

Before the FNDC Independent Proposed District Panel Hearings Panel

Submission No. F177

In the Matter of the Far North District Council Proposed District Plan Hearing 15D

Rezoning Kerikeri – Waipapa under the Resource Management Act 1991

Statement of Evidence of Frederick Walter Terry is a request to support a further submission of the Spatial Plan15D by way of Rezoning

Relevant Professional Experience

Fred Terry - Work history and sample of recently commissioned projects

My wife Dulcie and I, formally of Taranaki have been Far North residents for the last 35 years and are dedicated to Northland. My work history as resident in the Far North, covers both international and local experience. Starting in 1982 as Community Council Engineer for Rawene, Kohukohu, and Opononi/ Omapere, as Contracts Manager for the installation of the district's Sewerage schemes, plus all other Council's building maintenance and subdivision projects. Then moved with Fraser Thomas Partners, to complete the installation of the Mangonui, Coopers Beach, and Taipa sewerage schemes.

International experience on a varied range of infrastructure of road and bridging projects in Cambodia and Bougainville. 2006 to the present time, I have worked as an independent Infrastructure Consultant to civil engineering projects, including water, waste water and bridge construction projects, many involving flood mitigation of the project sites. For the last 3 years have been an active member of NRC's Kerikeri River Liaison Committee.

Detailed Experience

1982-1984 Hokianga County Council: - Community Council engineer for Rawene. Kohukohu Opononi/Omapere,

Contract Manager and Site Engineer for the installation of all Waste water contracts, Council sub-division Projects, Water supplies, and maintenance of all Public buildings and Pensioner units

1984-1987 Fraser Thomas Partners – Site engineer East Coast Bay's water and sewerage projects

1987-1988	FTP.– Bridge and Roading development project – site engineer Bougainville - 17km of approach roading and construction supervision of Pitpit River Bridge (140m two span)
1988	Team Leader Cyclone Bola Flood hazard assessment – Gisborne District Council/Catchment Board (3 Months)
1988-1990	Willing and Partners Australia – Oil Palm infrastructure development project West New Britain involving substantial service road and drainage construction
1990-1991	Willing and Partners Australia – Remote Area hospital infrastructure development in the Sepik region of PNG. Involving establishment of fabrication workshops in Wewak and Vaniomo – delivery and construction of components to remote areas.
1990-1991	Short project (3 months) Montgomery Watson as a specialist Construction Engineer Bidding on World Bank funded project - Infrastructure development in Northern Laos
1991-1992	Fraser Thomas partners – Site Engineer – Paihia Water supply Pipeline upgrade for Local Govt. and private client infrastructure projects, including contract management and supervision of major earthworks, road construction and building projects.
1992-96	UN Development Programme – Head of Engineering – Kingdom of Cambodia tasked to provide emergency rehabilitation of roads and bridges to facilitate the UN sponsored election process. Infrastructure development to assist refugee re-settlement program from the Thai border camps. Provided training for 410 staff of the Cambodian Govt.
1996-99	Self- employed construction/engineering consultant + horticulture business Kerikeri
1999-2003	Graduated in Geneva as a UN Chief Technical Advisor (CTA) and posted to Bougainville to facilitate rehabilitation of all United Nations and foreign aid projects.
2003-2004	Short projects as an international consultant for United Nations as advisor on weapons disposal South Pacific Forum Fiji, advisor/project manager on numerous small UN engineering and building projects.
2004 to date	Private infrastructure consultant to companies and contractors.

Recent Projects completed

2016 - Design and implementation of Kerikeri Marina and Cruising Club water supply and treatment plant.

2017 Project Quality Assurance and management of project for 35 Deg. South Restaurant and Aquarium sub-structure renovation.

2017/18 Project supervision for Otamarua Road (Paroa Bay) widening and seal extension involving the construction of road buttress support and extensive provision for storm water works.

2018 Commissioned by Far North District Council to facilitate the continuity of a water supply to the Russel Town business and council entities. This supply was threatened with closure by the principals of Top Ten Holiday Park. The project involved extensive negotiations with Top Ten Holiday Park to supply a raw water only from an existing bore, - complete with a new delivery main outside the Camp Boundary. Also involved was the design and installation of a sophisticated computerised flow metering equipment, to be compliant with the wishes of the Top Ten Holiday Park.

Attachments

1. Project description and Reference – 35 Deg. South Restaurant
2. Project Description and Reference – Russell Water supply
3. Project Description - Otamarua Road and seal extension

Paihia maritime Properties
P O Box 498
Paihia
PH 0272924531

To Whom it May Concern

7th April 2019

Reference for Fred Terry – Infrastructure Consultant

Fred was commissioned by our Company in November 2016 to provide Quality Assurance/Project Management for the remedial work required to the sub-structure of our leased Restaurant, Aquarium and Bar building - 69 Marsden Road Paihia. The leased building/business known then as 35 Degrees South.

The nature of the work was complex and demanding as the work was to done in an inter-tidal zone underneath the building. Because of the restrictions of the tide, weather conditions and legal interventions the entire project was extended over a 12 month period.

The main schedule of work involved, was an assessment of the extent of salt water intrusion damage to the concrete support beams and piling connection's. The context of the commission, was to work alongside the selected contractor, identify the remedial work to be completed as the damage to the concrete structures and reinforcing, as they were exposed. It followed that some of the damage was identified as caused by unauthorized, poor quality work performed or sanctioned by the leasee over the many years lease occupation. Fred's attention to detail was second to none in his application of quality assurance/quality control in the remedial work that followed.

Fred demonstrated his depth of construction experience and was able to identify a series of remedial solutions involving the application of specialist concrete products and industrial paint systems to fix the problems encountered.

At all times Fred produced high quality reports involving the contractor's progress, material quantities/qualities used and the progressive financial status of the project as it proceeded. This remedial work was valued in excess of \$120 K and I would highly recommend Fred for his professional approach. I am delighted to be able to supply this reference. If you require further details, please do not hesitate to contact me .

Yours faithfully
Scott Sutherland





BAY OF ISLANDS SWORDFISH CLUB INCORPORATED

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6 April, 2019

To Whom it May Concern

RE: Fred Terry Reference

In June 2018, The Bay of Islands Swordfish Club (BOISC) received a letter from the Top 10 holiday park, who supplied water to Russell town reticulation, stating they would discontinue the supply. BOISC and other affected businesses (police station and house, Commodores Lodge, 7 Cass Street businesses, Town Hall, public toilets, Russell Museum) started contacting Far North District Council (FNDC) and Northland Regional Council (NRC) to see what we could do. Both councils were restricted in how they could help and after much negotiation, FNDC employed Fred Terry to liaise with the businesses to see if we could find a resolution. Fred brought a wealth of prior knowledge and had many different ideas to try and help the local town folk. Fred liaised with the Holiday Park CEO on behalf of the affected businesses and many ideas were tested to which we found little resolution. He gained aerial photos, historic usage, previous meterage and supply lines etc. Fred finally helped broker a deal whereby the reticulation would still be provided raw water in agreement with FNDC and the holiday park. Once again, Fred had a few ideas for us to decide upon including a water treatment plant, self-treatment facilities, metering and pumping stations etc. The affected businesses established a company named the Russell Community Water Supply of which I am a director. We appointed a contractor to lay new connections to a reservoir, add metering and flow valves, an automatic shut-off valve and to trench in the new piping. Fred, once again, was integral in this whole procedure and actually project managed the works. Fred kept us all up-to-date with proceedings and in December, 2018, we finally signed off on our new reticulation.

Without Fred's help, I truly believe we would not have achieved what we have in place today. From initial meetings, sourcing materials, project management etc. Fred went above and beyond, often doing things on his own showing great effort and proactive help. I cannot recommend Fred highly enough and am happy to supply this reference for him. If you feel the need, please do not hesitate to contact me.

Kind regards
James Bagnall

A handwritten signature in blue ink, appearing to be "James Bagnall", written over a horizontal line.

Club Manager
Bay of Islands Swordfish Club

Dated 28th June 2025

**Subject:- Kerikeri – NRC Waipapa River Working Group Integration with
the FNDC Kerikeri – Waipapa Spatial Plan**

(modified agenda item submitted to Kerikeri River Working Group meeting 23-03-2025)

The main common interest of these two groups can be summed up in one word – **Water**

Water is an essential element to service the aspirations of the proposed Kerikeri-Waipapa Spatial Plan and falls into the following distinct categories

(1) Not enough – (2) Too much – (3) Down stream use - (4) End disposal

(1) Not enough is in relation to the future water supply of both Kerikeri and Waipapa communities. The proposed plan identifies various growth options of 20-40% with a population to exceed 25,000 within 30 years. Currently approx. 70% the reticulated water supply is sourced from an untenable Waingaro Irrigation dam, the balance of the supply is from a limited Resource Consent from the Puketotara Stream. Both sources are insufficient at the present time, and availability could be further threatened with the increased draw down by irrigation water by the horticulture sector. The only other potential future water source for Kerikeri and Waipapa could be from utilizing the local Kerikeri River area catchment options. The other possible future source would be from the under construction Otawere Water Storage Reservoir at Waimate North. This supply would involve a very extensive and costly delivery option to Kerikeri and Waipapa

(2) Too much is in relation to the well documented flooding potential that would devastate Waipapa and most communities downstream when the Kerikeri Waipapa and the Puketotara reaches a peak flood flow condition. The accelerated growth that has occurred over recent years has placed these communities and business's at extreme risk.

Should a flood of the recent Gabriel intensity, be experienced in the local Kerikeri River area catchments, it would be catastrophic. The loss and damage of State Highway 10 travel access would be one of the immediate repercussions, The potential loss of life, property, infrastructure, and the environment, extending right through to the lower river settlements, would be extensive.

(3) Downstream use If the Kerikeri **K3A** river flood mitigation dam was installed as previously proposed by the NRC Waipapa – Kerikeri working group, it would offer extraordinary support to the vision of the proposed Kerikeri – Waipapa Spatial Plan. Downstream use would enable a reservoir dam water to be used for a multiple water supply services for Kerikeri-Waipapa planned growth, while at the same time providing river flood protection management. There may be an opportunity to provide recreational use of the proposed reservoir dam.

(4) End Disposal The end disposal of water is after the accumulated use of the water provided, and in terms of the proposed growth in the Kerikeri – Waipapa Spatial Plan, it would be the essential service element of Plan that would allow the for the intensifying of housing development. It would allow for not only a water supply but a functioning waste water disposal system and a fire protection service. The eventual drainage would be to the receiving environment.

Conclusion:-

A strategic directional effort should be made for the NRC, FNDC and the Kerikeri – River Working Group to work closely in support of each entity. The establishment of a Kerikeri-Waipapa Spatial Plan Zone, would allow for a co-ordinated approach to provide the technical input in establishing the proposed Zone This would include regulatory provisions to limit further growth in the area until flood mitigation is achieved. The Zone rules could include enhanced interim drainage maintenance works, to secure the area until the flood mitigation dam was built. I believe this type of preventative flood mitigation initiative would be attractive to external Government funding resources to make the Planned Zone operational.

Attachments Riley Consultants

Fred Terry

Infrastructure Consultant

28th June 2025