

**BEFORE AN INDEPENDENT HEARINGS PANEL
OF THE FAR NORTH DISTRICT COUNCIL**

I MUA NGĀ KAIKŌMIHANA MOTUHAKE O TE HIKU O TE IKA

Under the	Resource Management Act 1991 (RMA)
In the matter	of a request for rezoning of land within Kawakawa under the proposed Far North District Council Proposed District Plan

**STATEMENT OF EVIDENCE OF NADINE ALICE HOPKINS ABOUT THE
INFRASTRUCTURE ACCELERATION FUND AGREEMENTS AND INFRASTRUCTURE
WORKS FOR KAWAKAWA**

26 September 2025

1. INTRODUCTION

1.1 My full name is Nadine Alice Hopkins.

1.2 I am an employee of the Far North District Council (**FNDC**) in the role of Manager – Executive Projects. I have worked for FNDC since November 2023, starting as a Senior Policy Advisor. I took on the position of Executive Projects Advisor in June 2024 and moved to the manager position in April 2025.

1.3 I hold a Bachelor of Arts and Bachelor of Laws degrees from the University of Auckland, as well as a Postgraduate Diploma in Planning from Massey University. Prior to my roles at FNDC, I have worked for Auckland Council as a policy analyst for about two years, and practised law for over twelve years in private practice undertaking a range of litigation, advisory and transactional matters.

1.4 In my current role at FNDC, I am responsible for managing and delivering a diverse work programme. This involves leading key, complex projects that span multiple areas of the organisation and undertaking business improvement actions. My responsibilities include providing expert advice as a subject matter specialist, overseeing or inputting into aspects of the project management, and implementing actions to ensure continued progress. The degree of my involvement depends on the project itself.

1.5 I have been asked to provide evidence in relation to the Infrastructure Acceleration Fund (**IAF**) Agreements for Kawakawa to provide context and additional information about the funding requirements. This funding is referred to in the evidence of Ngā Kaingamaha o Ngāti Hine Charitable Trust in support of Hearing Stream 15C to rezone land in Kawakawa (refer to the corporate evidence filed by Peter Hemi White, and in particular paragraphs 6.2, 7.1 – 7.7). I have been actively involved in the IAF Kawakawa project as a member of the working group since approximately April 2024. Through this involvement, I have an understanding of the terms and conditions of the associated agreements and have received project updates about the Enabling Infrastructure Projects required under the agreements.

The information in this statement about the status of the Enabling Infrastructure Projects is based on those updates.

- 1.6** I have read and am familiar with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence before the Independent Hearings Panel. I confirm that my evidence is within my area of expertise except where I state that I am relying on the evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

2. SCOPE OF EVIDENCE

- 2.1** My evidence will cover the following:
- (a) the IAF Agreements and their purpose.
 - (b) the infrastructure works referred to in the agreements, the status of these, and how they relate to the land that the Trust is seeking to rezone in Kawakawa.

3. ABOUT THE IAF AGREEMENTS

- 3.1** The purpose of IAF funding is to fund critical infrastructure needed to facilitate housing developments in areas which have a housing need. Kawakawa was identified in the IAF application process as an area in need and was successful in gaining funding.
- 3.2** In November 2022, FNDC entered into:
- (a) An IAF Enabling Infrastructure Funding Agreement (**Funding Agreement**) for the delivery of infrastructure in Kawakawa with a value of about \$37M. The Funding Agreement includes \$25.6M plus GST of funding from the Crown. This is to meet costs associated with widening Greenacres Drive, and upgrades to wastewater and water supply in Kawakawa. These

are referred to as the Enabling Infrastructure Projects. This agreement is between the Kāinga Ora (for the Crown) and FNDC, and

- (b) A Housing Outcomes Agreement which includes requirements about Te Mataora development. This agreement is between Kāinga Ora (for the Crown), FNDC, and Ngā Kāingamaha o Ngāti Hine Charitable Trust (**Ngāti Hine**).

3.3 The Funding Agreement specifically refers to housing outcomes which are to be enabled through the infrastructure works. The Kawakawa IAF Housing Outcomes are that 310 extra dwellings are to be provided in Kawakawa as follows:

- (a) 180 dwellings as Te Mataora development, with delivery of these to occur between 2028 – 2030. Ngāti Hine is to undertake this development, which is intended to be built on the land on Greenacres Drive in Kawakawa (**Greenacres Drive Land**). This is the land that Ngāti Hine are seeking to rezone. This development is the subject of a Housing Outcome Agreement.
- (b) A further 130 dwellings. While the obligation is not on FNDC to build these, there is a requirement for FNDC to encourage/enable development of these. Timeframes are for these to be delivered are 2026 onwards.

3.4 The fund was initially administered by Kāinga Ora but was transferred to National Infrastructure Funding and Financing Limited (NIFF) from 1 July 2025.

4. THE INFRASTRUCTURE WORKS

4.1 The IAF Agreement includes five projects, collectively referred to as the Enabling Infrastructure Projects. The budgets allocated for these in the IAF Agreement are:

- (a) Transport: budget of \$5.8M
- (b) Wastewater reticulation: budget of \$11.6M
- (c) Wastewater treatment plant: budget of \$7.9M
- (d) Water supply reticulation: budget of \$1.8M
- (e) Water supply treatment: budget of \$9.9M

4.2 Each project has 4 stages:

- (a) Stage 1 – Early (feasibility and concept)
- (b) Stage 2 – Pre-implementation (design, consent and procurement)
- (c) Stage 3 – Implementation (construction)
- (d) Stage 4 – Practical Completion

4.3 All projects have achieved the Stage 1 milestones (feasibility and concept). A summary of where each project is at is detailed in the table below:

Enabling Infrastructure Project	Current Stage and Milestone Date	Notes
Transport (widening Greenacres Dr)	Stage 2 February 2026	Concept design completed with road widening and shared user path works proposed. Detailed design to commence. This is to enable development of the Greenacres Drive Land.
Wastewater reticulation	Stage 2 October 2026	Network modelling has identified the necessary upgrades needed to enable the Greenacres Drive Land and Te Mataora. Upgrades are being designed to achieve this. This is to enable housing development in the areas where it is to occur, including the Greenacres Drive Land.
Wastewater treatment plant	Stage 2 November 2025	Plant requires upgrade to increase capacity to enable housing development. Upgrades are being designed to achieve this. This is to enable development on both the Greenacres Drive Land, and the wider Kawakawa township.
Water supply reticulation	Stage 2 Completed	Upgrades to enable the Greenacres Drive Land have been designed, with procurement completed and contract awarded. Stage 3 on hold until housing development location certain. This is to enable housing development in the areas where it is to occur, including the Greenacres Drive Land.
Water supply treatment plant	Stage 2 October 2025	Plant requires upgrade to increase capacity to enable housing development. Upgrades are being designed to achieve this. This is to enable development on both the Greenacres Drive Land, and the wider Kawakawa township.

4.4 The reticulation and roading projects are to be designed to enable specific developments, therefore if Te Mataora is to proceed on the Greenacres Drive Land, the wastewater reticulation/water reticulation and roading projects must enable

the development there. The upgrade works to the wastewater treatment plant and water supply plant will increase the capacity of both facilities which is to benefit both the Te Mataora development and the wider Kawakawa township, as those works are required to enable 310 homes to be built. This enhanced capacity would also support development on residentially zoned land in the township that previously lacked sufficient infrastructure to proceed.

- 4.5** All projects are expected to be delivered within their allocated budgets and on time, and the design work is being carried out to ensure this can be achieved.
- 4.6** There are milestone completion dates for all stages of every project. The Funding Agreement requires that the Enabling Infrastructure Project milestone completion dates align with housing completion dates to ensure the developer(s) can deliver the total number of houses to be completed as required (and in the years required) arising from Housing Outcome Agreements. This means that it requires Practical Completion for all projects to be achieved prior to the expected housing connection dates associated with Te Mataora Development. This will ensure that the infrastructure required to enable Te Mataora development is complete and operational by the time associated houses are ready to connect.
- 4.7** In addition, the Funding Agreement requires FNDC to provide monthly status reports to the Crown fundholder (currently NIFF) on these and payment of the funding amounts from the Crown is broken into the stages, with certain milestones to be completed before funds are paid to FNDC.
- 4.8** The release of IAF Funding for Kawakawa is also tied to conditions relating solely to the Greenacres Drive Land, with the following two special conditions still to be satisfied on or before 30 November 2026:
- (a) Rezoning of the land to enable the Te Mataora housing/development;
and
 - (b) Ngāti Hine acquiring unconditional rights to the Greenacres Drive Land to enable them to undertake the Te Mataora development on that land. Currently the land is owned by Te Whatu Ora/Health NZ and is going through the Crown Disposal Process.

4.9 In the meantime, FNDC is expected to continue to progress the Enabling Infrastructure Projects and required to meet milestone dates to retain the funding.

Nadine Alice Hopkins

26 September 2025