation to reclassify the reserve as a **Recreation Reserve**.
6. Following public notification and consideration by the Department of Conservation, the reserve was reclassified as a Recreation Reserve in 2004 (New Zealand Gazette 2004, p.2717). No submissions were received in response to the public notification.
7. The purpose of a recreation reserve is described in section 17(1) of the Reserves Act 1977 as providing **areas for recreation and sporting activities, physical welfare and enjoyment of the public, protection of the natural environment and countryside, and the retention of open space with an emphasis on outdoor recreational activities.**
8. The Crown remains the underlying owner of the land, with Council acting as the administering body under the Reserves Act 1977. Consequently, Council's decisions regarding leasing and future use of the reserve must be made having regard to both the statutory purpose of the reserve and the requirements of the Act.

Tokomaru Bay Holiday Park application and Existing Lease Arrangements

9. Mark and Lisa Muller have held a lease over the Tokomaru Bay Holiday Park reserve land since 2021. That lease expired in November 2025 and is currently continuing on a holding-over basis while Council considers their application for a new lease.

10. The Mullers lodged an application for a replacement lease for a term of 30 years in November 2024. Their application is attached as Attachment 1.



Site plan existing lease area – Gisborne District Council public dump station shown in red.

11. Prior to the Mullers acquiring the lease, the reserve was leased to Muller Whānau Limited for the period 2011 to 2029. That lease was surrendered following the company's liquidation in 2019. Prior to 2011, there does not appear to have been any lease, although camping had been occurring on the site in combination with the general store since the 1980s, and the site and reserve became known as 'Mayfair Campground'.

12. The existing and former leases were granted pursuant to section 54(1)(a) of the Reserves Act 1977, which provides for leases of recreation reserves for purposes including camping grounds.

13. The lessee owns the accommodation cabins located on the reserve land. Under the terms of the lease, all lessee-owned improvements are required to be removed upon expiry or earlier termination of the lease unless otherwise agreed.

14. Principal campground service infrastructure, including the kitchen and toilet blocks, is not located on the Council-administered reserve. These facilities are situated on adjoining land administered by Te Tumu Paeroa and leased separately by the Mullers on a short-term basis. Similarly, the formed vehicle access to the reserve traverses land administered by Te Tumu Paeroa and leased by the Mullers.

15. Council infrastructure is also located within the campground. A public dump station is situated on the reserve and is maintained and serviced by Council in accordance with the current lease arrangements.

16. In their application, the Mullers note they have plans to further develop the campground and upgrade camping facilities, and that the campground operation promotes Tokomaru Bay as a place to visit and provides visitor infrastructure.

Summary of Tokomaru Bay United Sports Club Incorporated Application

17. **Tokomaru Bay United Sports Club Incorporated (TBUSC)** has applied for a lease over reserve land to establish a multi-purpose community hub. The Club advises that its existing facilities at Hatea-a-Rangi Memorial Park have limited capacity to support a wider range of community activities and services. The application is attached as Attachment 2.

18. TBUSC seeks to create a community facility supporting recreational, social, educational, cultural, wellbeing, emergency management, and economic development outcomes. TBUSC indicates that it will work with local schools, kōhanga reo, churches, businesses, community organisations, kaumātua and other stakeholders to decide what will happen on the land and how it will be developed in future to best meet the aspirations of the community.

19. The application proposes relocating one or more transportable buildings onto the site to provide facilities that may support:
    - Community and social service delivery, including MSD Community Connect services.
    - Training, employment, and educational programmes.
    - Activities and meeting spaces for children and rangatahi.
    - Civil Defence planning, training, emergency response coordination, and storage of emergency resources.
    - Office and meeting space for community organisations and service providers.
    - Community markets supporting local arts, crafts, food production, and small-scale enterprise.
    - A potential community gym.
    - Camping opportunities, potentially in partnership with the New Zealand Motor Caravan Association (NZMCA).

20. TBUSC states that the proposal is intended to strengthen community resilience, wellbeing, social connection, economic participation, and emergency preparedness, while providing an inclusive space for whānau, tamariki and the wider East Coast community.

21. The application also identifies several potential longer-term opportunities, including development of a regional Civil Defence training facility, accommodation and support facilities for school camps and educational groups, and a venue for government and local government engagement activities.

22. Site works signalled by TBUSC include potential drainage improvements, access upgrades, vegetation management, and removal of a derelict bus currently located on the site. Development costs are estimated at approximately $200,000, with funding proposed to be sourced from external grant providers.

23. In September 2026, TBUSC advised that initial feedback from Tokomaru Bay marae and hapū had been generally supportive, subject to continued public access being maintained and opportunities for hapū involvement being strengthened. TBUSC noted that any future development would be informed through further engagement with whānau, hapū, Council and other stakeholders.

24. While the proposal identifies a range of potential community benefits, it remains largely conceptual. Numerous discussions have occurred between Council staff and TBUSC since the application was lodged in March 2026, however, insufficient detail has been provided regarding:
    - The scale, nature, and management of proposed activities, including camping operations.
    - Building design and site layout.
    - Facilities/services proposed (e.g., toilets, water).
    - Development staging and implementation timeframes.
    - Governance and management arrangements.
    - Operational responsibilities and ongoing maintenance.
    - Confirmed funding sources and financial sustainability.

25. Consequently, there remains a significant degree of uncertainty regarding the nature, scale and deliverability of the proposal and compatibility of those activities with legal status of the land. While TBUSC's intention to further develop the proposal in consultation with the local community is acknowledged, the lack of information and detail limits Council's ability to fully assess the likely effects, benefits, costs, and implementation requirements associated with the proposed development at this time.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Physical Occupation of the Site – Is Co-location Feasible?

26. A commercial campground has operated on the reserve for decades, with the current operators advising the business would close if a new lease were not granted. The buildings on the site are owned by the current lessee. While Council has encouraged the campground operators and TBUSC to explore a shared-use arrangement, no agreement has been reached, and co-location appears unlikely. Accordingly, the applications should be considered as alternative proposals rather than a combined solution at this point in time.

Request to Return Land to Descendants of the Original Landowners

27. Three marae committees at Tokomaru Bay have requested that Council investigate options to return the reserve land to the descendants of the original landowners, and that a short-term lease only be granted while those investigations are carried out.

28. As the land is Crown-owned, any decision regarding ownership rests with the Crown, not Council. However, Council could explore alternative approaches to recognise these interests, including co-management, partnership, or leasing arrangements, should that be requested.

29. Council's experience elsewhere suggests that mechanisms such as long-term leases, co-management arrangements, and governance partnerships may provide a practical means of recognising customary, historical, and cultural interests while retaining the land's reserve status.

Status of the Land and Consistency with Reserve Purpose

30. A Recreation Reserve under section 17 of the Reserves Act 1977 is intended primarily for recreation, sport, and the physical welfare and enjoyment of the public, with an emphasis on open space and outdoor activities.

31. While the TBUSC proposal includes recreational elements, it also incorporates broader community functions such as Civil Defence services, support programmes, office space, and training activities. Although these may provide significant community benefits, it is unclear whether recreation would remain the reserve's primary purpose.

32. A broader interpretation of the Recreation Reserve purpose may support some of these activities; however, where recreation is not clearly the principal use, there is statutory risk. As currently proposed, the application's consistency with the reserve classification is not clear-cut and could be open to legal challenge and may establish a broader precedent for reserve use.

33. Additionally, should a lease be granted to TBUSC without confirming that the activities proposed could legally take place on the Recreation Reserve, there is a risk that those activities could not be carried out on the land.

34. If Council wishes to enable the broader outcomes sought by TBUSC, this may be more appropriately considered through reserve reclassification or the forthcoming Reserve Management Plan review. A shorter-term lease to the existing lessee would provide time for further proposal development and allow Council to work through any required statutory processes.

Suitability of the Land for Development

35. The campground area is protected by a stop bank but has been identified as being prone to surface flooding during periods of heavy rainfall (Tokomaru Bay Preferred Option Report – East Coast Flood Resilience Programme).



36. To date, this risk has not presented a significant issue given the limited permanent infrastructure on the Council administered land. However, the suitability of the land for more substantial development, such as the potential community hub infrastructure proposed by TBUSC, would require further investigation, including consideration of flood risk, site resilience, servicing requirements, and costs.

37. At this stage, the proposal lacks sufficient detail for Council to properly assess whether the site is suitable for the scale and nature of development contemplated by TBUSC. This uncertainty represents an additional risk when considering the proposal.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **High** Significance
This Report: **High** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

38. This report is part of a process to arrive at a decision that will be of a **Low** level in accordance with the Council's Significance and Engagement Policy. The decision, however, has significant implications for the existing occupiers of the land.

TREATY COMPASS ANALYSIS

Kāwanatanga

39. Council has assessed both applications against the requirements of the Reserves Act 1977 and the current Recreation Reserve classification. The recommendation supports a lawful and transparent decision-making process while retaining flexibility to consider the long-term future of the reserve.

Rangatiratanga

40. Council acknowledges the historical acquisition of land from tangata whenua and recognises the relevance of this history to future use discussions. Relevant marae committees have provided feedback, and the proposed short-term lease allows time for further consideration of community and Tangata Whenua aspirations for the reserve.

Ōritetanga

41. Both applications have been assessed using the same statutory and policy framework, and both applicants have been given the opportunity to present their proposals. Public notification of any proposed lease will provide a further opportunity for community participation.

Whakapono

42. Council has acted in good faith by seeking engagement with relevant marae committees, recognising the historical context of the land, and maintaining an open decision-making process. The recommended short-term lease provides time for further engagement and consideration of future options for the reserve.

TANGATA WHENUA/MĀORI ENGAGEMENT – TŪTAKITANGA TANGATA WHENUA

43. Feedback was sought from Tuatini, Pakirikiri, Waiparapara, and Te Ariuru Marae on the lease applications. No response was received from Te Ariuru Marae.

44. Tuatini, Pakirikiri and Waiparapara Marae supported the TBUSC application, citing its potential social, cultural, and economic benefits, while also emphasising the importance of ongoing engagement with Council and the community regarding the future of the whenua.

45. The submissions from Tuatini and Waiparapara Marae in respect of the TBUSC application **were conditional on a short-term lease of no more than six years** and requested **that Council investigate the ownership history of the land and opportunities for its return to descendants of the original owners**.

46. No reply was received from the Marae Committees to the request for comment on the application from the Mullers.

47. The applications raise considerations beyond the statutory requirements of the Reserves Act 1977. The TBUSC proposal reflects aspirations for a broader community-focused use of the reserve, while the Muller application represents the continuation of a long-established recreational activity that underpinned the reserve's reclassification in 2004. Overlaying these considerations are requests from Marae that Council investigate the return of the land to descendants of the original owners. While local marae support the TBUSC proposal, that support is expressly linked to a short-term lease arrangement that would enable community use of the reserve in the interim without prejudicing future decisions regarding ownership or constraining the potential use of the land should it be returned to its descendants.

48. Council must balance these competing interests alongside the reserve's statutory purpose, community aspirations, and the wider historical context that continues to influence discussion about the future of public land in Tokomaru Bay.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

49. Any proposal to grant a lease over the reserve will be subject to public notification in accordance with the requirements of the **Reserves Act 1977**. The public notification process will provide an opportunity for interested parties to make submissions or objections before Council makes a final decision on the lease application.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

50. The campground is located adjacent to the river and is currently protected by a stop bank. The potential for increased flood risk as a result of climate change must be considered by any party proposing to develop, occupy, or manage the site. Consideration should also be given to the safety and wellbeing of people using the land, including the implications of more frequent and severe flooding events.

51. The TBUSC application refers to building community resilience and the potential provision or location of services that could support the community in responding to both general hazards and climate-related impacts. However, as noted above, there is currently insufficient detail regarding the nature, scale, and delivery of these initiatives to enable a meaningful assessment of their effectiveness or implications.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

52. The campground operator currently pays an occupancy fee for the use of the land, based on a historical arrangement. Should a new lease be granted, the occupancy fee and related commercial terms would be reviewed as part of the lease negotiations.

Legal

53. A lease for a campground can be granted under section 54(1)(a) of the Reserves Act 1977.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

54. Should TBUSC develop and submit a detailed and definitive proposal capable of being fully assessed, consideration could then be given to whether the proposed use represents the best and most appropriate future use of the reserve land. This may also raise questions regarding whether the current reserve classification remains appropriate or whether a change in classification should be explored.

55. A reserve revocation cannot occur without a formal decision by the Minister of Conservation. A change in classification of reserve land under the Reserves Act 1977 is delegated to the administering body - in this case Council - following the statutory process set out in the Act.

RISKS – NGĀ TŪRARU

56. There are no significant risks associated with granting a short-term lease to the existing campground operators. A greater risk arises if Council makes no decision and continues to defer the matter pending receipt of sufficient information from TBUSC to enable a full assessment of the proposal. In that scenario, the campground operators would have limited certainty regarding the duration of their occupation of the site, which could adversely affect their ability to market the business, accept forward bookings, and plan for future operations.

57. There is a considerable legal and statutory risk to Council if it were to grant a lease to TBUSC at this point in time. The proposal remains insufficiently defined, with significant uncertainty regarding the nature, scale, and operation of the proposed activities.

58. As a result, it is not currently possible to determine whether the proposal is consistent with the purpose of the reserve or complies with the requirements of the Reserves Act 1977, having regard to the land's current classification as a Recreation Reserve. Proceeding without this clarity could expose Council to legal challenge and undermine its ability to demonstrate that it has met its statutory obligations.

59. There is a risk that Council may be perceived as not supporting the aspirations of the community for the development of a community hub and alternative uses of Council-administered reserve land. This is not the intent of the recommendation. Rather, the challenge at this point in time is that the proposal remains insufficiently developed and lacks the level of detail required to enable a comprehensive assessment of its merits, effects, and alignment with statutory requirements.

60. By granting a short-term lease to the existing campground operators, rather than a longer-term lease of up to 30 years that could potentially be granted under the Reserves Act 1977, Council is signalling its willingness to consider alternative future uses of the land while retaining flexibility to assess any detailed proposal that may emerge. At the same time, this approach provides certainty for an established local business, allowing it to continue operating and contributing to the local economy and community in the interim.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
19 November 2026	Intention to Grant decision of Council	Triggers public notification
27 November 2026	Public Notification pursuant to the Reserves Act 1977	Notification period 20 working days brings closure of submission period to mid-January 2027
January 2027	Submissions received and considered. If submitters 'Request to be Heard' a hearing of submissions will be arranged	Hearing Panel to be comprised of Councillors
February – March 2027	Decision / issue of lease	If no submissions are received, or only submissions in support are received, the lease will be granted at the close of public notification without further consideration / decision of Council. If objections received / hearings held the matter comes back to Council for further consideration via recommendation of the Hearing Panel

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Muller application [**26-216.1** - 7 pages]
2. Attachment 2 - Application Tokomaru Bay United Sports Club [**26-216.2** - 7 pages]

How long.

Application for

Community Occupancy

Lease or licence of Council Property

Te Kaunihera o Te Tairāwhiti GISBORNE DISTRICT COUNCIL

Important information

This form is to be used by community groups to apply for a lease or licence of Council land or buildings for community purposes. Applications from eligible groups will be assessed as per Council's Community Occupancy Policy (available on our website).

Please complete all sections of this form. If you have any questions, contact parks@gdc.govt.nz

1. Criteria for eligibility

- [ ] Your group is a legal entity.
- [ ] Your group is a not-for-profit.
- [ ] Primary purpose is not to promote political party.
- [ ] Your service benefits Tairāwhiti community.
- [ ] Profits are not distributed to members or individuals.
- [ ] There are no restrictions on membership or participation.

How your application will be assessed

- Applicants may be contacted for further information.
- Applications will be assessed, and a recommendation report will be prepared by Council Staff.
- Applications for leases will be considered by Council Committee, licences will generally be decided by senior Council staff.
- Grant of Leases will be notified for public comment and public comment considered before a final decision is made.
- Council staff will work with successful applicants to enter into a Community Occupancy Agreement (Lease or Licence to Occupy).

2. Property details

Address or physical location of property you wish to occupy:

45-47 Nahanui Street, Tokomaru Bay

Type of property: ✓ Land ☐ Building

Are you re-applying for the same leased/licence area? ✓ Yes ☐ No

3. Type of occupancy and term sought

Type of agreement your group is applying for: ☐ Licence to occupy (non-exclusive use) ✓ Lease (exclusive use)

Term sought: 30 Years

Has your group previously applied or held a Community occupancy agreement with the Council? ✓ Yes ☐ No

If yes, please describe facility, agreement start date and any other information:

Recreation Reserve lease

4. Applicant details

Name of the community group: Mark Robert Muller

Postal address:

PO Box 64, Tokomaru Bay

Phone: [redacted] Website: tky4047.co.nz

Email: [redacted]

Organisation type: ☐ Charitable trust ☐ Registered charity ☐ Incorporated society ☐ Trust

☑ Other: Sole trader

Charity's registration number:

Contact person details

Full name: mark muller

Position/title: Owner

Mobile: [redacted] Other phone: [redacted]

Email: [redacted]

Postal address:

PO Box 64, Tokomaru Bay

Community service

The primary purpose of your group: ☐ Sports/Recreation ☐ Arts ☐ Social ☐ Childcare/Education ☐ Community

☑ Other: Local Business

Please describe the primary purpose of your community group:

Please refer to your constitution, rules of incorporation, etc.

commercial campground

How your service benefits the community: Accomadation , Ammenities , Services , Food , Hospiltality , tourism

Helps reduce unlawful camping in our area

Helps with housing crisis in the area

Give a place for people to come home

Help introduce people to our town and culture

5. Proposed use

Describe your group's proposed use of the property:

commercial campground

Accomadation , Ammenties , Services , Water , Hospitality , tiurism

Will your community group share the property or resources with other user groups? ☐ Yes ☑ No

If yes, Please specify name of group, time of use and for what purpose e.g Rainbows mothers group - 10-11am, toddler music session. Please list other irregular or one-off users: e.g Masters tournament - once per year.

GROUP NAME	FREQUENCY

If no, would you be willing to share the property with other groups? ☐ Yes ☑ No

Do you propose to sub-lease the property? ☐ Yes ☑ No

Please note a sub-lease requires the Council's approval, hireage does not.

If yes, please describe:

Will there be any commercial activities undertaken from the facility? ☑ Yes ☐ No

Commercial activities require Council approval. One-off fundraising activities such as sausage sizzles, galas do not require approval.

If yes, please indicate what entity will operate the commercial activities: ☑ Commercial entity ☐ Community group

Type of activity: ☐ Bar ☐ Canteen ☐ Kiosk ☐ Pro-shop ☐ Other

Please describe the entity that would operate commercial activity for what purpose and any further information:

Please note that a separate application form for commercial activity operated by a commercial entity may be required.

yes Tokomaru Bay Holiday Park - Comercial Camp Ground.

Does your group have any plans for developments or growth during the length of your lease or licence? Yes ☑ Yes ☒ No

e.g build a new facility, amalgamate or increase membership numbers

If yes, what are the plans, estimated cost of proposal and how will it be funded?

When this application was filled in we were fresh from Lola and Gabriel so no plans or changes were expected to be done but clean up and repairs - since then we have manage to do most of the repairs as well as extras and have more changes now wanting to do .
Since application we have dung the ditches deeper help reduce flooding , repaired fences , removed 4 large fallen trees , added a tone of sand (leveling / flooding), relayed drivewayx2 as well as general upkeep at our costs . This coming year we are wanting to make a area for schools for group camping (had a few requests) as well as more drainage work , we will be looking at

Does your group plan to book any Council-owned facilities adjoining the facility? ☐ Yes ☑ No

e.g sports fields, changing rooms/toilets

********** carried below**********

If yes, please describe:

new portable abultion block at the end by the dump station , and upgrading the BBQ area , on our side of the lease we have upgraded and repaird the camp kitchen / ablution block and power site ports . we will be looking at extending a building a new driveway infront of those powersites (its partially graced and gravel mix) we also have been donated 20 fruit tress which we have started planting in camp ground - extra help for our whanau in need , these things will be continued to be funded by us many other ideas but one step at a time.

Please describe how the activity may affect the amenity of other reserve/park users or neighbours?

Consider: Hours of operation, noise (levels/hours/type), lighting (lux level, spread, hours), parking requirements or members /users and the effect of this on the users, provision of a facility of the wider community or exclusion of other activities.

We have minimal neighbours but do have noise control stipulations in place.

6. Community benefit outcomes

Council is concerned with optimising the community benefit of leases or licences granted to community groups for use of Council property. Please rate your proposed activity against the criteria below. Please provide any further information you wish to support your assessment.

Principle	Factor 1	Score (out 4)	Factor 2	Score (out 4)
Demonstrated community need The degree to which the proposed activity / facility meets the needs of the community within its catchment area.	The activity/facility meets an identified gap. *1. There is no need for this activity/facility* *2. There might be a need for this activity/ facility but it's not clearly demonstrated* *3. There is a moderate and proven need for this activity/facility* *4. There is a strong and proven need for this activity/facility*	4	The activity/facility is fit for its immediate catchment area. *1. It does not meet the needs of its community* *2. It meets some need, but it isn't particularly well located* *3. It's location is good, but there may be better options to meet community need* *4. It is best located to meet community need*	4
Maximum efficiency The degree to which an activity /facility complements existing or proposed activities and facilities in the community, including avoiding duplication. Facilities should enable multiple uses where ever possible to ensure facilities are used to their maximum.	The activity / facility complements the existing network. *1. It duplicates other services/facilities in the network* *2. There are similar activities/facilities that could be adapted* *3. It would be unique, but there may be partnerships not yet capitalised on* *4. It would be completely unique within the network*	4	The facility is multi use and flexible. *1. It has a single purpose and/or is inflexible in its design* *2. It allows for some clustering of activity or alternate future uses* *3. It has flexible activities and future use* *4. It is fully flexible, and has shared governance/ownership to facilitate changing use*	2
Financial affordability of participation The degree to which the community can afford to participate in the services, activities and programmes provided.	*1. The cost of participation is unaffordable to the majority of the community* *2. The cost of participation would hard to justify* *3. Participation would be affordable, but at the expense of participation in other activites* *4. Participating in the services,activites and programmes is easily affordable*	3	Operational feasibility. *1. There is no demonstrated financial sustainability* *2. The facility would be financially sustainable, but with a high cost or charge to users/community* *3. The facility would be financially sustainable with a moderate community/ user cost or charge* *4. The facility would be financially sustainability with little to no cost or charge to the community*	3
Accessibility The extent to which community activities and facilities are accessible. That is they are equitably located within the region; they are physically accessible for people of all abilities; people are aware of their availability for the public to use; and they reflect the social, demographic and cultural needs of the community in their facility catchment.	Equitable access. *1. The activity/facility will worsen existing inequities* *2. Some people won't be able to access the activity/facility* *3. The activity/facility is located where everyone can access* *4. The activity/facility is located specifically to reduce barriers to access*	3	Inclusivity for all. *1. It's not accessible for a number of groups* *2. Some people would struggle to use the activity/facility* *3. Most people could use the activity/facility* *4. The activity/facility will result in a more inclusive network*	3
Partnerships and collaboration Working together with partners to develop and operate community facilities and activities will become increasingly important. Partnerships allow the pooling of resources such as land,people and funding and are a key tool for maximising efficiency of the network	Strategic partnerships and collaboration. *1. Minimal collaboration is evident* *2. Some collaborations have been explored* *3. Strategic partnerships and collaboration will support the facility's development* *4. The activity/facility is scoped, conceived and designed based on collaboration and partnerships*	1	Operational partnerships and collaboration. *1. Minimal planned partnerships or collaboration* *2. Some partnerships but the facility is singularly managed/run* *3. Some partnerships that influence management/governance* *4. A truly collaborative operational model*	2
Wider benefit The degree to which the proposed activity / facility has the potential to stimulate broader goals for social and cultural development.	Expected social and cultural impact. *1. Minimal impact* *2. Some positive impacts* *3. Moderate positive impact for all, or life-changing for some* *4. Widespread positive social and cultural impacts*	4	Expected economic impact. *1. Minimal or negative impact* *2. Some positive impacts* *3. Moderate positive impact for all, or significant for some* *4. Widespread positive economic impact*	4

upgrades/repairs

business

business

use of field

some community groups

7. Alignment to strategies and plans

How does your activity / facility align with the strategic objectives of any relevant national umbrella organisation?

Hospitaity , tourism , cultural , service

How does your activity/facility align with Councils strategic community intentions outlined in the current Long Term Plan, the Spatial Plan and Community Facilities Strategy. You can find those on our website.

Infrastructure that meets the needs of residents and visitors.
Well maintained community facilities (toilets , Dump Station , Water , Laundry , Showers)
Beautification works to enhance the natural beauty of the bay
Promotion of Tokomaru Bay as a beautiful place tro visit.

Briefly outline any key future goals or plans for your community group during the term of your application:

what to continue to do repairs and upgrades to the land and buildings making it more resilent to mother nature , providing services for locals and vistors , showing what tokomaru bay has to offer , expose our culture , and make it a place where we all feel at home.

8. Sustainability - membership and financials

When was your group established?

How long has it been at the current site?

Number of paid staff (part or full-time) and volunteers in the past year: Paid staff Volunteers

Type of membership/service users and numbers over the past 12 months as per table provided (as known).

Total number of participants:

TYPE OF MEMBERSHIP/USERS OF SERVICE	MEMBERSHIP ANNUAL FEE	NUMBER OF PEOPLE
Juniors/Youth		
Adults		
Seniors/masters		
Social		
Other		
Total Female		
Total Male		
Total:		

Any other users of your service or facility, not already covered in this application?

What is your membership trend over the last five years? (increasing, stable, declining)

from lola and grabriel we have been rebuilding slowly increasing

CURRENT	1 YEAR AGO	2 YEARS AGO	3 YEARS AGO	4 YEARS AGO

Do you have any concerns about the sustainability of your group? ☐ Yes ☐ No

e.g low membership, lack of available funds , lack of volunteers, etc.

If yes, please explain your concerns and your plans to increase sustainability in the future or alternate options:

e.g amalgamation, sharing building/land, regularly booking building/land

Financial summary from latest accounts

Financial viability

Please complete the following for your group's previous 3 financial years:

YEAR/ PERIOD	INCOME	EXPENDITURE	SURPLUS/DEFICIT	CENTRAL GOVT FUNDING (AMOUNT)	CURRENT FUNDS ON-HAND
22			—		
23			—		
24 to date			—		

Indicate funds tagged for specific purposes:

all income is reinvested into ground for maintenance and upgrades.

What are your usual sources of funds? Please specify: e.g membership fees, user fees, sponsorship, grants etc.

accomodation
Camping

If your organisation receives government funding, please describe where the funds are used? e.g programmes or services

Do you anticipate any significant changes in your group's financial circumstances in the foreseeable future? ☑ Yes ☒ No

If yes, please describe:

Hoping to incrase and grow more each year forever evolving to help meet needs of locals and vistors, and family returning home.

9. Extra information

Is there any more information you would like to add to your application?

We have been doing alot of mahi lately on this section and it is a major part of our business and livelyhood it is also a major part of this town and those forever returning home traveling along the 35 or just needing a quick stay over , or stranded with life we have helped so many people over the years so would be a major blow to us and the community if we carnt continue. LOCAL ICON

10. Checklist

Have you attached the following documents?

- [ ] Proof or your organisation's legal identity (e.g Certificate of Incorporation, Deed of Trust etc.)
- [ ] Proof of your organisation's governance structure (e.g rules of incorporation or constitution)
- [ ] Strategic plan or business plan (if available)
- [ ] Audited financial accounts and statement of financial position if your latest accounts are greater than 3 months old
- [ ] Bank statement of current bank balance
- [ ] Adopted budget for the current of forthcoming year
- [ ] Licencing permits e.g liquor licence, food handling (if applicable)
- [ ] Copy of insurance e.g public liabilty and building insurance (if applicable)
- [ ] Schedule of use

11. Declaration

I declare on behalf of the community group that:

- [x] The information provided with this application form is true and correct and not misleading in any material respect according to the best of my knowledge.
- [x] I have read, understood and agree to be bound by Community Occupancy Policy.
- [x] I confirm that I am the authorised signatory for the community group.

For and on behalf of the group:

Community group's legal name: mark muller T/A The fish shop and Holiday Park Tokomaru Bay

Full Name: mark Robert muller

Position/title: Owner

Signature: Mark Robert Muller

Date: 5.11.24

Please sign the form and submit with all the attachments to parks@gdc.govt.nz

Application for

Community Occupancy

Lease or licence of Council Property

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

Important information

This form is to be used by community groups to apply for a lease or licence of Council land or buildings for community purposes. Applications from eligible groups will be assessed as per Council's Community Occupancy Policy (available on our website).

Please complete all sections of this form. If you have any questions, contact parks@gdc.govt.nz

1. Criteria for eligibility

- [x] Your group is a legal entity.
- [x] Your group is a not-for-profit.
- [x] Primary purpose is **not** to promote political party.
- [x] Your service benefits Tairāwhiti community.
- [x] Profits are **not** distributed to members or individuals.
- [x] There are **no** restrictions on membership or participation.

How your application will be assessed

- Applicants may be contacted for further information.
- Applications will be assessed, and a recommendation report will be prepared by Council Staff.
- Applications for leases will be considered by Council Committee, licences will generally be decided by senior Council staff.
- Grant of Leases will be notified for public comment and public comment considered before a final decision is made.
- Council staff will work with successful applicants to enter into a Community Occupancy Agreement (Lease or Licence to Occupy).

2. Property details

Address or physical location of property you wish to occupy:

Section 20 Block IV Tuatini MAORI TNSP

Type of property: [x] Land [ ] Building

Are you re-applying for the same leased/licence area? [ ] Yes [x] No

3. Type of occupancy and term sought

Type of agreement your group is applying for: [ ] Licence to occupy (non-exclusive use) [x] Lease (exclusive use)

Term sought: 11 Years

Has your group previously applied or held a Community occupancy agreement with the Council? [x] Yes [ ] No

If yes, please describe facility, agreement start date and any other information:

Tokomaru Bay United Sports Club Incorporated Lease with GDC for a portion of Hatea-a-Rangi Domain 01/11/23 - 31/10/34
Part Section 1 Block X Tutatini Maori Township
Section 11 Block VIII Tuatini Maori Township
Part Record of Title GS1A/1267 and GS5C/1330

4. Applicant details

Name of the community group: Tokomaru Bay United Sports Club Incorporated

Postal address:

[redacted] Tokomaru Bay 4079

Phone: [redacted] Website:

Email: [redacted]

Organisation type: ☐ Charitable trust ☐ Registered charity ☑ Incorporated society ☐ Trust

☐ Other:

Charity's registration number: 391411

Contact person details

Full name: Na Rongowhakaata Raihania

Position/title: Chairman

Mobile: [redacted] Other phone:

Email: [redacted]

Postal address:

[redacted] Tokomaru Bay 4079

Community service

The primary purpose of your group: ☑ Sports/Recreation ☑ Arts ☑ Social ☐ Childcare/Education ☑ Community

☐ Other:

Please describe the primary purpose of your community group:

Please refer to your constitution, rules of incorporation, etc.

Currently the constitution reads: a) To conduct, administer and maintain a club for its members, the community and for such persons authorised from time to time in accordance with the terms of any charter or licence granted to the club. b) To provide amenities and c activities. c) To promote sports. We are currently updating the constitution for submission before April 2026 and we are applying to b Incorporated Society with Charities status. The new constitution will have an emphasis on Community Facilities to support our comm

How your service benefits the community:

Covid 19 storage of isolation resources and whanau isolation planning & self testing as well as running vaccination events, we receiv acknowledgement certificate from the Govt. Our club also serves as an umbrella for our Community Nursery providing EIT ACE cour Defence training and MSD funded Wheels tracks and roller course and we hold a MSD Community Connect Contract to provide soci for those most in need in Toko, Te Puia and Waipiro Bay. Local, Central Govt and other organisations also hold engagements at our

5. Proposed use

Describe your group's proposed use of the property:

We would like to move relocatable buildings onto the site where the MSD Community Connect Contract can be based out of, we also training that will support our people into employment and provide our children and rangatahi clubs with facilities where they can meet would also like to be able to offer a response base for our volunteer civil defence team to meet and plan, it sometimes becomes impo and maintaining confidentiality when our main Sports Club is also a Welfare Centre. We also plan to run monthly market days where people can promote their arts crafts and food. Another key focus is training and achieving positive economic outcomes for our townsh also plan to have a community gym either on this site or at our current site that will support better health and wellbeing outcomes for

Will your community group share the property or resources with other user groups? ☑ Yes ☐ No

If yes, Please specify name of group, time of use and for what purpose e.g Rainbows mothers group - 10-11am, toddler music session. Please list other irregular or one-off users: e,g Masters tournament - once per year.

GROUP NAME	FREQUENCY
Waima Kids and United Kids JAB teams	Fortnightly
Civil Defence	Fulltime base with response resources
Training providers	Week days

If no, would you be willing to share the property with other groups? ☐ Yes ☐ No

Do you propose to sub-lease the property? ☐ Yes ☑ No

Please note a sub-lease requires the Council's approval, hireage does not.

If yes, please describe:

Will there be any commercial activities undertaken from the facility? ☐ Yes ☑ No

Commercial activities require Council approval. One-off fundraising activities such as sausage sizzles, galas do not require approval.

If yes, please indicate what entity will operate the commercial activities: ☐ Commercial entity ☐ Community group

Type of activity: ☐ Bar ☐ Canteen ☐ Kiosk ☐ Pro-shop ☐ Other

Please describe the entity that would operate commercial activity for what purpose and any further information:

Please note that a separate application form for commercial activity operated by a commercial entity may be required.

Does your group have any plans for developments or growth during the length of your lease or licence? ☑ Yes ☐ No

e.g build a new facility, amalgamate or increase membership numbers

If yes, what are the plans, estimated cost of proposal and how will it be funded?

Estimated cost $200,000 where we are seeking external funding to relocate buildings onsite and install appropriate drainage, entry a

Does your group plan to book any Council-owned facilities adjoining the facility? ☐ Yes ☑ No

e.g sports fields, changing rooms/toilets.

If yes, please describe:

Please describe how the activity may affect the amenity of other reserve/park users or neighbours?

Consider: Hours of operation, noise (levels/hours/type), lighting (lux level, spread, hours), parking requirements or members /users and the effect of this on the users, provision of a facility of the wider community or exclusion of other activities.

Most usage will operate between 9am - 7pm. Our Civil Defence team is required to participate in Tairawhiti CDEM meetings twice a c work will continue into late evening but that will only be by our Civil Defence Operations, Logistics, PIMs, Welfare and Overseer. Som and meetings by community groups may happen in the evening due to work responsibilities however in these instances, only adults s attendance.

6. Community benefit outcomes

Council is concerned with optimising the community benefit of leases or licences granted to community groups for use of Council property. Please rate your proposed activity against the criteria below. Please provide any further information you wish to support your assessment.

Principle	Factor 1	Score (out 4)	Factor 2	Score (out 4)
Demonstrated community need The degree to which the proposed activity / facility meets the needs of the community within its catchment area.	The activity/facility meets an identified gap. *1. There is no need for this activity/facility* *2. There might be a need for this activity/ facility but it's not clearly demonstrated* *3. There is a moderate and proven need for this activity/facility* *4. There is a strong and proven need for this activity/facility*	4	The activity/facility is fit for its immediate catchment area. *1. It does not meet the needs of its community* *2. It meets some need, but it isn't particularly well located* *3. It's location is good, but there may be better options to meet community need* *4. It is best located to meet community need*	4
Maximum efficiency The degree to which an activity /facility complements existing or proposed activities and facilities in the community, including avoiding duplication. Facilities should enable multiple uses where ever possible to ensure facilities are used to their maximum.	The activity / facility complements the existing network. *1. It duplicates other services/facilities in the network* *2. There are similar activities/facilities that could be adapted* *3. It would be unique, but there may be partnerships not yet capitalised on* *4. It would be completely unique within the network*	4	The facility is multi use and flexible. *1. It has a single purpose and/or is inflexible in its design* *2. It allows for some clustering of activity or alternate future uses* *3. It has flexible activities and future use* *4. It is fully flexible, and has shared governance/ownership to facilitate changing use*	4
Financial affordability of participation The degree to which the community can afford to participate in the services, activities and programmes provided.	*1. The cost of participation is unaffordable to the majority of the community* *2. The cost of participation would hard to justify* *3. Participation would be affordable, but at the expense of participation in other activites* *4. Participating in the services,activities and programmes is easily affordable*	4	Operational feasibility. *1. There is no demonstrated financial sustainability* *2. The facility would be financially sustainable, but with a high cost or charge to users/community* *3. The facility would be financially sustainable with a moderate community/ user cost or charge* *4. The facility would be financially sustainability with little to no cost or charge to the community*	3
Accessibility The extent to which community activities and facilities are accessible. That is they are equitably located within the region; they are physically accessible for people of all abilities; people are aware of their availability for the public to use; and they reflect the social, demographic and cultural needs of the community in their facility catchment.	Equitable access. *1. The activity/facility will worsen existing inequities* *2. Some people won't be able to access the activity/facility* *3. The activity/facility is located where everyone can access* *4. The activity/facility is located specifically to reduce barriers to access*	4	Inclusivity for all. *1. It's not accessible for a number of groups* *2. Some people would struggle to use the activity/facility* *3. Most people could use the activity/facility* *4. The activity/facility will result in a more inclusive network*	4
Partnerships and collaboration Working together with partners to develop and operate community facilities and activities will become increasingly important. Partnerships allow the pooling of resources such as land,people and funding and are a key tool for maximising efficiency of the network	Strategic partnerships and collaboration. *1. Minimal collaboration is evident* *2. Some collaborations have been explored* *3. Strategic partnerships and collaboration will support the facility's development* *4. The activity/facility is scoped, conceived and designed based on collaboration and partnerships*	4	Operational partnerships and collaboration. *1. Minimal planned partnerships or collaboration* *2. Some partnerships but the facility is singularly managed/run* *3. Some partnerships that influence management/governance* *4. A truly collaborative operational model*	4
Wider benefit The degree to which the proposed activity / facility has the potential to stimulate broader goals for social and cultural development.	Expected social and cultural impact. *1. Minimal impact* *2. Some positive impacts* *3. Moderate positive impact for all, or life-changing for some* *4. Widespread positive social and cultural impacts*	4	Expected economic impact. *1. Minimal or negative impact* *2. Some positive impacts* *3. Moderate positive impact for all, or significant for some* *4. Widespread positive economic impact*	4

7. Alignment to strategies and plans

How does your activity / facility align with the strategic objectives of any relevant national umbrella organisation?

The Aotearoa Community Development Strategy encompasses various initiatives aimed at enhancing community wellbeing and resil strategies include "Thriving Communities Strategy focusing on climate change and community resilience and sustainability over the n aims to ensure all communities can thrive through connectedness to the Taiao and Reduced Emissions. Te Korowai Whetu Social C to strengthen social cohesion through a strategic framework and resources developed in collaboration with diverse communities acro These strategies are part of a broader effort to support community led development and foster social change. They reflect the collecti thriving and inclusive society, guided by values and aspirations of the community we aim to serve. The Aotearoa Community Develo Model principles emphasise local leadership, collective action and strengthening community capability. This encorporates Maori Worl Tiriti o Waitangi and decades of community organising.

How does your activity/facility align with Councils strategic community intentions outlined in the current Long Term Plan, the Spatial Plan and Community Facilities Strategy. You can find those on our website.

GDC's Community Facilities Strategy reflects a commitment to sustainable, community centred development by ensuring facilities are purpose, financially viable and accessible across Tairawhiti. GDC's approach aligns with Aotearoa's Community Development values holistic principles of Te Whare Tapa Wha, supporting physical, social, cultural and honoruing local identity and aspirations, the strate strengthen resilience, enhance participation and create facilities that uphold the collective needs of whanau, hapu and future generat current LTP focused on Recovery, the Tokomaru Bay Whakatika e hika Community Led Recovery Plan highlights the need for more can support and grow our whanau from nga pepi paopao tae atu ki nga kaumatua/kuia. The Spatial plan identifies TKY as a key nod settlement with strong cultural identity, historic significance and growth potential. The plan highlights the need to strengthen commun resilience & improve infrastructure and support safe sustainable housing. It also notes that TKY is a service centre for close rural con

Briefly outline any key future goals or plans for your community group during the term of your application:

Maximise tourism and civil infrastructure opportunities that employment of our people. Support and nurture our young to be confident connected achievers by providing training pathways to enable them to achieve anything. Provide office spaces for sports clubs and o to meet and plan. Provide a welcoming hub type atmosphere where our people are supported to achieve theirs and their whanau asp though Mana Tangata, Mana Whenua, Mana Moana, Mana Motuhaketanga.

8. Sustainability - membership and financials

When was your group established? 23rd Sept 1988

How long has it been at the current site? We are not at the current site however we wish to be.

Number of paid staff (part or full-time) and volunteers in the past year: 4 Paid staff 50 Volunteers

Type of membership/service users and numbers over the past 12 months as per table provided (as known).

Total number of participants:

TYPE OF MEMBERSHIP/USERS OF SERVICE	MEMBERSHIP ANNUAL FEE	NUMBER OF PEOPLE
Juniors/Youth	0	103
Adults	$30	58
Seniors/masters	$30	21
Social	0	103
Other		
Total Female		148
Total Male		112
Total:		260

Any other users of your service or facility, not already covered in this application?

Te Puia Springs and Waipiro Bay residents for Community Connect Social Support.

What is your membership trend over the last five years? (increasing, stable, declining)

Fluctuates depending on weather events as our numbers also include our children's and adult rugby and netball teams.

CURRENT	1 YEAR AGO	2 YEARS AGO	3 YEARS AGO	4 YEARS AGO
182	168	171	102	115

Do you have any concerns about the sustainability of your group? ☐ Yes ☐ No

e.g low membership, lack of available funds , lack of volunteers, etc.

If yes, please explain your concerns and your plans to increase sustainability in the future or alternate options:

e.g amalgamation, sharing building/land, regularly booking building/land

I do not have any concerns about our membership. Our membership includes sports codes including visiting sports clubs.

Financial summary from latest accounts

Please complete the following for your group's previous 3 financial years:

YEAR/ PERIOD	INCOME	EXPENDITURE	SURPLUS/DEFICIT	CENTRAL GOVT FUNDING (AMOUNT)	CURRENT FUNDS ON-HAND

Indicate funds tagged for specific purposes:

Community Connect Funding - Service delivery and support services including paying rental on a relocatable building that we will occ
Te Akau o Tokomaru Civil Defence Roopu - Utilise response funding received to cover our expenses and hirage.
Adult sports clubs to pay a fixed hirage fee, childrens sports clubs to provide a koha, these can also be in-kind services i.e. assistanc
bees, lawn mowing and maybe the implementation and development of a community maara kai. Provide the ability for local whanau t
complete community hours to also support with lawn mowing and maara kai activities. All course providers to pay a hirage fee.

What are your usual sources of funds? Please specify: e.g membership fees, user fees, sponsorship, grants etc.

Memberships, fundraising, user fees, hirage and grants.

If your organisation receives government funding, please describe where the funds are used? e.g programmes or services

MSD Community Connect Services provides a service for those most in need and also enables the payment of training course fees t
whanau that are receiving MSD support to become business owners or employed.

Do you anticipate any significant changes in your group's financial circumstances in the foreseeable future? ☑ Yes ☐ No

If yes, please describe:

With the intent to provide more training within our community to support a circular economy that benefits our whanau and hapu we wi
seeking additional funding from philanthropic and government funds.

9. Extra information

Is there any more information you would like to add to your application?

10. Checklist

Have you attached the following documents?

- ☐ Proof or your organisation's legal identity (e.g Certificate of Incorporation, Deed of Trust etc.)
- ☐ Proof of your organisation's governance structure (e.g rules of incorporation or constitution)
- ☐ Strategic plan or business plan (if available)
- ☐ Audited financial accounts and statement of financial position if your latest accounts are greater than 3 months old
- ☐ Bank statement of current bank balance
- ☐ Adopted budget for the current of forthcoming year
- ☐ Licencing permits e.g liquor licence, food handling (if applicable)
- ☐ Copy of insurance e.g public liabilty and building insurance (if applicable)
- ☐ Schedule of use

11. Declaration

I declare on behalf of the community group that:

- ☑ The information provided with this application form is true and correct and not misleading in any material respect according to the best of my knowledge.
- ☑ I have read, understood and agree to be bound by Community Occupancy Policy.
- ☑ I confirm that I am the authorised signatory for the community group.

For and on behalf of the group:

Community group's legal name:

Tokomaru Bay United Sports Club Incorporated

Full Name: Na Rongowhakaata Raihania

Position/title: Chairman

Signature:

Date: 2.4.2026

Please sign the form and submit with all the attachments to parks@gdc.govt.nz

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-235

Title:	**26-235 Allocation of the 2027 Round of the Natural Heritage Fund**
Section:	Integrated Catchments
Prepared by:	Melanie Cheetham - Senior Regional Biodiversity Advisor
Meeting Date:	Thursday 19 November 2026

Legal: No	Financial: No	Significance: **Low**

Report to ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI for decision

PURPOSE - TE TAKE

The purpose of this report is to make recommendations on the allocation of the 2027 round of the Natural Heritage Fund.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Natural Heritage Fund is an annual fund available to assist biodiversity-related projects on private land. For the 2026/27 financial year, $100,000 is available for allocation to projects.

Thirty-one funding applications were received this year, requesting a combined total of just over $358,000. Applications were assessed using the Gisborne District Council Natural Heritage Fund Ranking Sheet, which considers the social, cultural and environmental attributes and gains of a project.

Based on this assessment, and operating within the financial limitations of the fund, staff recommend allocating funding to 17 projects.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Gisborne District Council's (Council) Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori:

1. **Approves the allocation of the 2027 round of the Natural Heritage Fund in accordance with Table 2 of this report.**

Authorised by:

Michele Frey - Director Liveable Communities

Keywords: Natural Heritage Fund, Indigenous Biodiversity, Habitat Restoration, Environmental Grants

BACKGROUND - HE WHAKAMĀRAMA

1. The Natural Heritage Fund (NHF) was set up in 2012 to replace the Natural Heritage Rates Remission Policy.
2. The NHF is a unique fund, dedicated exclusively to protecting and restoring indigenous biodiversity on private land and whenua Māori in Tairāwhiti. It targets projects that focus on protecting the ecosystems, habitats, species, and landscapes that are important in Tairāwhiti, many of which may not qualify for other sources of funding support. The fund enables local investment in local biodiversity priorities.
3. The NHF recognises and supports the positive contribution landowners make to retaining and enhancing biodiversity values as guardians/kaitiaki of their land and delivers tangible, long-term biodiversity gains for the region.
4. Projects are assessed and prioritised based primarily on their biodiversity value before any broader environmental, community, or economic objectives are considered that may add weight to a project.
5. The NHF requires applicants to contribute or secure at least 50% of project costs from other sources. This means every Council dollar attracts additional investment from landowners, community groups, iwi, trusts, and other funders, significantly increasing the total amount spent on biodiversity protection in the region.
6. Funding allocated in previous years has enabled initiatives such as protecting areas of high existing biodiversity value through fencing to exclude stock or ungulate browsers, purchasing traps and baits for pest control, controlling noxious or exotic weeds in new restoration planting and existing ecosystems and procuring indigenous plants for new planting projects. This demonstrates how NHF funding translates directly into measurable environmental outcomes.
7. In every funding round since its inception, the amounts requested from the NHF has far exceeded the funding available. Under the Long-Term Plan (LTP), $100,000 per annum is currently available for allocation.
8. Demand for funds continues to exceed the NHF allocation. This year, Council received 31 applications, requesting a combined total of just over $358,000. This mirrors last year, when 31 applications were also received. This demonstrates a consistent level of interest and demand from the community for investment in biodiversity.
9. Applications were assessed using the "Gisborne District Council Natural Heritage Fund Ranking Sheet" (the ranking sheet), introduced in 2025. The ranking sheet and the development process behind it were presented to and approved by the Operations Committee on 6 June 2024. This was outlined in Report 24-118 Update on the NHF Assessment Process Review.
10. In recent years, most applications came from the Motu, Waimata and Waipaoa catchments. This year, interest remained strong in the Waipaoa and Waimata/Pakarae catchments, although no applications were received from the Motu catchment.

11. Although the overall number of applications and their distribution across the major catchments remained consistent between the 2026 and 2027 funding rounds, the 2027 round attracted a substantially different group of applicants. Just 29% of 2027 applicants had also applied in 2026, while the majority 71% were either first-time applicants or applicants returning after not applying in 2026.
12. The table below shows the total number of applications received by catchment for the 2027 funding round vs 2026.
13. **Table 1: Number of NHF applications received by catchment area:**

Catchment	No. of applications 2027	No. of applications 2026
Waipaoa	13	13
Waimata/Pakarae	9	9
Waiapu	5	4
Motu	0	2
Uawa	1	1
Northern	1	1
Southern	2	1
Total	**31**	**31**

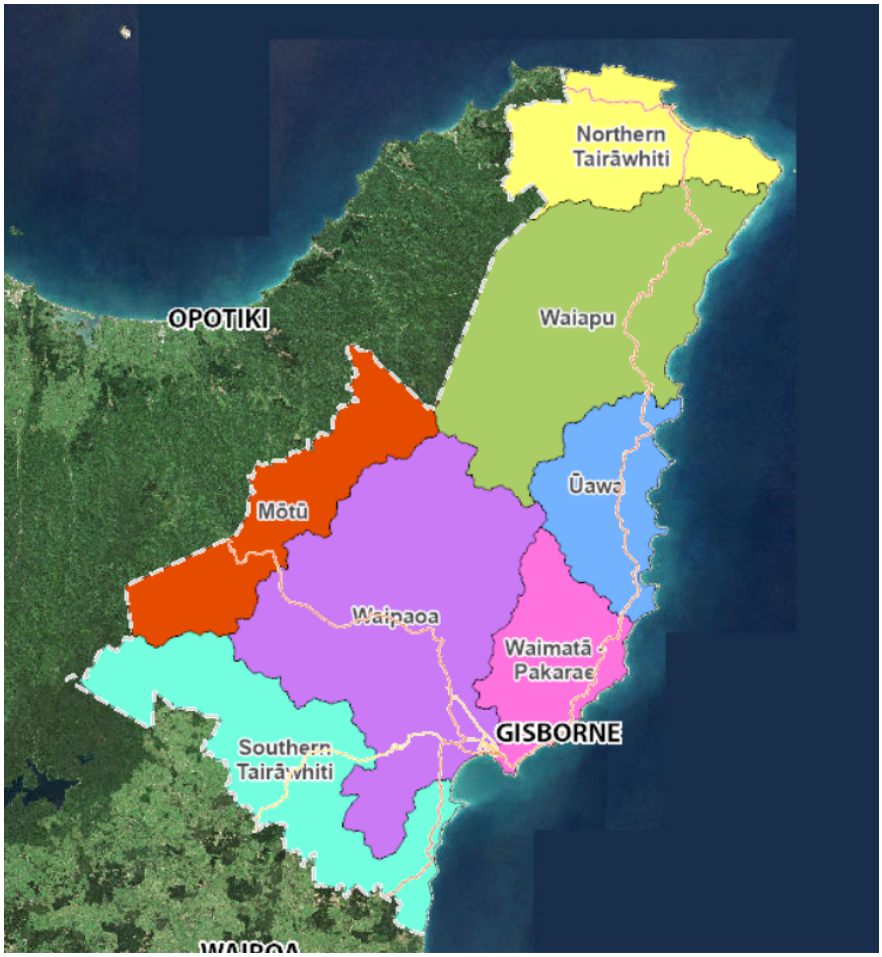


Figure 1: Freshwater catchments map

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

14. Applications needed to be submitted in writing by 31 August 2026. A total of 31 applications were received. Applications were assessed against the eligibility criteria and were scored using the Natural Heritage Fund ranking sheet (**Attachment 1**).

15. It is recommended that the funding be allocated to the 17 highest-scoring projects. These projects and the recommended funding allocations are outlined in Table 2. A detailed description of each project is included in **Attachment 2**.

16. Three applications were unable to be assessed and scored. One application was ineligible due to outstanding rates on the property, while two applications proposed work that did not fit within the parameters of the funding criteria. (see **Attachment 3** for eligibility criteria).

17. The remaining 11 eligible projects are not recommended for funding, as the available funds have been fully allocated. Where projects receive the same or similar scores, consideration is also given to the priority ranking of the project and the need to support a diverse range of projects across the community.

18. The amount of funding allocated to each project is variable and influenced by several factors, including the scale and nature of the project and any other sources of funding. Projects that partner with other external funding providers such as QEII National Trust, Ngā Whenua Rāhui, Trees that Count and Trees for Survival offer improved project outcomes for less cost to the landowner.

19. There is no minimum funding amount that can be requested. Applicants may request up to 50% of total project costs for the coming year, to a maximum of $20,000. Multi-year projects are supported where funds allow, but applicants must re-apply each year.

20. Applicants are required to provide a budget breakdown and relevant quotes to justify their projected costs. These budgets are scrutinised during the assessment process to ensure that all costs being claimed fit within the criteria of the fund.

21. Where listed expenses are found to be ineligible for funding (i.e., maintenance of existing fences or projected loss of income due to retiring land from grazing), then those expenses will be removed from the amount requested during the assessment process. This is often the reason for funding allocation recommendations differing from funding amounts requested.

22. The over-subscription of the NHF and the need to support a diverse range of projects across the community may also result in some applicants being offered a lesser amount than they requested.

23. Where applicants are offered a lesser amount than requested, they are consulted accordingly. Applicants may choose to fund the additional project costs themselves, seek funding from other sources, or extend their project timeframes. This helps ensure successful project delivery within the financial constraints of the fund.

Table 2: Projects recommended to receive funding

	Applicant	Location	Purpose	Score	Allocated funding
1	Whangara Community Catchment Group	Pouawa/Whangara	**Planting**- Implement Inanga habitat Restoration Plan at locations on the Turihaua Stream and Pouawa River to improve conditions for inanga spawning.	**185**	$10,500
2	Mark Geuze	Matawhero	**Wetland restoration**- Weed control and habitat enrichment through removal of exotic weeds and planting of indigenous plant species on the margins of the regionally significant Maungarongo o Te Kooti wetland reserve. Year 3.	**180**	$10,500
3	Mangaparae Papakainga	Whatatutu	**Weed control**- Undertake extensive weed control around the wetland and wider papakainga restoration area.	**180**	$6,000
4	Sarah Williams Turihaua Station	Pouawa	**Wetland restoration**- Wetland habitat enrichment through removal of exotic trees and planting of appropriate indigenous plant species. Year 3 of a multi-year project.	**180**	$7,000
5	Wainui Station	Wainui	**Planting**- Riparian restoration through weed control and planting of indigenous species along the Haumanatua Stream. In association with the Wainui Beach Catchment Group.	**180**	$3,000
6	R & K Haraki Partnership	Te Puia	**Planting**- Riparian restoration through weed control and planting of indigenous species along the Ihungia River.	**175**	$5,000
7	Mary Carter	Gisborne	**Planting**- Establish new area of indigenous vegetation on former grazing land within the urban boundary.	**170**	$4,000
8	Ben Parks	Otoko	**Fencing & Planting**- Riparian restoration through stock exclusion fencing, weed control and planting of indigenous species.	**165**	$8,000
9	Lauren Farrell	Wainui	**Planting**- Riparian restoration through weed control and planting of indigenous species along the Te Rimu Stream.	**160**	$1,000
10	Sam Currie	Gisborne	**Planting**- Establish new area of indigenous vegetation on erodible former plantation forest land within the urban boundary.	**160**	$8,000
11	Sarah Homer	Gisborne	**Fencing & Planting**- Riparian restoration through stock exclusion, weed control and planting of indigenous species within the urban boundary.	**155**	$5,000

	Applicant	Location	Purpose	Score	Allocated funding
12	Paul & Shelley Cornwall	Matawai	**Planting**- Riparian restoration through weed control and planting of indigenous species at Otoko.	**155**	$1,500
13	Matthew Cooper	Ngatapa	**Wetland restoration**- Wetland habitat enrichment through planting of appropriate indigenous plant species and removal of exotic weeds.	**150**	$5,000
14	Rongowhakaata Iwi Trust	Manutuke	**Planting**- Riparian restoration through weed control and planting of indigenous species along the Whatatuna Stream.	**150**	$7,000
15	Ian & Sandra Mathews	Rere	**Planting**- Riparian restoration through planting of indigenous species along a tributary of the Wharekopae River	**145**	$5,500
16	Abby Whitehead	Ormond	**Fencing & Planting-** Complete fence along waterway, undertake weed control and plant 3,000 indigenous species in collaboration with Trees for Survival and Ormond school. Year 2 of a multi-year project.	**145**	$6,000
17	Aratu Forests	Waimata	**Fencing & Planting**- Erect deer fence around a retired 3ha area in Waimanu Forest, including a mapped wetland and plant 1,000 indigenous species. Purchase and install 2 x AT220 Autotraps.	**145**	$7,000

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

24. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

25. The NHF supports tangata whenua to exercise governance and decision-making on their own land through offering assistance for the protection and enhancement of te taiao and particularly taonga species.

26. Applications are received from private landowners, and as such, there is no designated co-governance or co-management body that needs to consider the decision.

Rangatiratanga

27. The health of freshwater and te taiao is important to tangata whenua and is part of their aspirations for their rohe. The projects supported by the NHF will contribute to improving water quality and ecosystem health through the protection of waterbodies and existing habitats, and by planting and protecting indigenous vegetation.

28. For those who are successful, funding can provide resourcing and support for tangata whenua to lead their own projects and incorporate their mātauranga into project design and execution.

Ōritetanga

29. Staff recognised that there was a historically low uptake of the NHF incentive on whenua Māori. A new assessment matrix was developed last year to recognise applications from iwi/hapu groups and from catchments with a high proportion of whenua Māori through the priority ranking in the new scoring system. Targeted efforts to raise awareness of the potential opportunities offered by the NHF to Māori landowners will continue to be a focus for the biodiversity team.

Whakapono

30. The NHF respects the role of tangata whenua as kaitiakitanga in the management of natural resources. Tangata whenua customs and practices related to the protection and enhancement of biodiversity values are recognised. The funding criteria enables the application of different world views, customs and tikanga in project design and implementation. Additionally, the ranking sheet affords a score for "creating connections"- a consideration of how a project might enable the connection of the people to the land/whenua.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

31. There has not been any tangata whenua/Māori engagement in relation to funding allocation decisions under the NHF. Applications are open to all landholders, including iwi and hapū groups. Applicants are encouraged to undertake their own independent iwi engagement/ consultation where relevant as part of their project development.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

32. The NHF has been promoted through the Council's website and social media. This year, a promotional video encouraging applications was produced and released, featuring the work done by a previous grant recipient "Natural Heritage Fund - Turihaua Station". This video was shared on social media. The media release for the opening of applications is usually promoted on local radio (More FM community announcements) along with an article in the Gisborne Herald. Council staff also promote the fund through advocacy when engaging with landowners.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

33. The nature of the projects supported by the NHF will have a positive impact on climate change mitigation through the establishment of new plantings, improvement of water quality and the restoration and rehabilitation of existing natural areas. Mature indigenous vegetation and healthy wetland ecosystems are an excellent resource for carbon sequestration.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

34. The funding recommended in this report will use $100,000 allocated to the NHF for the 2026/27 financial year.

Legal

35. There are no legal implications associated with the NHF.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

36. The allocation of the fund will contribute to an environmentally sustainable Tairāwhiti by allowing for the preservation and protection of indigenous biodiversity and ecosystems in the region. This is consistent with Council's policies and plans.

RISKS - NGĀ TŪRARU

37. There are no major risks associated with the decisions or matters in this report.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
Dec 2026	Notify applicants of funding allocation decisions and draw up contracts.	
2026	Monitor progress of projects and process payments.	
Aug 2027	Report on status of projects allocated funding in the 2026 round of the NHF.	

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1- Regional priority and biodiversity merit ranking sheet 2024 [**26-235.1** - 2 pages]
2. Attachment 2 - NHF Project descriptions 2027 [**26-235.2** - 5 pages]
3. Attachment 3- NHF Funding criteria [**26-235.3** - 1 page]

Gisborne District Council Natural Heritage Fund Ranking Sheet

Project Priority Score				
First Priority	**Second Priority**	**Third priority**	**Fourth Priority**	**Fifth Priority**
Score 20	**Score 15**	**Score 10**	**Score 5**	**Score 0**
Areas providing habitat for or containing rare or threatened species*, identified wetlands (GWA Morphum 2022 or schedule G17 of TRMP), existing QEII, NWR and PMAs. Protection/restoration of scheduled waterbodies listed G15(A-C) or G18 of the TRMP. Vegetation associated with land environments that have 20% or less remaining in indigenous cover**	Proposed new QEII or NWR covenants, significant established vegetation or any remnant primary forest outside of PMA, PMA/covenant buffer areas, linkages & corridors, coastal environment, non-mapped wetlands.	Projects within Outstanding Landscape overlay, Riparian restoration (of waterbodies not scheduled in G15A-C or G18 of TRMP), highly visible or publicly accessible areas, community/iwi led projects, urban biodiversity and any other projects in Group A catchments*** that do not meet Priority 1 or 2 criteria	All other eligible projects unless they fall under Priority 5 definition.	Any projects from applicants who have received funding for the last 3 years or more consecutively. Multiple applications from the same applicant not identified as the No.1 application.

Project Impact and planning			
Criteria	**LOW 5 points**	**MEDIUM 10 points**	**HIGH 15 points**
Best Practice	The project will involve a practice / process that's success is not well documented with an unknown outcome.	The project outlines good practices and methods in most cases but may not be the best option for the site.	The project utilises best practice that is appropriate for the site, is well planned out and does not go against relevant regional or national strategies.
Project design and measurable objectives	The project does not have well thought out project design and there are no measurable objectives.	The project design is appropriate for the site, but the measurable objectives or expected outcomes are not well defined, or the project outline is vague	The project design and delivery is credible and appropriate for a project of this size. The application demonstrates measurable objectives, with appropriate and well-defined milestones and / or expected outcomes.
Ongoing maintenance/protection	There is no information given regarding any plans for ongoing, active or long-term protection or maintenance of the project	There may be some ongoing long-term commitment to project, i.e., pest & weed control, but this could be isolated/patchy, or details are not well defined	There is a detailed plan outlining long-term commitment to maintaining the project through property-wide pest or weed control/monitoring or reasons are given why this will not be required
Quality of application	The application lacks detail and critical information is missing	All relevant information is supplied along with a minimum of one quote	The application provides significant detail and includes maps, photographs and relevant quotes
Engagement with GDC	Application was submitted with no prior discussion	Application was discussed with staff	Staff conducted a site visit prior to or during the application process. Project may form part of an approved erosion control plan
Funding Partnerships	The project will not allow for a potential partnership between the applicant, Council and other funding providers to ensure the project succeeds.	The project could allow for some potential partnerships between the applicant, Council and other funding providers to ensure the project succeeds, but this has not been initiated.	The project will create a partnership between the applicant, Council and other funding providers to ensure the project succeeds.
Criteria	**LOW 5 points**	**MEDIUM 10 points**	**HIGH 15 points**
Creating connections	The project is unlikely to connect the landowner(s) with the environment/whenua. The landowner has limited or no participation in the project. Project is being managed by a third party.	The project somewhat connects the landowner(s) and with the environment/whenua. The landowner(s) will be involved in executing the project.	This project connects the landowner(s) with the environment/whenua. The landowner(s) demonstrate significant personal commitment to the success of the project.
Attitude and behavioural change	The project is unlikely to aid in any positive environmental attitude or behavioural change. There is unlikely to be any public awareness or connection of people/community to the environment/whenua from the proposal.	The project will aid in minor positive environmental attitude and behavioural change. There may be some public awareness of the environmental issue that is being addressed.	There is an opportunity to create positive environmental attitude and behavioural change. This includes increased public awareness of issues, reconnecting people to care and stewardship / kaitiaki of the environment and/or their whenua.
Catchment group and plan alignment	There is no catchment group or plan, or catchment group is not aware of or supportive of project.	There may be catchment group awareness and/or support. Project may align with group or catchment plan objectives, but this is unclear.	The project is actively supported by catchment group and/or demonstrates alignment with goals/objectives of a catchment plan.
Community participation	There will be no community participation in the project.	There will be some community participation in the project.	This project encourages community participation.

Criteria	LOW 5 points	MEDIUM 10 points	HIGH 15 points
Technical capability	It is unlikely that the applicant has the correct technical skills or has not proposed to use contractors with the correct skills to ensure the project is successful.	The applicant has some technical skills or is proposing to use a provider / contractor that is likely to have some of the right technical skills.	The applicant has demonstrated through previous similar work that they have the right technical skills or are using a provider / contractor with the right technical skills.
Good return on investment	The project has limited value (economic, social or environmental) for the outcomes that the applicant stated they would deliver and the risks associated with the project are high and unlikely to be mitigated.	The project has some value (economic, social or environmental) for the outcomes that the applicant stated they would deliver, but the proposal does not adequately address the risks that could occur.	The project shows good value (economic, social or environmental) for the outcomes that the applicant stated they would deliver. This assessment includes whether the proposal takes into account and adequately mitigates any risks associated with the project.
Project budget	The project costs are unreasonable and unfeasible for the likely benefits of the project. Applicant has not provided sufficient explanation of costs or has not sought best prices.	The project budget is somewhat financially feasible but does not demonstrate best value for money. Costs are vague or estimated.	The project budget is financially feasible for the work proposed, and the project costs are reasonable. Budget is detailed and shows evidence of seeking best value.
Project resilience- Extreme weather events	The project is in an area considered to be highly likely to be susceptible to damage from extreme weather events and there is little consideration given to mitigation measures to protect the investment in the project	The project is in an area that may be subject to damage from extreme weather events; however, consideration has been given to effects mitigation, i.e., plant species that can survive moderate inundation or fencelines are located away from flood zones or slips- or designed to withstand low to moderate inundation (i.e. 2 strand hotwire with no battens).	The project is unlikely to suffer significant impacts or losses from extreme weather events.
Total Score			

Attachment 2- Project descriptions 2027

1. **Whāngārā Community Catchment Group- Pouawa & Turihaua**

   Project outline- Between 2024 to 2026 Wai Connections conducted Salt Water Wedge (SWW) Surveys and Inanga spawning habitat assessments across awa in the Whāngārā Region. From this work an Inanga Spawning Restoration Plan has been produced to support the Whāngārā Community Catchment Group (WCCG) in their vision towards providing spawning habitat for īnanga- by encouraging spawning events and keeping eggs shaded through habitat restoration, the project aims to increase the īnanga population to support the river ecosystem and provide mahinga kai.

   The Pakarae, Waiomoko, Pouawa & Turihaua Rivers in the Whāngārā were surveyed and identified the potential areas that īnanga will spawn in. Two priority areas on the Turihaua and Pouawa rivers have been chosen for targeted restoration work, including stock exclusion fencing and native planting.

   Score- This project received a score of 185 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$10,500** towards undertaking the restoration work set out in the Whangara Community Catchment Inanga Spawning Restoration Plan on the Pouawa river.

2. **Mark Geuze- Maungarongo o Te Kooti Wetland Margin- Matawhero**

   Project outline- Mark Geuze has undertaken extensive weed control and restoration planting along the margins of the Maungarongo o Te kooti wetland reserve on his kiwifruit orchards that border the reserve. This portion of the current project will cover the most extensive single stretch to date, with around 3km of fencing protecting a 2.35ha area. This project will add value to the previous and ongoing work being done to enhance this regionally significant wetland habitat. The work done to date has transformed parts of the reserve margins from areas infested with exotic weeds including blackberry, pampas and crack willow into a thriving indigenous ecosystem.

   Score- This project received a score of 180 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$10,500** towards weed control and the purchase of plants.

3. **Mangaparae Papakainga- Whatatutu**

   Project outline- The Mangaparae Papakainga Restoration Project was initiated in 2017. Since then, over 9000 native plants have been established at the site to restore the whenua with native vegetation, including wetland and riparian restoration. The property is now a valuable resource for iwi environmental education based on Te Aitanga a Mahaki and Ngariki values that emphasise historic land uses such as weaving and rongoa. With the completed planting now attracting a variety of birds, the focus is turning to pest and weed control and ensuring roaming stock cannot access the site and damage the new plantings. The project is seeking funding to undertake exotic weed control within one of the recently restored areas on the Papakainga.

   Score- This project received a score of 180 in the Natural Heritage Fund ranking sheet assessment.

   Funding recommendation- Receives **$6,000** towards weed and pest control.

4. **Paul & Sarah Williams- Turihaua Station- Pouawa**

   Project outline- Paul and Sarah Williams of Turihaua Station are proposing to restore a wetland and remnant bush block adjacent to the Turihaua cattle yards. The restored wetland will function to capture upstream sediment and filter contaminants from the yards and prevent them entering the Turihaua Stream. A remnant bush block next to the wetland containing established rewarewa, tawa and puriri will benefit from stock exclusion fencing and additional planting, which is now largely complete. The final phase of this project requires the removal of invasive willows from the wetland and planting a further 2,600 native trees and wetland species, with 950 of these being sourced from Trees That Count. Once completed, the project will be showcased at catchment group and farmer workshops which are held at the sale complex adjacent to the yards. This is the final year of a three-year project.

   Score- This project received a score of 180 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$7,000** towards weed control, including removal of willows and the purchase of plants.

5. **Wainui Station- Wainui**

   Project outline- Ellen Hewetson of Wainui Station is working with the Wainui Beach Catchment Group (WBCG) on the restoration of the Hamanatua Stream which runs through her property. WBCG is a community-led initiative aiming to restore the ecological health of the streams, wetlands, and coastal catchment hills. The network consists of over 120 community members, including farmers, tangata whenua, beach settlement residents, Wainui Beach School, Wainui Beach Surf Life Saving Club and other groups. This project directly addresses a core action priority in their Community Action Plan by seeking funding to enable targeted weed control along the Hamanatua Stream. Controlling invasive weeds along this key sub-catchment is a vital prerequisite for protecting existing biodiversity, reducing bank instability, and preparing riparian corridors for successful native restoration.

   Score- This project received a score of 180 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$3,000** towards pest and weed control. Plants for the project will be supplied through Trees that Count.

6. **R & K Haraki Partnership- Ihungia Road – Te Puia Springs**

   Project outline- Rangi & Kerry Haraki own a property on Ihungia Road, which has a portion of the Ihungia River running through it. The property also contains a two-part, 15ha Protection Management Area (PMA) WR65, which is also covered by a Nga Whenua Rahui (NWR) covenant. In recent years the owners have undertaken several biodiversity enhancement projects on the property, including wetland restoration and creating new areas of indigenous vegetation. This project proposes to retire an unstable slope above the Ihungia river through stock exclusion fencing and plant with indigenous species. This area is directly opposite one of the existing NWR covenanted areas and will also be protected by a new covenant once complete.

   Score- This project received a score of 175 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$5,000** towards fencing materials and associated labour.

7. **Mary Carter- Valley Road- Gisborne**

   Project outline- Mary Carter of Valley Road is proposing to transform a paddock at the rear of her property into an urban indigenous ngahere through weed and pest control and planting. The area is wet and largely unsuitable for grazing through the winter months, and the owners have decided to retire and plant 1,120 native species in the area to create an urban biodiversity oasis. The project has support from the adjoining neighbours and proposes to involve the students of Mangapapa school with planting.

   Score- This project received a score of 170 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$4,000** towards the purchase of plants and possum traps.

8. **Ben Parks- Otoka Station- Matawai**

   Project outline- Ben Parks of Otoka Station is proposing to protect and enhance a 2.2ha area surrounding the Wairaikau Stream (tributary of the Waihuka River) on the property that is partly covered with existing bush, through stock exclusion fencing, pest and weed control and supplementary planting. The owner proposes to erect 440m of conventional fence, install five DOC 200 traps and plant 1,185 indigenous plants. The area is already home to a number of native bird species, including weka and is in very close proximity (less than 0.5km) to a 7ha QEII covenanted area of native bush. The owner has connections with nearby Matawai school who have expressed an interest in involving their senior students with the project.

   Score- This project received a score of 165 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$8,000** towards weed control, fencing materials and associated labour.

9. **Lauren Farrell- Scarlys Way - Wainui**

   Project outline- Lauren Farrell owns a lifestyle property at Scarlys Way and has been progressively removing weeds and planting the margins of the Te Rimu Stream that meanders through the property. The Te Rimu Stream suffered significant erosion during Cyclone Gabrielle, and the owners have been working to stabilise the stream banks and have planted over 700 native species to date. This phase of the project proposes to protect a further 100m of the stream with 220 native species appropriate for the conditions of the site. This project also links to the nearby Wainui Station project that is also recommended to receive funding.

   Score- This project received a score of 160 in the Natural Heritage Fund Ranking Sheet assessment.

   Funding recommendation- Receives **$1,000** towards the purchase of plants and weed control.

10. **Sam Currie- Riverside Road - Gisborne**

    Project outline- Sam Currie of Riverside Road is proposing to undertake extensive weed control and planting on his Riverside Road property. In recent years, the hillslope has suffered from erosion, resulting in large amounts of sediment being washed down a shared driveway and onto the road below during heavy rain events. This project plans to clear invasive weeds from the site and establish 2,500 indigenous species to protect the land and provide habitat within the urban boundary. The property shares a boundary with the Fox Street reserve.

    Score- This project received a score of 160 in the Natural Heritage Fund ranking sheet assessment.

    Funding recommendation- Receives **$8,000** towards weed control, fencing and the purchase of plants.

11. **Sarah Homer- Wainui Road- Gisborne**

Project outline- Sarah Homer owns a lifestyle property on Wainui Road, bordered by a small urban waterway that is a tributary of the Wainui Stream. The banks of the waterway have recently been cleared of exotic trees and the owners are proposing to fence and plant the riparian margin. The project site contains the surviving remnant of an earlier muka harakeke nursery established on the property, believed to be one of only two muka nurseries of this kind known in the Gisborne area. The plants are actively used for cultural purposes, particularly the preparation of muka and the making of piupiu for schools and other organisations across Te Tairāwhiti. The proposed fencing is the essential first step in securing that cultural and ecological resource. Stage 1 of the project is permanent stock exclusion which will protect the existing pā harakeke from grazing and trampling and will create a protected riparian margin in which the nursery can be expanded.

Score- This project received a score of 155 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$5,000** towards fencing.

12. **Paul & Shelley Cornwall- Kahukura - Otoko**

Project outline- Paul and Shelley Cornwall of Otoko restored a small wetland on their farm property in 2019 with support from the NHF, through stock exclusion and indigenous planting- and this area is now flourishing. To build on this success, they are proposing to establish additional indigenous riparian vegetation and exclude stock from a waterway that drains into the wetland. This is a small-scale project but will further benefit the existing wetland ecosystem.

Score- This project received a score of 155 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$1,500** towards the purchase of plants, fencing materials and associated labour.

13. **Mathew Cooper- Ben Reu Station - Ngatapa**

Project outline- Mathew Cooper of Ben Reu Station has been progressively working towards restoring and improving a wetland on the farm. The wetland has been fenced to exclude stock and extensive weed control has been carried out in recent years, along with some native planting. The project is now at the stage where planting rates can be increased and weed control will be ongoing. The wetland project was recently showcased in a community wetland restoration hui and will be involved with Trees for Survival through Ngatapa School. The owners are proposing to plant over 2,000 wetland species in the coming year.

Score- This project received a score of 150 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$5,000** towards weed control and the purchase of plants.

14. Rongowhakaata Iwi Trust- Manutuke

Project outline- Rongowhakaata Iwi Trust are proposing to plant 350m of the banks of the Whatatuna Stream at Manutuke with indigenous species. Once planted, the area will require weed and pest control to ensure plant survival. This project forms part of the iwi's wider restoration goals for enhancing biodiversity through provision of ecological corridors and passages and improved water quality. The lower reaches of the Whatatuna Stream are known inanga habitat and it is a tributary of the Te Arai River.

Score- This project received a score of 150 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$7,000** towards weed and pest control and the purchase of plants.

15. Ian & Sandra Mathews- Te Kopae Station- Rere

Project outline- Ian and Sandra Mathews of Te Kopae Station have fenced a 3.7ha reserve area on their property to exclude stock from a tributary of the Wharekopae River. They have planted over 500 indigenous species within the reserve area this year and are proposing an additional 2,000 plants for 2027 along with associated weed and pest control to protect the establishing plants.

Score- This project received a score of 145 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$5,500** towards site preparation, weed and pest control and the purchase of plants.

16. Abby & George Whitehead- Maranui Station- Ormond

Project outline- Abby and George Whitehead of Maranui Station are proposing to fence and plant a stream and small wetland area on their property. The waterway is a tributary of the Waipaoa River and is currently invaded by yellow flag iris. The owners are proposing to eliminate the flag iris, fence the area to exclude farm stock and undertake indigenous planting in partnership with Trees for Survival and Ormond School. Year 2 of a multi-year project.

Score- This project received a score of 145 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$6,000** towards fencing costs and associated labour and the purchase of plants.

17. Aratu Forests- Waimanu Forest- Waimata

Project outline- Aratu Forests are proposing to protect and enhance a mapped wetland and surrounding area in Waimanu Forest, at the headwaters of the Makahakaha Stream. The project area will be protected from ungulate browsers through the erection of a deer fence to enclose a 3ha area. Once fenced, the area will be planted with 1000 indigenous species to supplement the natural regeneration that is occurring. The project area is adjacent to an existing 3ha area of remnant primary forest- in time the two areas will form a total 6ha block of native forest adjacent to the wetland. Weed and pest control will also be required to protect the establishing plants, and this will further benefit the wider existing native area. This project has the support of the Waimata Catchment Group.

Score- This project received a score of 145 in the Natural Heritage Fund ranking sheet assessment.

Funding recommendation- Receives **$7,000** towards weed control and the purchase of plants.

Attachment 3: Natural Heritage Funding criteria

The criteria for eligible projects are:

- The land must be privately owned within the Gisborne District;
- No overdue rates or other outstanding charges owed to Council;
- At least 50% of the total cost of the project is to come from an alternative source;
- Application is not for activities required by resource consent or rules under Gisborne statutory plans, or national policy;
- Have clear objectives that are consistent with Council's statutory functions, Regional Policy Statement and overall environmental objectives;
- Be of long-term benefit to the local environment and show evidence of good resource management;
- There must be a demonstrated ongoing commitment to maintain the natural area e.g. stock exclusion, plant and animal pest control where necessary;
- Be designed to become self-supporting without ongoing financial contributions from the Council;
- Demonstrate the necessary skills and experience is available to undertake the project;
- The grants will not be retrospective;
- Eligible activities include permanent stock exclusion fencing (excluding maintenance of existing fencing) for the purpose of allowing natural regeneration and protection of significant terrestrial, riparian and coastal sites, purchase of locally sourced native plants and trees, site preparation and planting, weed and animal pest control.

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-267

Title:	**26-267 Environment & Communities - Land Rivers & Coastal**
Section:	4 Waters Infrastructure Community Lifelines
Prepared by:	Mangala Wickramanayake - Team Leader Land Rivers & Coastal
Meeting Date:	Thursday 19 November 2026

Legal: No	Financial: No	Significance: **Low**

Report to ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI for information

PURPOSE - TE TAKE

The purpose of this report is to update the Environment and Communities Committee on Regional Rivers (formerly Land, Rivers and Coastal - LRC) maintenance activities, procurement of the replacement Operations and Maintenance contract, and operational risks, funding and level of service pressures.

The report supports governance oversight of Gisborne District Council (Council)-maintained river, flood protection, land drainage and coastal assets across Tairāwhiti, including the delivery of maintenance programmes and associated asset management requirements.

SUMMARY - HE WHAKARĀPOPOTOTANGA

Regional Rivers continues to deliver planned maintenance across Council-maintained river, land drainage, flood protection and coastal assets. Current priorities include the 2026/27 drain regrading programme, Te Ārai River willow management, and procurement of the replacement Operations and Maintenance (O&M) contract, which is scheduled to commence on 1 July 2027.

The 2026/27 drain regrading programme targets approximately 59 of the 267 Council-maintained drains, at an estimated cost of $500,000. The programme forms part of a 10-year plan intended to increase the annual regrading rate to at least 10% of the total network length. Delivery remains subject to operational capacity, weather and applicable environmental requirements.

Te Ārai willow management remains a priority. Manual spraying has commenced while the resource consent application for aerial drone spraying remains under assessment. Additional funding of $190,000 per annum for the first three years of the 2027–2037 Long-Term Plan (LTP) is being sought to support the preferred programme, subject to Council-wide prioritisation and affordability.

Preparation of the Regional Rivers' Activity and Asset Management Plans is underway to inform the 2027–2037 LTP. These plans will strengthen the evidence base for asset condition, levels of service, maintenance and renewal requirements, operational risks, and future investment priorities.

A key issue is that current operational budget is insufficient to maintain proposed levels of service. Further work is required to quantify the extent of risks associated with constrained budgets.

The replacement O&M contract is progressing through procurement, with tender evaluation underway and contract award planned for December 2026. The new contract is intended to maintain continuity of essential services while strengthening performance management and delivery over the longer term.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori

1. Notes the contents of this report.

Authorised by:

Tim Barry - Director Lifelines

Keywords: environment & communities, streams and rivers, land drainage, coastal assets, maintenance, drainage assets.

BACKGROUND - HE WHAKAMĀRAMA

1. The Environment & Communities Committee's responsibilities include governance oversight of operational programmes, flood resilience, maintenance delivery and asset management, as defined in Council's Governance Structure and Terms of Reference.

2. Regional Rivers is responsible for the operation and maintenance of Council's river, flood protection, land drainage and coastal assets. These assets provide essential flood resilience and drainage services across Tairāwhiti. This report provides an update on current maintenance activities, forward planning, procurement of the replacement maintenance contract and emerging funding requirements and supports the Committee in providing governance oversight of Regional Rivers' assets.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Current maintenance delivery and performance

3. Regional Rivers is progressing its planned maintenance programmes for rivers, land drainage, flood control and coastal assets. The principal activities for the current reporting period include drain regrading, Te Ārai willow management and ongoing river and coastal maintenance.

4. The accompanying report **(Attached)** provides further detail on completed works, current activities and the programme for the next three months. Future reporting will focus on delivery against planned programmes, significant variances, outstanding maintenance and the implications for asset performance and levels of service.

Procurement of Regional Rivers Maintenance

5. Council's current 19-08 Operations and Maintenance Services for Water, Wastewater and Stormwater Contract (which includes Land, Rivers and Coastal Maintenance) expires on 30 June 2027.

6. Procurement of the replacement Regional Rivers O&M contract is progressing, with contract awarded envisaged for early December 2026.

7. The new Regional Rivers Maintenance Contract will commence on 01 July 2027.

8. The new contract is intended to provide continuity of essential river, drainage, flood control and coastal maintenance services while strengthening performance management, service levels and longer-term resilience outcomes.

Activity and Asset Management Plans

9. Activity and Asset Management Plans are being developed to support the 2027–2037 LTP. Operational inspections, maintenance records and identified asset defects will inform maintenance prioritisation, renewal planning and future investment requirements.

Funding and levels of service

10. Current operational funding does not provide for all proposed maintenance activities and service improvements Te Ārai willow management is the most immediate identified funding pressure, with additional funding being sought through the next LTP. Wider maintenance and asset management requirements are also being assessed.
11. The implications of constrained funding need to be considered alongside the risks associated with deferred maintenance, asset deterioration and reduced ability to deliver planned programmes. These matters will inform the LTP investment proposals and the prioritisation of work within available budgets.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Medium** Significance
This Report: **Medium** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Medium** Significance
This Report: **Low** Significance

12. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

13. Engagement with mana whenua and community stakeholders provides opportunities to discuss Regional River maintenance activities, service priorities and forward work programmes. This engagement supports Council's understanding of local priorities and operational considerations

Rangatiratanga

14. Regional River will continue to identify opportunities for mana whenua involvement in the planning and delivery of relevant programmes and projects. The nature of that involvement will be considered as individual activities progress.

Oritetanga

15. Regional River recognises that financial constraints may affect the ability to deliver all proposed levels of service. Maintenance priorities and funding proposals will need to consider service needs, risk exposure and the equitable distribution of benefits and impacts across communities.

Whakapono

16. Regional River will continue to consider relevant tikanga and kawa in engagement and in the planning and delivery of works, where applicable.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

17. This report relies on the Three-Year Plan (3YP) community engagement process.

18. Further engagement with mana whenua, affected landowners and relevant community stakeholders will be undertaken as individual maintenance programmes, consent applications and investment proposals progress. Engagement outcomes and any resulting changes to work programmes or proposed approaches will be reported where material to Council's decisions.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

19. This report relies on the Three-Year Plan (3YP) community engagement process, but the details will require further discussions with mana whenua.

20. Engagement to date has included community meetings including a hui at Manutuke Fire Station on 18 October 2026, covering Te Ārai River flood resilience, willow management, resource consenting requirements and pump station operations.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

21. Climate-related risks are relevant to the long-term performance and management of Regional River assets. More frequent or severe rainfall events may increase maintenance demands, affect asset condition and place additional pressure on drainage and flood protection infrastructure.

22. Climate-related risks are considered through Regional Rivers' Activity and Asset Management Plans. Implications for levels of service, investment priorities and asset resilience will be identified through the LTP process.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

23. Regional River is working with the Finance Team to assess funding requirements and options, including potential adjustment to Targeted Drainage Rates through the next Long-Term Plan.
24. The proposed funding remains subject to Council-wide prioritisation, rates affordability and the final LTP decisions. Until funding and priorities are confirmed, Regional River will need to manage delivery within available budgets, prioritise work according to risk and available information, and identify the implications of any deferred maintenance.

Legal

25. Major repairs to fix infrastructure damaged because of a rainfall event may trigger the emergency provisions of the Resource Management Act. There was discussion as to whether the powers available to the Recovery Manager under Part 5A, Civil Defence Emergency Management Act 2002 are also available. Council's Legal Team have provided clear instructions as to how and who can authorise each piece of legislation. Training will be provided to the Hub so that legal requirements are managed/met.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

26. The details of these reports relate to the Gisborne District Council's adopted 3YP.

RISKS - NGĀ TŪRARU

27. Key operational risks include deferred maintenance, weather-related programme delays, consenting and environmental constraints, and contractor capacity. These risks are being managed through maintenance prioritisation, programme monitoring and contract oversight.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
November 2026	Te Ārai aerial spraying resource consent	Continue manual spraying while the application remains under assessment. Progress aerial/drone spraying if consent is granted.
December 2026	Award of Regional Rivers O&M Contract	Regional Rivers O&M contract tender evaluation completed. Contract award planned for December 2026.
November 2026	Start of open drain regrading programme	Start planned 2026/27 drain regrades, including works in īnanga spawning areas, subject to programme, weather and applicable environmental requirements.
March–April 2027	Taruheru River channel restoration widening	Planned channel restoration works upstream of Campion School subjected to consents and other procurement activities.
1 July 2027	Commencement of replacement Regional Rivers O&M contract	Transition to the new contract following the planned mobilisation period.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Land Rivers Coastal October 2026 [**26-267.1** - 4 pages]

Te Whenua, ngā Awa, me te Takutai

Land, Rivers and Coastal

Environment and Communities Report

What we do

Regional Rivers (formerly Land, Rivers and Coastal - LRC) works to reduce the impacts of flooding and erosion across Tairāwhiti, helping protect communities, infrastructure and the environment.

Regional Rivers provides advice on flood and erosion risk mitigation; maintains Council's open drainage networks across the Poverty Bay Flats and flood protection schemes across Tairāwhiti; monitors river, stream and coastal changes; undertakes essential river and stream maintenance; and maintains foredunes and coastal protection structures in accordance with the Wainui Beach Erosion Management Strategy.

About this report

This report summarises key Regional Rivers performance and activities since the previous reporting period, and contains the following sections:

- Updates since the last report.
- Focus for the next three months.
- Risks.

Updates Since the Last Report

1. Further information for the Te Ārai Willow Management drone-spraying resource consent application was submitted to the processing team on 23 October 2026. As the consent decision remains outstanding, manual spraying commenced in late September 2026 to ensure willow management continues for the community.
2. The tender period for the Regional Rivers Operations and Maintenance Contract closed in early October 2026, and tender evaluations are underway. Contract award is planned for early December 2026, allowing a six-month mobilisation period ahead of the new contract commencing on 1 July 2027. The contract will have an initial term of seven years, with an option to renew for a further three years.
3. A community hui was held at Manutuke Fire Station on 18 October 2026 to discuss flood resilience of the Te Ārai River, willow management, associated resource consenting requirements, and pump station operations. The hui provided an opportunity for stakeholders to discuss these longstanding issues, with several decisions made to progress solutions.

Regional Rivers Plan on Drain Regrades – 2026-27

4. The 10-year Drain Regrade Plan commenced in the 2026/27 financial year and extends to 2035. The programme is reviewed annually, taking account of requests for service, routine inspections and drainage system performance.
5. Table 1 below outlines the 2026/27 regrade plan and completed works since 1 October 2026.
6. Regional Rivers aims to regrade at least 10% of the total length of Council-maintained drains annually, compared with the historical delivery rate of approximately 7–8%. This increase is intended to improve the ongoing maintenance of the drainage network.

7. Approximately 59 of the 267 Council-maintained drains are programmed for regrading in 2026/27, at an estimated cost of $500,000. Regrading commenced in early October 2026, and nine drains within the Waipāoa River Flood Control Scheme (WRFCS) have been regraded and maintained at the time of reporting (Table 1).

8. Progress will continue to be monitored against the annual programme, with delivery subject to operational capacity, weather and applicable environmental requirements.

Table 1: 2026/27 Regrade Plan and Progress

DRAINAGE Districts	No of Drains	Drain A (m)	Drain B (m)	Drain C (m)	Status
City/Wainui	4	249	781.41	766	Scheduled
Eastern Hills	0				N/A
Eastern Taruheru	9	2,422	2,508	600	Scheduled
Manutuke	8		5,403	911	Scheduled
Muriwai	5		1,268	209	Scheduled
Ngatapa	3		1,985		Scheduled
Ormond	2	1,097			Scheduled
Patutahi	5		3,171		Scheduled
Waikanae	2	426	1,530		Scheduled
Waipaoa	2			1,394	Scheduled
Western Hills	0				N/A
Willows	2	249	660		Scheduled
Western Taruheru	6	590	2,747	1,000	Scheduled
Cook General	1		339.13		Scheduled
Waiapu General	1			1,332	Scheduled
Waikohu General	0				Not Scheduled
7 Taruheru	1	*	*	*	**Taruheru River restoration works planned for March - April 2027.*
WRFCS	9			778.77	**COMPLETED**
Total ~32 Km	59	**~5km**	**~20km**	**~7km**	

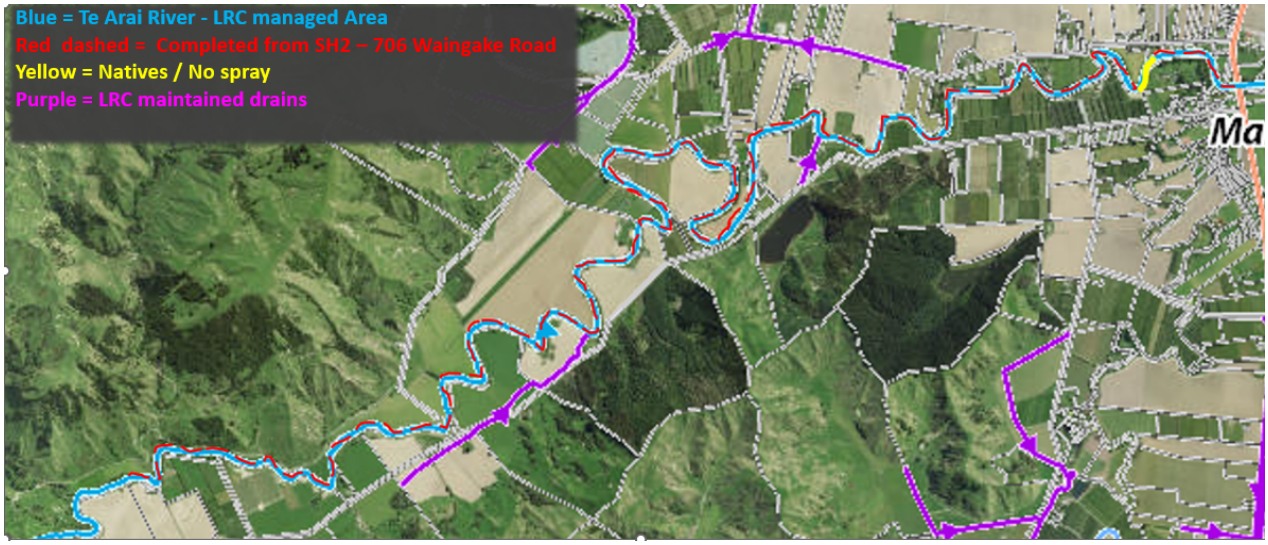
Te Ārai Willow Management

9. The resource consent application for aerial drone spraying to support the Te Ārai willow management programme remains under assessment. Further information was submitted m on 23 October 2025.

10. To maintain the programme while the consent application is being assessed, manual spraying commenced in late September 2026 along the Te Ārai River between State Highway 2 and Reyes Bridge. The first spray rotation was completed during the spring reporting period, with the second rotation planned for March–April 2027.

11. The preferred funding proposal for the first three years of the 2027–2037 Long Term Plan (LTP)is $190,000 per annum. This is intended to support the willow management programme but remains subject to Council-wide prioritisation, rates affordability and final LTP decisions.
12. The principal risks are continued consenting delays, environmental and weather constraints. Manual spraying remains the interim approach while the aerial spraying application is under assessment.
13. Figure 1 indicates areas where manual spraying activities have been completed during spring to date.

Figure 1: Map of Te Ārai Manual Spraying activities completed in spring (22 Sept – 17 Oct)



Team Focus for Next Three Months

14. **Te Ārai willow management:** Obtain resource consent for aerial drone spraying to support the ongoing willow management programme.
15. **Rural pumpstation discharge consents:** Lodge resource consent applications to grant discharge consents for the following four rural pumpstations for a further 15 years.
    - Whatatuna
    - Manutuke East
    - Karaua
    - Church Lane
16. At the Manutuke community hui held on 18 October, stakeholders and partners endorsed the proposed applications for Whatatuna, Manutuke East and Karaua, which are located within the Manutuke Drainage District.
17. **River maintenance:** Complete planned river maintenance activities in accordance with the programme.
18. **Drain regrades:** Complete planned drain regrading works in īnanga spawning areas during October and November 2026, taking account of relevant environmental requirements.

19. **Taruheru River channel restoration:** Progress planning and procurement for maintenance works to restore the channel width of the Taruheru River in the rural area immediately upstream of Campion School. Works are scheduled for March–April 2027.

Risks & Issues

20. Consenting restrictions related to weed spraying maintenance, including wet weather, wind, financial constraints/budget, no spray zones, inanga spawning and environmental requirements.
21. Repeated extreme wet weather events impacting maintenance and delivery.
22. Work is underway to understand appropriate future budget requirements. This will feed into the next LTP process, to ensure appropriate budgets are set in the next LTP from 01 July 2027 onwards.
23. Uncertainties around additional budgets required through the LTP, as current budgets are insufficient to meet levels of service (LoS) expectations and standards.

Table 2: Risk, Consequence & Response

	Risk	Consequence	Current response
1	Insufficient operational funding	Reduced ability to deliver planned maintenance and maintain required LoS	Develop and assess funding proposals through the LTP and Activity and Asset Management Plans. Prioritise work within available budgets.
2	Resource consent delays/restrictions	Delayed or constrained weed control and maintenance activities	Continue manual spraying where appropriate and progress the consent process.
3	Extreme wet weather	Disruption to planned maintenance, asset damage and increased maintenance and recovery demand.	Prioritise operational response and recovery, and reassess planned work as required.
4	Higher O&M contract prices	Increased operating costs and potential pressure on the available maintenance budget.	Apply the procurement evaluation process and assess affordability against available budgets and service requirements.
5	Inadequate asset information	Reduced ability to prioritise maintenance, renewals and investment consistently on a risk basis.	Improve inspection records, condition information and asset data to support risk-based maintenance prioritisation.