



# He pūrongo hei mua i ngā pōti 2025

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## 2025 Pre-election report

**Thames-Coromandel  
District Council  
Local Elections**



*Manaia Harbour from Kereta Hill,  
with Moehau maunga in the distance*



## *Find out more*

Learn more about enrolment and the election at



**tcdc.govt.nz/  
elections**



**vote.nz**

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# He kupu nā te Tumu Whakarae

## Message from the Chief Executive

### Tenā koutou and greetings

Welcome to our Pre-Election Report for the 2025 local government elections. This report gives both prospective candidates for election as well as voters a clear picture of our district, where our Council is now, where we're headed and the key challenges and opportunities shaping our future.

At its heart, local government is about looking after our communities – providing the leadership, infrastructure, facilities and services that help our communities thrive and adapt to changing circumstances.

We've certainly seen our share of changes and shocks over the three years since the 2022 elections: Cyclones, road closures, community isolation, inflation, the local effects of international economic and political instability, rapid changes in central government legislation and directives affecting local government priorities.

The coming term will bring further challenges but also opportunities for the incoming elected team.

One of the most significant changes to local government across New Zealand is the government's Local Water Done Well reforms. Our Council has opted to join with Western Bay of Plenty District Council and Tauranga City Council (subject to their decision making) to form a joint Water Services Organisation with a prospective start date of taking over water services by 1 July 2027.

Making this transition will be a big focus for our new elected representatives.

No matter which way Council had moved – joining other councils or maintaining water services in house – these water reforms are likely to trigger profound changes to the makeup of local governments across New Zealand. But the water sector is not the only source of change for local government: new legislation to replace the Resource

Management Act 1991, reforms to the building consent system and Local Government Act reform are all part of the broader reform environment. Further aggregation of functions has been signalled which prompts the question as to whether Council amalgamations will follow. One of our key challenges moving forward will be understanding how our model of devolved local governance via community boards fits with an aggregation and potentially an amalgamation agenda.

This is our district's first election of a councillor for our new Te Tara o Te Ika Māori Ward. And alongside voters on the Māori electoral roll being able to vote for a representative for this district-wide ward, due to government legislation, a separate referendum is being held alongside the elections to ask all our district's voters if they wish to continue with Te Tara o Te Ika Māori Ward for the 2028 and 2031 elections, or not.

Climate change and its impact on the district will continue to be front of mind. We've laid good groundwork with our Shoreline Management Pathways project to identify how communities can adapt to rising sea levels. Since the severe weather of early 2023, we've made good progress helping our more isolation-prone communities be less cut off when roads and telecommunications fail. But it's clear that national direction and reliable long-term funding is needed to help our communities adapt to climate change.

Through our Long Term Plan for 2024-2034, we've got a strong programme of maintaining, upgrading and extending our infrastructure where it's needed. This will continue over the next three years and beyond.

We're committed to rolling out a spatial plan for the district. This is intended to reflect the priorities and the vision of our communities and set out where and when future development, infrastructure, services, protected areas need to take place to make those visions a reality. A solid spatial plan will position the district well for the Regional Spatial plan process, a signalled mandatory requirement of the Planning Act currently in development.

Our district is made up of diverse communities that are geographically spread out along our coast. We have a huge surge in our population on weekends and over the summer that requires high capacity across our infrastructure to meet the peak demand. Our population is ageing, and incomes are lower than the national average. We've managed our finances well but money doesn't go as far as it used to, both for households and for the Council as an organisation, and we're all aware of the pressure on property rates this is creating. In funding assets and services, we've tried to strike a balance between funding activities district-wide in order to create the same level of service for all, and local funding where there's demand for an asset that local ratepayers feel they can afford.

**Aileen Lawrie,**  
Chief Executive,  
Thames-Coromandel District Council

# Mō te kaunihera

## About Council



For the upcoming 2025 local body elections, Thames-Coromandel District will elect a **mayor** (elected district-wide) and **10 Councillors** elected from five wards, who together will form the Council.

In 2023, the Council introduced a new Māori Ward and Councillor for the 2025 elections, called Te Tara O Te Ika Māori Ward. During the 2025 elections, registered voters in the district can take part in a poll to decide whether or not to retain the Māori ward for the Thames-Coromandel District Council. The outcome of this binding poll will apply to the 2028 and 2031 triennial elections.

The following positions will be required:








**MAYOR**

(elected district-wide)



### **COUNCILLORS** (10)

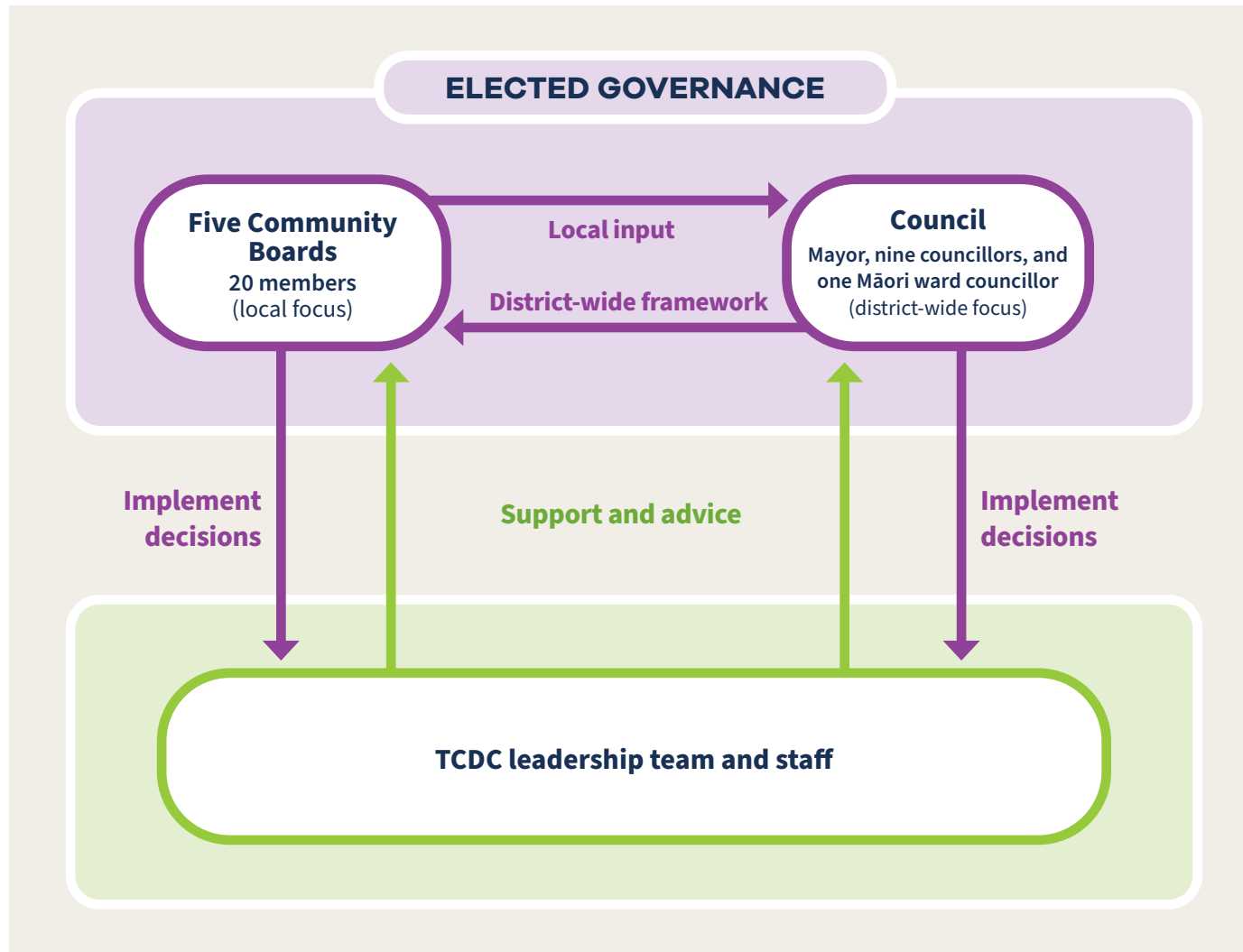
Coromandel-Colville General Ward   
Mercury Bay General Ward   
Thames General Ward   
South East General Ward   
Te Tara o Te Ika Māori Ward 



### **COMMUNITY BOARD MEMBERS** (20)

Coromandel-Colville Community   
Mercury Bay Community   
Tairua-Pāuanui Community   
Whangamatā Community   
Thames Community 

## How Council works



## Elected councillors

Elected councillors establish the policies and strategies that determine Council's overall direction, and these are carried out by the Chief Executive and Council staff.

The **Local Government Act 2002** describes the purpose of local government in Aotearoa New Zealand as:

- ✓ to enable democratic decision-making and action by, and on behalf of communities
- ✓ to promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future.

## Community Board members

Community Boards focus largely on key issues within their own local communities. Board members are elected to look after local interests and provide a 'bridge' or link between the Council and its communities.

# Mō te pūrongo hei mua i te pōti

## About the pre-election report



Before local body elections, all councils must prepare a **pre-election report** that includes the requirements set out in the **Local Government Act 2002**.

### Who's it for?

If you can vote in Thames-Coromandel District or you're considering standing as a candidate for the 2025 elections, this report is for you. It will help you understand more about the key priorities and issues that lie ahead for the district.

We encourage you to discuss these matters with other people who have an interest in our communities, as healthy debate is an important part of making informed voting decisions.

### What's in it?

The report provides an overview of Council's structure, information about voting options, including the new Māori Ward, our top priorities for the future and the major capital works projects that we're planning over the coming three years.

It outlines our financial position and offers transparency around our performance on key financial measures. Our financial statements cover the three years before election year (2025) and the three years after, as well as the 2025 election year.

### What's it based on?

Although not an audited report, the pre-election report does contain a collection of information most of which has already been audited.\*

Our report draws from the:

- [2021/22 Annual Report](#)
- [2022/23 Annual Report](#)
- [2023/24 Annual Report](#)
- [2023/24 Annual Plan](#)
- [2025/26 Annual Plan](#)
- [2024-2034 Long Term Plan](#)

*\* The forecast financial data has been audited as part of the 2024-2034 Long Term Plan and financial and project information has been audited through the 2023/24 Annual Report audit. The audited Annual Report for 2024/25 will be available after the October 2025 elections. The financial data reflects the policy and service delivery decisions of the current Council.*

### Find out more

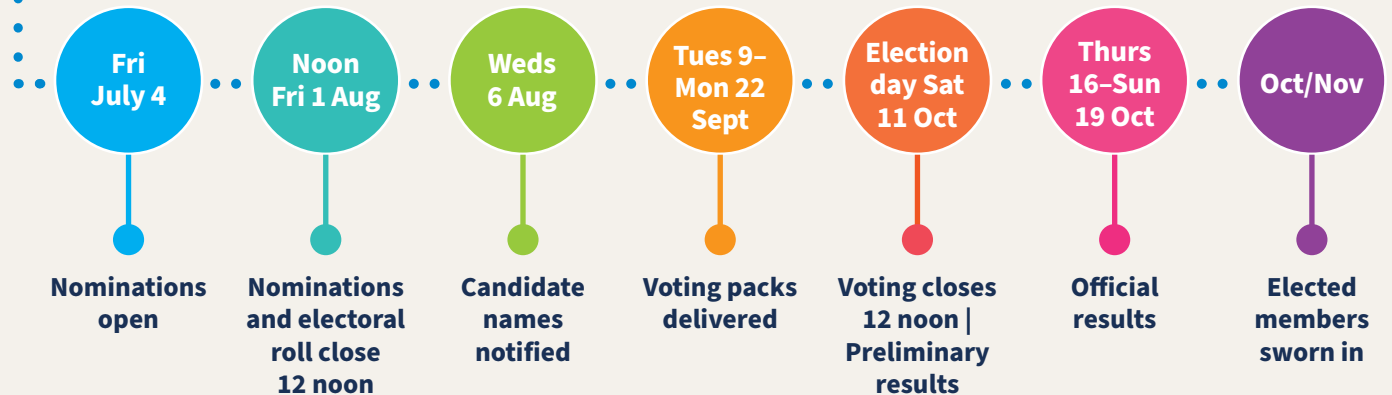
Read our financial and infrastructure strategies at [tcdc.govt.nz/LTP-2024-2034](https://tcdc.govt.nz/LTP-2024-2034). Check out our Annual Plans, Annual Reports and Long Term Plans at [tcdc.govt.nz/plans-and-reports](https://tcdc.govt.nz/plans-and-reports)



Mō te  
pōtitanga

About the  
Election

## 2025 election timeline





## Why vote?

If you are eligible to vote, we encourage you to exercise your right to have a say. Local government is our most fundamental level of democracy and it works best when all voices are heard.

Whether you're voting or standing as a candidate in our district, we want you to be well informed, and to have your say in helping to shape the future.

If you own a property here but live outside the district, you can still register to vote in this district as well. If you live in one Community Board area in our district, and own property in another, you can register to vote in both areas.

### Find out more

Learn more about enrolment and the election at [tcdc.govt.nz/elections](https://tcdc.govt.nz/elections) and [www.vote.nz](https://www.vote.nz)

## Voting options

In the 2025 local elections, voters will have the opportunity to vote for candidates either in the general wards or Thames-Coromandel's Te Tara o Te Ika Māori Ward. At the same time, registered voters will decide whether to continue having a Māori ward, as required by current government legislation.

First-time voters can choose to enroll in either the Māori or general electoral roll. If you choose to vote in Te Tara o Te Ika Māori Ward, you must be on the Māori electoral roll, which is open to New Zealand Māori and their descendants.

Voting documents will include information on candidates for the Mayor, Māori Ward, Council and Community Boards. Remember, if you vote under the Māori electoral roll, you won't be able to vote for candidates standing in general wards.

### First time voter?

- Check eligibility at [www.vote.nz](https://www.vote.nz) (must be 18 or older, NZ citizen or permanent resident)
- Choose general electoral roll or Māori electoral roll (open to NZ Māori and their descendants)
- Enrol to vote at [www.vote.nz](https://www.vote.nz) by 1 August 2025 to receive your voting papers in the mail. After 1 August, contact Election Services at 09 973 9212 or 0800 922 822 or email [info@electionservices.co.nz](mailto:info@electionservices.co.nz)

## Standing as a candidate?

Thames-Coromandel needs leaders to shape the future of our district. They could be anyone – your neighbour, your friend, your whānau, even you!

This election is your chance to make a positive change for our diverse communities, our district and the incredible people we share it with.

Standing as an elected member is about serving our district and making it an amazing place - not just for us but for our future generations.

We need leaders who are committed to representing our communities and who stand ready to uphold that with mana.

**Stand – E Tū, because the community is at the heart of what you do.**

**Stand – E Tū, for your place, your passion, your people.**

**Stand – E Tū, for our future.**

### To run for election, you must be:

- ☒ enrolled as a Parliamentary elector anywhere in New Zealand and be a New Zealand citizen
- ☒ nominated by two people on the electoral roll in the ward or community you wish to represent.

In the Thames-Coromandel District, the first-past-the-post electoral system means local body candidates need to get the majority of votes to win a place on Council or a Community Board.

# Voting at a glance

**Everyone** votes for:



**One Mayor**



**The Māori ward poll**  
(Referendum on the Māori ward)



**Community Board Members**  
Four elected from the board area you're registered in

If you're on the **general** electoral roll, you also vote for:



**Councillors**  
One to three Councillors elected depending on the general ward



**One Waikato Regional Council Member**  
Two elected from the Thames-Coromandel General Constituency

If you're on the **Māori** electoral roll, you also vote for:



**One Councillor**  
from the Te Tara o Te Ika Māori Ward



**One Waikato Regional Council Member**  
from the Ngā Tai ki Uta Māori Constituency

If you're on the non-resident ratepayer roll, you may be entitled to vote depending on where you pay rates - check [www.ratepayer.co.nz](http://www.ratepayer.co.nz) for examples.



# Te takiwā

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## The district

The Thames-Coromandel District is a component of the larger Hauraki Rohe, an area steeped in traditional migrations, history, culture and origin stories. There are numerous iwi, hapū, and marae that call this their ūkaipō (home). Collectively they are known as Hauraki, Hauraki Whānui, Hauraki Kōwhaorau and Pare Hauraki.

The district dominates the Coromandel Peninsula. One name associated with the peninsula is Te Tara-o-Te Ika-a-Māui - the barb of the fish of Māui. Another is Te Paeroa-o-Toi-te-Huatahi – the long

mountain range of Toi. There are various names and origin stories, but these two resonate with the majority of Hauraki iwi.

The western side is known as Te Tai Tamatāne and the eastern side is known as Te Tamawāhine. Equally important is Tīkapa Moana, the moana of Hauraki, which incorporates the Firth of Thames, Hauraki Gulf, and the eastern shores of the peninsula. We sit within Te Moana Nui a Toi (The Pacific Ocean) on the East Coast and Tīkapa Moana on the west.



## Ngā wāri | Our wards



**Te Tara o Te  
Ika Māori Ward**  
*district-wide  
focus*



Coromandel-Colville  
Ward

Mercury Bay  
Ward

Thames Ward

South East Ward



**1.5 hours**  
from Auckland,  
Hamilton and  
Tauranga

To Auckland  
To Hamilton

To Tauranga



# Ko wai tātou?

## Who are we?



The people who live in and call the district their ūkaipō (home) are a **vibrant, diverse community**.

### Our population

Our population is largely an older one. This brings a wealth of experience but it means that many are on fixed incomes and seeking different infrastructure and services to the young people and families our area also welcomes.



**19%** of our residents identify as **Māori**

**24,585** individuals identify with a **Hauraki iwi**, and **6%** of those live in Thames-Coromandel

**18%** of our residents were **born overseas**

**43%** of our residents are **aged over 60**

An estimated **52%** of ratepayers **own property here and live outside of the district**



**The median age is 55 years** (regionally and nationally the median age is 38 years).

Our population would be declining without a steady flow of people moving into the district.



We welcome **60,000+ visitors** at peak times of the year

### Where we live

Like many places in Aotearoa New Zealand, there is currently a shortage of affordable housing in our district, and a lack of suitable land that can be easily developed for new housing and infrastructure.



**27,000** private dwellings in the district

About **a third of these are empty** for large parts of the year, as many ratepayers don't live here year-round



There are **more than 50 settlements** across the Thames-Coromandel, and **734 km of Council-managed roading** that helps keep us connected as a district.

## Employment and education

Our workforce is mainly employed across:



construction



health care



retail trade



accommodation and food services



manufacturing



aquaculture



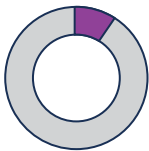
horticulture



Attracting and keeping working families in our district is key to supporting a thriving workforce and community for the future:



**31%**  
of residents are employed  
10,400 people, or 60% of the working age population



**11%**  
go to school - 33% of our students are Māori



### 22 schools

in our district help to educate our rangatahi/young people. Three schools provide total immersion Māori classes



Resident households have a **\$58,900** median income

This is lower than the national and regional household income ( \$97,000 and \$92,000 respectively), partly because of our older population and the type of jobs available

## Business and services



**Tourism, construction, health care, and aquaculture** are our key sectors



**4,900 businesses**

provide goods and services to the district and beyond, with almost 75% of these having no employees



**A major hospital**

in Thames, along with medical and community services provide essential healthcare services in the district



**A Westpac Rescue Helicopter**

based in Whitianga during peak periods provides an emergency service



He aha tā  
mātou e mahi ai

—  
What do we  
do?

When you're in this district you probably use Council services. Our purpose isn't to be a money-making business. We collect funds and manage our finances so we can deliver services to our communities at the right level and in the most cost-effective way. As well as managing key infrastructure assets, we also deliver services across economic and community development, resource consenting, building control, strategic planning and more. Here is a snapshot of some of the services our Council manages and delivers day-in, day-out, to keep our communities ticking.

### Transport



**743 km** council-managed (local) roads  
509 km sealed | 234 km unsealed



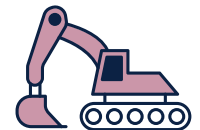
**175**  
bridges



**294 kms**  
of footpaths

### Coastal protection

**18** hard assets which protect  
the coast



### Water supply



**14** water treatment plants

**50** reservoirs

**597 km** water pipelines

**32** water pump stations

### Wastewater



**11** wastewater treatment plants

**131** wastewater pump stations

**437.8 km** wastewater pipelines

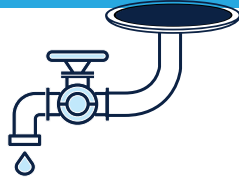
**6,418** wastewater manholes

## Stormwater

6 stormwater detention ponds

6 pump stations

323 km stormwater pipelines



## Solid waste

7 refuse and recycling transfer stations



## Harbour facilities



24 council-managed boat ramps

13 wharves

14 pontoons

## Parks and open spaces



39 playgrounds



9 skateparks and dog parks



403 ha grass mown every fortnight



63,000 bin clearances a year



9 community gardens

## Community spaces



99 public toilets



1 swimming pool  
3 community pools contributed to



2 airfields



14 cemeteries



3 council libraries



14 community centres and public halls





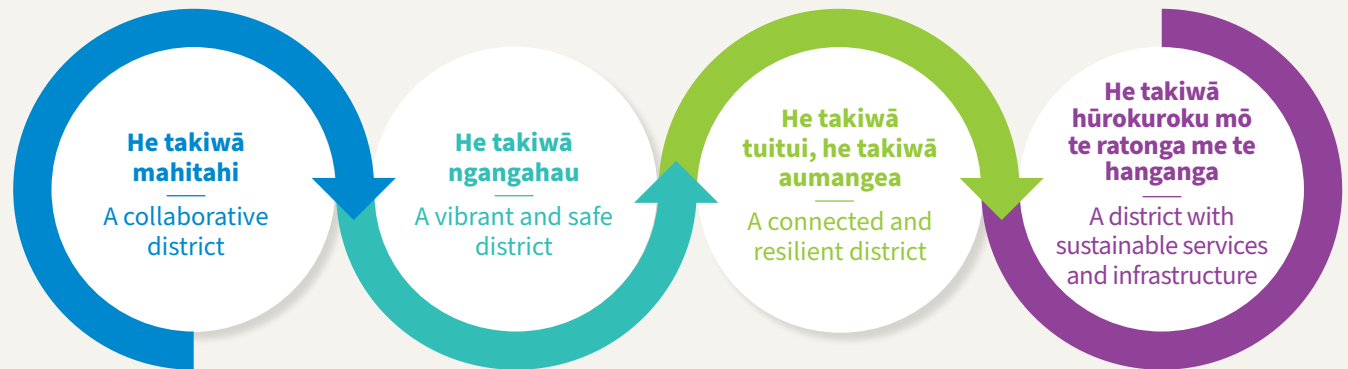
# Te matawhānui mō Thames- Coromandel — Our vision for Thames- Coromandel

The  
Coromandel

*live, work  
and play*

## Ngā kaupapa matua ā-kaunihera | Our priorities

Each term, Council identifies the priorities we want to achieve for our communities (they're called 'community priorities'). All the activities we're involved in and the services we provide help us achieve these outcomes. We've identified four broad priorities.



### What comes next?

Once our new Council is elected, their first key challenge will be reviewing whether they want to stay on this course or change direction. Our priorities determine everything we do as a Council, including the key issues and challenges that we need to address.



Ngā auheke  
me ngā aupiki

—  
Our key  
challenges and  
opportunities

We're in a time of wholesale change, and there are some pretty big challenges ahead that we need to navigate. It's vital that our Council charts a clear course for the long-term, despite an uncertain future and economy. Here are some of the key things that our elected members need to know about.

## Charting our Course – bold leadership and long-term strategic thinking

Local government is facing wide-ranging reform that is reshaping how we plan, deliver services, invest and meet community needs. While this may present implementation challenges, reform also presents real opportunities to improve the way local government operates. Responding to legislative and structural changes places new demands on councils. To meet these new demands, we require bold local leadership, long term strategic thinking, strong iwi relationships, collaborative partnerships and investment decision-making that reflects the realities of our communities. This triennium, incoming elected officials will enter a local government environment that is facing unprecedented reform. The five main reform areas are outlined on the facing page.

**Local Water Done Well.** Water services reform is a central government mandated initiative to address concerns about New Zealand's water infrastructure and water quality. Thames-Coromandel District Council consulted with our communities on options and the final vote on future water service delivery resulted in progressing a joint Water Services Organisation with Tauranga City Council and Western Bay of Plenty District Council. Under the Local Water Done Well legislation, our Council will submit a Water Services Delivery Plan to the Department of Internal Affairs by 3 September 2025.

**Local Government Act Reform.** Local government reforms aim to refocus councils on delivering essential services and core infrastructure. Central government has indicated that this will be achieved by rewriting the purpose of local government and removing reference to the four well-beings (social, cultural, economic and environmental) from the Local Government Act 2002.

**Resource Management Act (RMA) Reform.** The government will replace the RMA 1991 with two new statutes: the Natural Environment Act and the Planning Act. The new system will require councils to adopt a different way of operating, shifting from a precautionary approach to a more permissive one that aims to unlock development, streamline processes, and help meet the government's housing, infrastructure, and environmental objectives. We are responding by planning for the future, our spatial strategy work will guide how and where the district grows, and we will be well placed to adapt our work programme to respond to different priorities and changing legislation.

**Building System Reform.** The government is working to identify the best way to deliver building consenting services in New Zealand, including the scope of building work exempt from a building consent, and the role of private insurance in the consent system. As part of this,

the government is also looking at liability settings across the whole building system. The aim is to improve consistency, certainty and efficiency to make it clearer and easier to build.

**Māori Ward Reform.** In 2023 our Council unanimously voted to establish a Māori ward for the 2025 Local Elections. A representation review was undertaken and in 2024 Council affirmed the decision to establish Te Tara o Te Ika Māori Ward. In line with new government legislation, a separate poll will be held during the 2025 elections asking our community if they want to keep the Māori ward or remove the Māori ward. For Thames-Coromandel District Council the new Te Tara o Te Ika Māori Ward ensures critical Māori representation and a strengthening of tangata whenua participation in governance.





## Upholding Te Tiriti o Waitangi – strengthening partnership for the next generation

Strengthening partnership and collaboration with iwi across the district by working together to promote the wellbeing of our communities is essential now and for the next generation to thrive.

Being a trusted partner with Hauraki iwi means working closely on a wide range of projects. It means knowing and understanding each other's aspirations and priorities and looking for opportunities to collaborate. Thames-Coromandel District Council is on a journey towards progressing a more meaningful partnership with Hauraki iwi and hapū. We know we still have much work to do, but we are committed to making the changes that will lay the foundations for future generations to enjoy. The coming

years will see the final settlement of historical Treaty of Waitangi claims for Hauraki iwi. The Hauraki Treaty settlement will include cultural revitalisation, financial redress, and the return of key lands and sites of significance. Through this settlement process Hauraki iwi can look forward to a future of strengthened cultural identity, a restored economic base and opportunities for cultural and commercial development now and for future generations of whānau, hapū and iwi. Developing the cultural capability to work with iwi in a strategic and long-term partnership approach will be critical for Thames-Coromandel District in the coming years.





## Planning for Climate Change – building resiliency and long-term liveability

Climate change poses serious and growing risks to Thames-Coromandel District. It affects the wellbeing of our communities, the health of our environment and the strength of our regional economy. These impacts are not abstract or distant. We are already living with the consequences.

Our changing environment presents significant and complex challenges including landslips, coastal erosion, intense rainfall and isolation from storm damage – all of which we saw in the severe weather events of early 2023, including Cyclone Gabrielle. Private property, businesses, central government assets like the State Highways network and Department of Conservation tracks (think of the access to Cathedral Cove) as well as our Council's infrastructure and other assets, are all at risk. The central government's work on a climate change adaptation framework will be an important strategic tool to help us plan and act more effectively. Meanwhile, we need reliable long-term funding

to help our communities build resilience to the effects of climate change, instead of just recovering from the last big storm. These costs are significant and our ratepayers can't afford to shoulder the burden alone. We also need policy that supports early, evidence-based decision making behind investment. We know that upfront planning will reduce long-term costs for our Council and Aotearoa New Zealand as a whole. Our own Shoreline Management Pathways Project as well as data and reports from Waikato Regional Council are supporting our climate planning and investment decisions. We have created a dedicated climate change programme and we are developing a Climate Change Strategy as well as a greenhouse gas emissions reduction plan. Addressing these challenges in partnership with our communities is essential to ensuring our district's ongoing resilience and long-term liveability.

## Responding to Financial Challenges – balancing expectations with affordability

Our Council faces unique financial pressures that are not typically experienced by most other districts or cities in New Zealand. The Coromandel's natural beauty and its close proximity to major population centres make it a highly desirable location—for holiday homeowners, retirees leaving urban areas, lifestyle seekers, and both domestic and international tourists seeking the quintessential Kiwi holiday experience.

This popularity creates significant seasonal fluctuations in demand. During peak holiday periods, the number of people in the district increases dramatically, placing intense pressure on core infrastructure and services—especially drinking water, wastewater systems and solid waste management. To cope with these short bursts of high demand, we must build and maintain infrastructure with capacity far beyond what is needed for the permanent population. This seasonal “peak loading” drives up costs and places a disproportionate financial burden on our community, despite many of the users being temporary visitors.

Our district's geography presents unique challenges. Unlike cities that benefit from economies of scale by servicing large populations with a few major facilities, we require a greater number of smaller infrastructure assets—such as water treatment plants—which are still costly to build and operate. At the same time, we have limited facilities that generate revenue from visitors. This means that the financial burden of maintaining and expanding infrastructure falls largely on our ratepayers.

Our residents and ratepayers are highly engaged and have a strong desire for quality local services and amenities, including footpaths, cycle tracks, upgraded toilets, playgrounds, sports facilities and boat ramps. However, meeting these expectations is increasingly difficult. Many in our community are older and living on fixed incomes, and our local workforce earns below the national average. This creates a growing tension between the community's expectations and what is realistically affordable.

Currently, our Council is in a relatively strong financial position when it comes to debt. Over the past few years, we've made consistent decisions to invest in essential infrastructure and we have been diligent about repaying debt faster, compared to many other councils. This approach helps us avoid the risk of “stranded assets”—infrastructure that is no longer needed but still has outstanding debt—and protects future communities, especially with an aging population, from being burdened with these costs. However, this strategy does come with trade-offs. Faster debt repayment leads to higher short-term costs for ratepayers. Additionally, our financial responsibilities are increasing due to community-initiated projects—such as tracks and footbridges—that become Council assets. Once vested to us, these assets require ongoing funding for maintenance, depreciation and insurance against structural failure, adding further pressure to our long-term financial planning.







## Balancing Community and District Empowerment – setting a strategic direction for the district

A key challenge for the new Council term will be responding to calls for greater community empowerment at a time when local government is being asked to aggregate services and operations. These two directions are not easily reconcilable.

While community empowerment is an important and valid aspiration, in the Coromandel context, it remains loosely defined, and its implementation is complicated by the structure of our local governance. Originally, community empowerment in our district was about ensuring that all residents—regardless of where they live or what they can afford—had access to essential infrastructure and services. To support this, district wide funding and decision-making is intended to promote equity and consistency across all communities. Today, however, we operate under a model where Community Boards have significant delegated authority, while most service delivery is highly contracted. This arrangement can create tension. Community Boards are expected to champion local priorities, yet they often have limited control over how services are actually delivered. This disconnect makes it difficult to align local aspirations with operational realities.

If the incoming Council decides to pursue a stronger model of community empowerment, it will need to provide clear strategic direction—particularly on the role and function of Community Boards and their relationship with the Mayor and Councillors. Policies, terms of reference, and other governance documents will need to be reviewed and aligned to ensure clarity, consistency, and compatibility with our

district-wide service delivery model. Adding further complexity is the wide diversity of communities across the Coromandel, each with its own identity, priorities, and views on what the Council should focus on. This diversity must be respected, but it is often accompanied by a limited understanding of the legislative environment that Council operates within, how infrastructure is funded and the long-term intergenerational lifecycle of assets. This gap in knowledge can create unrealistic expectations and make long-term planning more difficult.

To balance strong local representation with the need for cohesive district-wide leadership, the Council may wish to reassess the scope and consistency of Community Board delegations. A more unified, whole-of-Council approach to how Community Boards are supported and integrated into broader decision-making processes could help ensure that local voices are empowered in a way that strengthens—rather than fragments—governance. Crucially, community empowerment is not a low-cost or administrative shortcut. Supporting 20 Community Board members, alongside 10 Councillors and the Mayor, requires significant staff time and financial resources for policy advice, reporting and implementation. Done well, community empowerment requires thoughtful investment, clear frameworks and careful coordination to ensure it delivers meaningful participation without compromising financial sustainability or district-wide cohesion.



## Ngā tutukinga

—  
Projects we're  
proud of: the  
last three years

## Ngā mahi whakahira | Our highlights



**Thames and Surrounds  
spatial plan was  
adopted in 2022,**  
identifying areas for growth  
and change



**Kōpu  
Marine  
Servicing  
and Business  
Precinct opened** in June 2024,  
capping nearly 10 years of planning  
and development



**We've  
diverted  
over 950  
tonnes of  
food waste**  
from landfill from September  
2023 to February 2025



**Tairua  
skatepark  
opened April 2024**



Photo credit: Kelsey Construction

Our lifeline **Tapu-Coroglen Rd reopened** in December 2023 after extensive retaining to repair storm damage



We received **\$1.975 million in grants to help pay for our storm recovery in 2023/24**

We **completed** major storm damage repairs along **Black Jack Rd** in April 2024



**We won two awards** for our Shoreline Management Pathways project which addresses sea level rise

Preparatory work started on the **new water supply at Pūriri, Thames**



Since 2023, we've administered **\$8 million in business recovery grants to 500 local businesses** impacted by storms and road closures



All our **refuse and recycling transfer stations now open 7 days**



1,500 students attending our **careers roadshows** in 2023/24



**We repaired 26 road sites damaged by cyclones**



**New water treatment plants** opened in 2023 at Onemana and Moana Point, Whangamatā

We completed **Stage 1 of Thames Totara Valley Road Services Extension** to enable residential development in autumn 2024



# Ngā taeatanga ka kitea

## Key projects: the next three years

Our infrastructure provides an important foundation for healthy, thriving communities and prosperous economies. We're investing not only in our roads and water services, but other assets that form part of our Coromandel identity: our parks and reserves, community halls, public conveniences and rubbish and recycling facilities.

### Find out more

Read our Infrastructure  
Strategy in the LTP at  
[tcdc.govt.nz/LTP-2024-2034](https://tcdc.govt.nz/LTP-2024-2034)

*Here's a snapshot of some (but not all) of the work we've budgeted for over the coming years. These projects have been updated through our 2024-2034 Long Term Plan and 2025/26 Annual Plan processes and reflect the decisions of our current Council.*



#### ROADING

Roading is one of our most important core services. Besides our ongoing maintenance of roads and footpaths and our storm recovery work, we have some other key roading projects coming up:

- **School speed signs** (to comply with new central government legislation) - **\$1.9 million** budgeted in 2025/26
- **Totara Valley Road widening** - as part of Council's **\$11.4 million** services extension project
- **Te Kōuma Road intersection**, Coromandel-Colville - **\$3.9 million** over 2026/28



#### PLANNING AND REGULATION

Our planning services enable us to manage our district's resources proactively and strategically:

- **Spatial planning** for the district



#### WATER SUPPLY

We're investing in safe and secure water supplies for our communities. Just some of this work includes:

- **Thames Valley water improvements and Puriri water treatment plant**, to bring water supply in the communities south of Thames up to the national Taumata Arowai drinking water standards - **\$16.9 million** over 2025-2028
- **Whitianga watermain upgrade**, Moewai Road to Captain Wood Avenue - **\$3 million** over 2025-29
- **Moewai Road water reservoir replacement**, Whitianga - **\$2.4 million** over 2026-29
- **Onemana replacement of treated water reservoir** - **\$1.1 million** over 2027-29





## WASTEWATER

Moving and treating the wastewater from sinks, baths, showers and toilets around the district is an expensive business. Here's a sample of some of the work we've got coming up:

- **Wastewater renewals** (district-wide) - **\$15.9 million** over 2025-29
- **Matarangi wastewater treatment plant upgrade** - **\$10.3 million** over 2025-29
- **Whangamatā Hetherington Road rising main** - **\$1.8 million** over 2025-29



## STORMWATER

We're investing in maintaining and upgrading our systems to cope with all the rainfall we get and reduce stormwater flooding in flood-prone areas:

- **Whangamatā stormwater improvements** - **\$5.9 million** over 2025-29
- **Thames, Albert Street stormwater improvements** - **\$3.7 million** over 2027-29
- **Thames, Pollen Street infrastructure upgrade** - **\$1.6 million** over 2027-29
- **Whitianga, Austin Drive stormwater improvements** - **\$1.4 million** over 2025-29
- **Matarangi stormwater improvements** - **\$1.7 million** over 2025-29
- **Pāuanui Holland Stream improvements** - **\$777,000** over 2027-29



## PARKS AND OPEN SPACES

We invest in everything from carparks and playgrounds to foreshore redevelopment:

- **Whitianga Esplanade Redevelopment** - **\$12 million** over 2027-30, if approved under the 2027-2037 Long Term Plan. This is intended to reduce safety risks from multiple uses in close proximity and to cater to the growth in activities there.
- **Hauraki House car park resurfacing** - **\$185,000** 2025/26
- **Ngārimu Domain playground renewal, Thames Coast** - **\$32,850** 2025/26
- **Whangamatā Williamson Park toilet renewal** - **\$1 million** 2027/28
- **Opito Bay, Moore Crescent toilet renewal** - **\$541,000** 2026/27
- **Coroglen toilet upgrade** - **\$539,000** 2026/27
- **Whitianga Wharf toilet renewal** - **\$519,000** 2027/28



## SOLID WASTE

Budgeting for new Refuse and Recycling Transfer Stations means we can continue to manage waste safely:

- **New Whitianga Refuse and Recycling Transfer Station**, expected to open in June 2026 - **\$7.7 million** 2025/26



## COMMUNITY FACILITIES

We provide indoor and outdoor spaces for community use and to support events and the economy:

- **Whitianga hall renewals** - **\$354,000** over 2025-29
- **Coromandel Citizens hall renewals** - **\$30,000** over 2025-29
- **Coromandel cemetery renewals** - **\$275,000** over 2025-29
- **Thames cemetery renewals** - **\$230,000** over 2025-29
- **Whangamatā cemetery renewals** - **\$166,000** over 2025-28
- **Thames library collection development** - **\$370,000** over 2025-29
- **Mercury Bay library collection development** - **\$226,000** over 2025-29
- **Coromandel Wharf Renewal** - **\$5.3 million** over 2027-29
- **Whangamatā boat ramp and pontoon** - **\$1 million** over 2027-29
- **Whitianga wharf safety and operational improvements** - **\$941,000** 2025/26
- **Whitianga wharf pontoon replacement** - **\$939,000** 2025/26

# Te rautaki pūtea

## Our financial strategy

Our Financial Strategy has been set to manage a range of issues and challenges over the 10 years of our Long Term Plan including our change in resident population, our housing and rating unit growth and land use. The financial data is drawn from the information in the current Long Term Plan and reflects the policy and service delivery decisions of our current Council.

Our over-arching strategy is to:

- utilise our existing infrastructure capacity
- spread the burden of rates fairly and equitably
- be conservative and balance our budget over the long term
- manage our costs around service levels
- prioritise essential services.

We have adopted a set of financial limits and targets that compares some key debt, rates and investment return parameters as set out in our Financial Strategy. The debt and rate parameters have been prepared on the same basis used to prepare our annual reports and in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014.

### Financial limits and targets

Benchmark	2022/2023		2023/2024		2024/2025	
	Target	Annual Report	Target	Annual Report	Target	Forecast
No more than 80% of operating revenue to come from rates	≤80.00%	64.0%	≤80.00%	69.3%	≤80.00%	72.8%
Average cumulative district rate increase of less than or equal to local government costs index (LGCI) plus a percent	≤8.8%	5.1%	≤6.5%	11.8%	≤9.5%	15.1%
Net external debt will not be anymore than 150% of total revenue	≤150.00%	35.1%	≤150.00%	42.6%	≤150.00%	53.7%
Net interest expense on external debt as a percentage of annual rates revenue will not exceed 15%	≤15.00%	3.5%	≤15.00%	3.2%	≤15.00%	4.0%
Net interest expense (both internal and external - after interest rate risk management costs/benefits) on external debt as a percentage of annual operating revenue will not exceed 15%	≤15.00%	4.8%	≤15.00%	5.0%	≤15.00%	6.5%
Total net internal and external debt is less than 200% of total revenue	<200.00%	135.9%	<200.00%	142.0%	<200.00%	136.6%

### Investments

On occasion our Council has surplus daily cash balances which needs to be held short term for future cash flow purposes. The surplus daily cash balances are invested as short-term investment securities. Council's primary objective when investing in these short term securities is to protect its investment - this means it's a low risk investment (investing with banks) which generally means lower returns.

# Te tauākī pūtea mahi whakahira

## Our funding impact statement

### Funding Impact Statement - for the year ending 30 June

The Funding Impact Statement (FIS) pulls together all the information from each of the different groups of activities and sets out in a single statement the sources of both the operating and capital funding for everything that our Council does. The format of this statement has been prescribed in the legislation and does not have to meet the normal accounting requirements. The intention is that this format provides a more understandable picture of what we are spending money on and how those expenditures are funded.

**Table: Source and application of operating and capital expenditure**

	2022/2023 Annual report (\$000)	2023/2024 Annual report (\$000)	2024/2025 Forecast (\$000)	2025/2026 Annual plan (\$000)	2026/2027 LTP (\$000)	2027/2028 LTP (\$000)	2028/2029 LTP (\$000)
<b>SOURCES OF OPERATING FUNDING</b>							
General rates, uniform annual general charges, rates penalties	30,126	28,844	36,296	35,010	40,259	41,063	42,768
Targeted rates	53,171	65,492	73,141	82,506	87,937	93,974	98,223
Subsidies and grants for operating purposes	17,575	8,624	6,654	5,740	6,070	6,248	6,398
Fees and charges	14,814	14,769	14,140	15,889	16,912	17,324	17,733
Interest and dividends from investments	635	1,008	283	440	295	302	308
Local authorities fuel tax, fines, infringement fees and other receipts	765	841	817	847	855	875	894
<b>Total operating funding (A)</b>	<b>117,085</b>	<b>119,578</b>	<b>131,331</b>	<b>140,432</b>	<b>152,328</b>	<b>159,786</b>	<b>166,324</b>
<b>Applications of operating funding</b>							
Payments to staff and suppliers	99,292	94,746	104,254	108,625	113,256	115,425	116,840
Finance costs	3,596	3,978	4,626	4,968	6,449	8,653	10,623
Other operating funding applications	0	0	0	0	0	0	0
<b>Total applications of operating funding (B)</b>	<b>102,888</b>	<b>98,724</b>	<b>108,879</b>	<b>113,593</b>	<b>119,705</b>	<b>124,079</b>	<b>127,463</b>
<b>Surplus (deficit) of operating funding (A - B)</b>	<b>14,197</b>	<b>20,854</b>	<b>22,451</b>	<b>26,839</b>	<b>32,623</b>	<b>35,707</b>	<b>38,861</b>



*Funding Impact Statement - for the year ending 30 June (continued)*

	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	Annual report	Annual report	Forecast	Annual plan	LTP	LTP	LTP
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)
<b>SOURCES OF CAPITAL FUNDING</b>							
Subsidies and grants for capital expenditure	12,854	16,467	19,085	24,236	29,200	21,828	45,613
Development and financial contributions	5,106	1,200	1,008	3,049	3,572	5,208	5,372
Increase (decrease) in debt	( 6,000 )	16,000	12,228	11,740	37,833	41,014	31,154
Gross proceeds from sale of assets	78	32	0	0	0	0	0
Lump sum contributions	146	18	3	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0
<b>Total sources of capital funding (C)</b>	<b>12,184</b>	<b>33,717</b>	<b>32,325</b>	<b>39,025</b>	<b>70,605</b>	<b>68,049</b>	<b>82,139</b>
<b>Applications of capital funding</b>							
Capital expenditure							
- to meet additional demand	3,410	1,811	2,022	3,683	5,226	8,274	4,968
- to improve the level of service	17,002	25,580	22,978	31,045	59,071	56,014	71,639
- to replace existing assets	19,071	15,679	30,823	21,888	27,988	40,623	44,607
Increase (decrease) in reserves	( 13,103 )	11,502	( 1,047 )	9,248	10,942	( 1,155 )	( 214 )
Increase (decrease) in investments	0	0	0	0	0	0	0
<b>Total applications of capital funding (D)</b>	<b>26,381</b>	<b>54,571</b>	<b>54,776</b>	<b>65,864</b>	<b>103,228</b>	<b>103,757</b>	<b>121,000</b>
<b>Surplus (deficit) of capital funding (C - D)</b>	<b>( 14,197 )</b>	<b>( 20,854 )</b>	<b>( 22,451 )</b>	<b>( 26,839 )</b>	<b>( 32,623 )</b>	<b>( 35,707 )</b>	<b>( 38,861 )</b>
<b>FUNDING BALANCE ((A - B) + (C - D))</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Te taurite o ngā pūrongo pūtea

## Our statement of financial position

### Statement of financial position for the year ending 30 June

The Statement of Financial Position is also known as the balance sheet. It shows what our Council owns (assets) and what it owes (liabilities) at the end of each financial year. The total sum of assets and liabilities is referred to as 'net assets' – this is the net worth of our Council – providing a snapshot of our financial position at this particular point in time.

	2022/2023 Annual report (\$000)	2023/2024 Annual report (\$000)	2024/2025 Forecast (\$000)	2025/2026 Annual plan (\$000)	2026/2027 LTP (\$000)	2027/2028 LTP (\$000)	2028/2029 LTP (\$000)
Current financial assets	22,562	34,321	22,919	21,084	16,756	16,553	17,015
Other current assets	141	141	146	150	167	170	172
Total current assets	22,702	34,462	23,065	21,235	16,923	16,723	17,187
Investments in other entities	2,212	2,690	2,690	2,690	2,223	2,223	2,223
Other non-current assets	2,203,120	2,214,260	2,312,241	2,417,073	2,593,429	2,731,562	2,886,975
Total non-current assets	2,205,332	2,216,950	2,314,931	2,419,762	2,595,652	2,733,785	2,889,198
<b>Total assets</b>	<b>2,228,035</b>	<b>2,251,411</b>	<b>2,337,995</b>	<b>2,440,997</b>	<b>2,612,575</b>	<b>2,750,507</b>	<b>2,906,385</b>
Borrowings	11,000	10,000	4,000	4,000	7,000	7,000	7,000
Other current liabilities	25,768	24,942	23,753	26,719	30,183	30,633	31,071
Total current liabilities	36,768	34,942	27,753	30,719	37,183	37,633	38,071
Borrowings	56,000	73,000	91,228	107,038	136,857	178,128	209,413
Other non-current liabilities	7,140	6,421	3,038	5,226	7,198	7,201	7,203
Total non-current liabilities	63,140	79,421	94,266	112,264	144,055	185,329	216,616
<b>Total liabilities</b>	<b>99,909</b>	<b>114,362</b>	<b>122,018</b>	<b>142,983</b>	<b>181,237</b>	<b>222,962</b>	<b>254,687</b>
<b>NET ASSETS AND TOTAL EQUITY</b>	<b>2,128,126</b>	<b>2,137,049</b>	<b>2,215,977</b>	<b>2,298,014</b>	<b>2,431,338</b>	<b>2,527,546</b>	<b>2,651,698</b>





## Whakapā mai | **Contact us**



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