NAPIER
CITY COUNCIL
Te Kaunihera o Ahuriri

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ORDINARY MEETING OF COUNCIL

Open Minutes Attachments

Meeting Date:	Thursday 12 February 2026
Time:	9.30am – 10.44am *(Open)* 10.53am – 11.23am *(Public Excluded)*
Venue:	Large Exhibition Hall War Memorial Centre Marine Parade Napier

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PROJECT FUND PRIORITIES

IDENTIFIED NEED

- Only World Athletics-certified all-weather track in Hawke's Bay is **beyond its design life**
- Surface degradation now presents **safety and compliance risks**
- Renewal is required to **retain certification**

FUNDING SNAPSHOT (EX GST)

TRACK RESURFACING PROJECT

856,132

HAWKE'S BAY REGIONAL SPORTS PARK TRUST RESERVES	90,000

NAPIER AHURIRI HOMELESS

SHELTER SOCIETY

aroha atu, aroha mai

Āhuru Mōwai: A Calm Restful Haven

Report to Napier City Council & Evaluation of the Pilot (July – December 2025)

The name Āhuru Mōwai was gifted by the Kahui Kaumātua of Te Taiwhenua o Te Whanganui ā Orotū, meaning: 'A calm restful haven.'

NAPIER AHURIRI HOMELESS

Executive Summary: A Successful Pilot Ready for Sustainable Partnership

The Status

Established: March 2025

Shelter Opened: July 2025 at 370 Hastings St

Service Model: 7-day service, 4pm-8am, serving Whānau Pounamu (chronically homeless men).

23
Men supported in first 6 months

10
Transitioned to permanent housing

100%
Occupancy from Week 9 onwards

Financial Position

Lean Operation: ~$35,000 / month operating cost.

Funding: Currently relying on one-off grants (NCC, ECCT). Seeking transition to sustainable multi-year partnerships.

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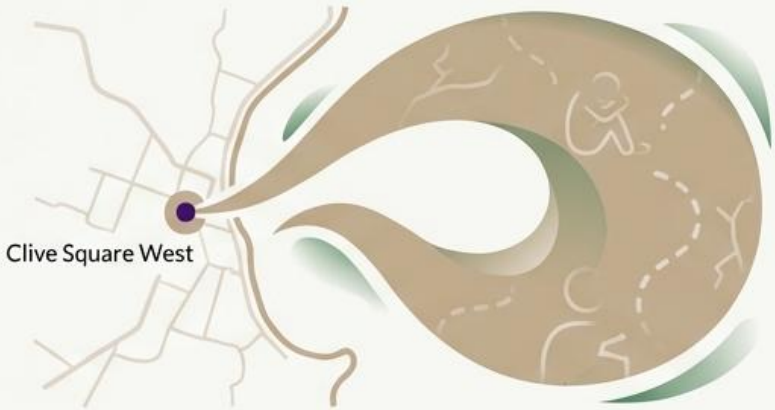
Addressing a Critical Gap in Napier/Ahuriri

The closure of the Outreach Centre on Clive Square West created a vacuum for safe spaces, increasing vulnerability for those sleeping rough.



Health & Addiction

Untreated infections, chronic health issues, and substance dependency.

Disconnection

Isolation from whānau, society, and support systems.

Survival Mode

Sleeping with 'one eye open' due to fear of theft and violence.

"It was unsafe on the streets. I am safer now." — Resident (AA)

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Moving from Transactional Shelter to Relational Home

Transactional Model

- A bed for a night
- Rules imposed
- Institution-focused

Manaakitanga
(Care/Hospitality)

Whanaungatanga
(Connection)

Relational Model (Kaupapa Māori)

- Belonging to a Whānau
- Shared Responsibility
- Home-focused

Mana Motuhake
(Self-determination)

"It took me off the street like stepping into a family environment. You don't just think of yourself."

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Operational Excellence and Structure

Location & Facility

370 Hastings St (formerly Stables Backpackers). Individual rooms for 8-10 men ensure dignity and privacy.

Management

Managed by *Whatever It Takes Trust* (WIT). Staff are experienced front-line teams trusted by Whānau Pounamu.

Schedule

Open 7 nights a week.

Check-in: 4:00 pm
Check-out: 8:00 am

Safety Protocols

- Dry Shelter (No drugs/alcohol on site)
- Mandatory bag checks upon entry
- Medication management support

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The Kawa: Co-Designing Responsibility

Co-Creation:

Rules are not imposed from above; they are established by the residents.

Dispute Resolution:

Issues are resolved via *Hui* (meetings) teaching emotional regulation rather than immediate eviction.

Ownership:

Residents view the rules as a pact of mutual respect.

"Whānau refer to it as our Tiriti o Waitangi"

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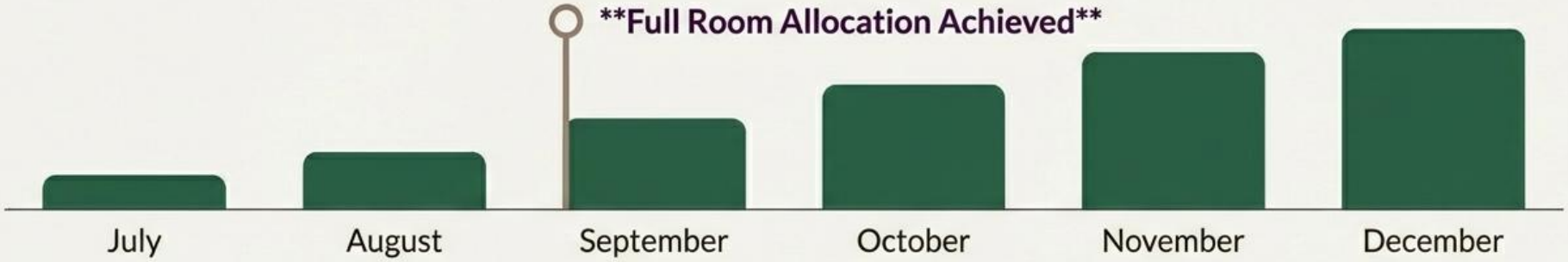
High Utilization and Demand

23
Total Tāne Served (July-Dec)

100%
Room Allocation (From Week 9)

10
Moved to Housing



Understanding Absences:
Nightly headcounts ranged from 4–8. Absences do not indicate disengagement; they reflect complex realities (whānau responsibilities, crises) rather than a lack of demand.

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Restoring Dignity and Wellbeing: Beyond the Numbers

"The first place in years I felt safe. I can sleep here. Proper sleep."

Immediate physical safety allows for psychological rest.

"I've got a new outlook on life... the clouds cleared."

Medication management, reduced substance harm, gangrene prevention

"I remembered who I was. Not just a homeless guy."

Reconnecting with whakapapa (genealogy) and self-worth

"She was over the moon... said it was the best day of her life."

Re-establishing contact with estranged children and whānau

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Independent Validation: EIT Evaluation

Research by Eastern Institute of Technology (Chris Malcolm & Mandy Pentecost)

Evaluation Verdict:

Āhuru Mōwai is **delivering meaningful, culturally grounded,** and transformative outcomes.

- **Dignity First:** The model works because it restores dignity first; housing follows dignity.
- **Alignment:** High alignment found between the kaupapa (values), daily operations, and resident experience.
- **Stabilisation:** The 'Home, not a shelter' approach is effective for stabilising men in crisis.

Eastern Institute of Technology

NAPIER AHURIRI HOMELESS

Financial Overview & The Path to Sustainability

Funding to Date ($338,150)

Napier City Council (One-off):	$100,000
ECCT (One-off):	$100,000
MSD Staffing Support:	$65,000
Community/Corporate:	~$60,000
Resident Contributions:	~$4,700

Key Operational Metrics

Monthly Operating Cost:

~$35,000 (Lean Operation)

Current Runway:

~6 Months

The Challenge: Transitioning from 'Start-Up' grants to sustainable, multi-year partnerships.

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Strategic Future: A 3-5 Year Vision

Vision: A community where every person has a **place to belong.**

Consolidate
Secure sustainable funding and staffing.

Expand
Develop support for Wāhine (Women) and Rangatahi (Youth).

Embed
Establish Lived Experience Advisory Group to guide service design.

Integrate
Deepen partnership with regional housing leadership.

Eastern Institute of Technology

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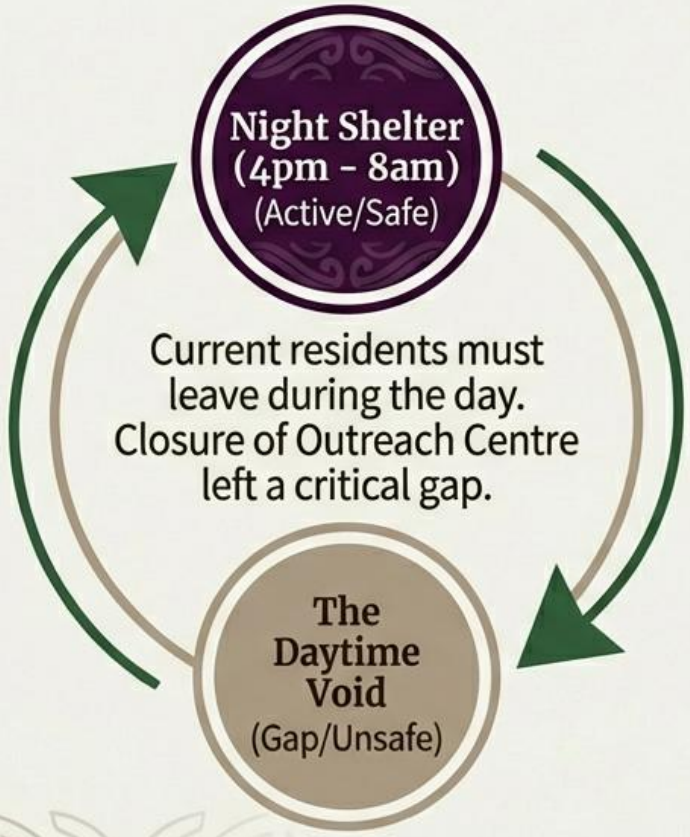
Give water
Give life
DONATE NOW

Closing the Loop: The Need for a Day Hub



The Solution: A Coordinated Day Hub

- Food Security
- Community Connection
- Meaningful Activity (Menz Shed, Gardening)
- Feasibility study currently underway.

Eastern Institute of Technology

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Governance: A United Community Response

A coalition of NGOs, Church, Mana Whenua, and Business leaders.

Mana Whenua & Strategic Partners

Te Taiwhenua o Te Whanganui ā Orotū

Matiu Eru (Kaumatua, Ngāti Kahungunu)

Te Kupenga Hauora Ahuriri

Kuhu Mai

ReSource

Operational Leadership

Sam Aberahama (CE, Whatever It Takes Trust)

Representatives from Trinity Church

Peter Findlay Moving Forward

Open Door

Manawa Ora

Civic & Business Oversight

Mark Cleary (Chair, Napier Pilot City Trust)

Maxine Boag (Secretary, Former NCC Councillor)

Representatives from Napier City Council and Local Business

Alwyn Corban

Phil Ross

We are a united, cross-sector community response guided by Mana Whenua.

From Pilot to Permanent Partnership

The Pilot Status:

- ☑ Exceeded Expectations
- ☑ Proven Safety Model
- ☑ Fiscally Responsible

The Ask:

- **1. Sustainable Funding:** Support the transition from one-off grants to multi-year partnerships.
- **2. Collaboration:** Continued engagement on the future Day Hub.
- **3. Advocacy:** Support in conversations with Central Government regarding homelessness funding eligibility.

He oranga ngākau, he pikinga waiora.

When the heart is well, wellbeing rises.

Āhuru Mōwai is far more than a place to stay; it is a relational environment that restores mana.

Napier Ahuriri Homeless Shelter Society Inc

Strategic Future: A 3-5 Year Vision

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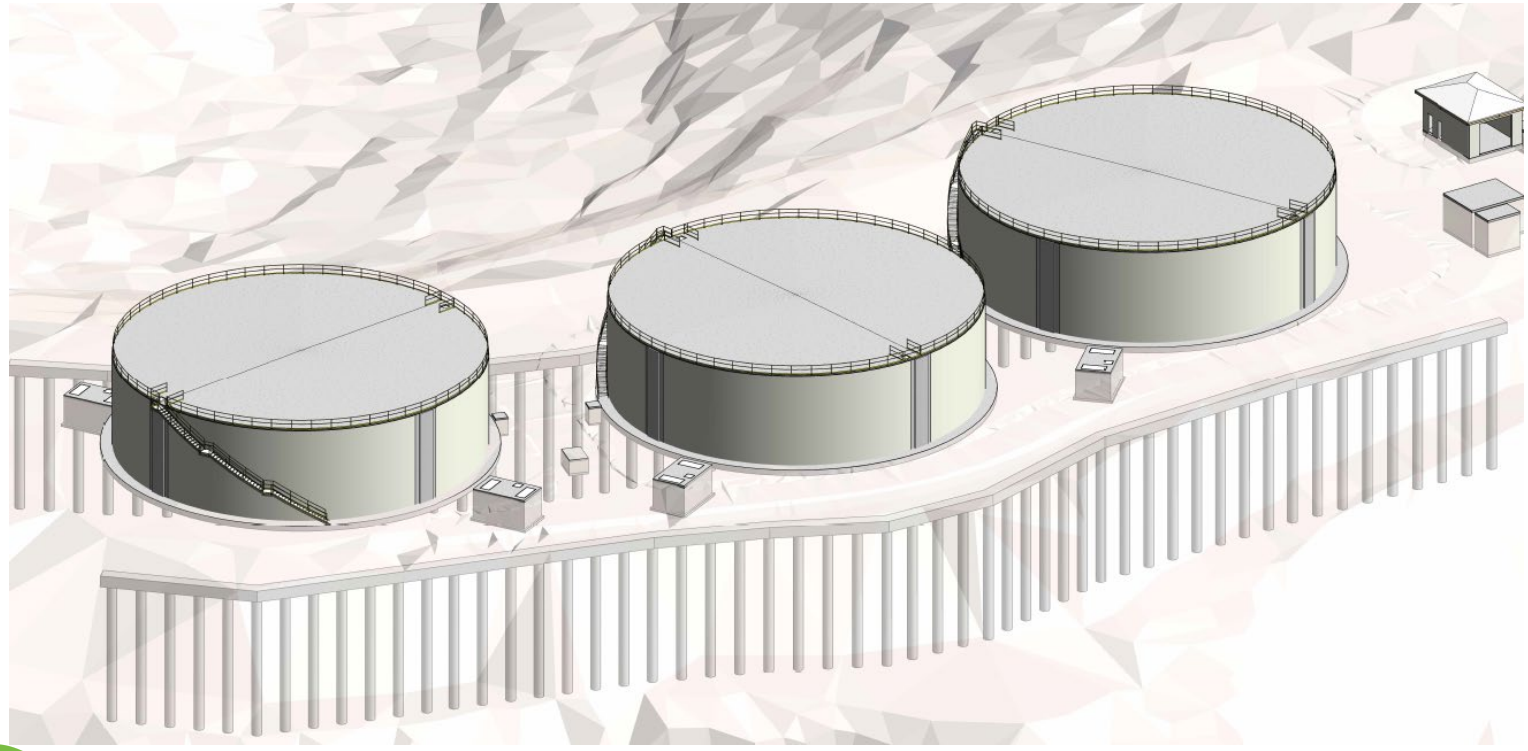
Mataruahou Reservoir – Proposed Procurement Approach



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Purpose:

To seek Council **endorsement** of the procurement approach for the Mataruahou Reservoir Project: Construct two water storage reservoirs + associated infrastructure

2 stage procurement: **Registration of Interest (ROI)** followed by **Request for Tender (RFT)** to the shortlisted suppliers

Note: Procurement plan **does not** commit financial expenditure.

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Background and Importance

Enfield Reservoir: 85+ years of service. Replacement by Mataruahou Reservoir will ensure continued water reliability. Photo: 2023

Project Purpose and Scalability

The reservoir replaces aging infrastructure, designed for scalable capacity to meet growing water demands.

Technical Feasibility and Resilience

Design ensures seismic resilience and hydraulic efficiency with preferred structural solutions confirmed.

Cultural and Community Commitment

Project integrates mātauranga Māori and Treaty of Waitangi principles reflecting community values.

Strategic Importance and Sustainability

Supports public health, emergency response, and climate adaptation while enhancing operational efficiency.

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Options Analysis and Recommended Approach

OPTION	DESCRIPTION	ADVANTAGES	DISADVANTAGES	RECOMMENDATION
Option One	Two-Stage ROI/RFT	Transparent Simple ROI for supplier registration Capable shortlist created Reduced RFT evaluation time Aligns with governance/design completion	Slightly longer timeline	**Recommended**
Option Two	Single-Stage Open Tender	Transparent Slightly shorter timeline Simpler administration	Higher risk of non-compliance Expensive bid process for market Large response limits supplier engagement	Not preferred
Option Three	Direct Negotiation	Fastest approach	Contravenes policy High-cost risk Low transparency	Not recommended

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Recommended Two-Stage Procurement

Stage 1

Registration of Interest

Potential Site Visit + Q&A Session

Stage 2

Request for Proposal

Negotiations and Contract Award

Open market opportunity to shortlist contractors with relevant reservoir construction and environmental compliance experience.

Interactive engagement with a small shortlist can facilitate innovative and sustainable solutions, enhancing efficiency and long-term operational benefits.

Shortlisted contractors submit detailed tenders for evaluation of technical, safety, environmental, and commercial criteria

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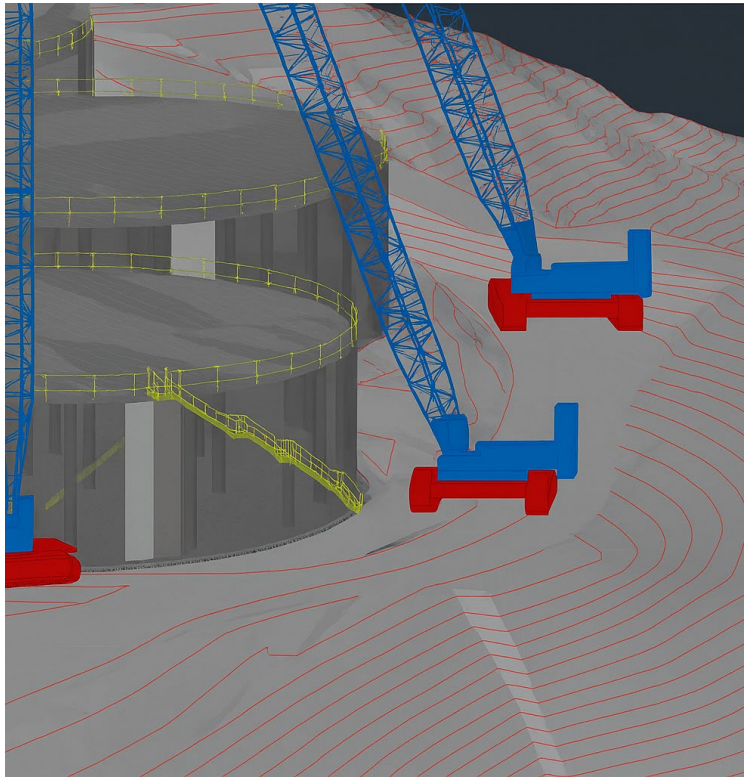
Rationale for Two-Stage Approach



Market Transparency

An open ROI process ensures a broad pool of qualified contractors and fairness in opportunity.

Simple registration process at low cost.

Technical Complexity

Project demands seismic-resilient structures and integration with water networks requiring prequalification.

Risk Management

Shortlisting experienced contractors reduces health, safety, environmental, and construction risks.

Value for Money

Competitive pricing from capable suppliers ensures quality and programme certainty.

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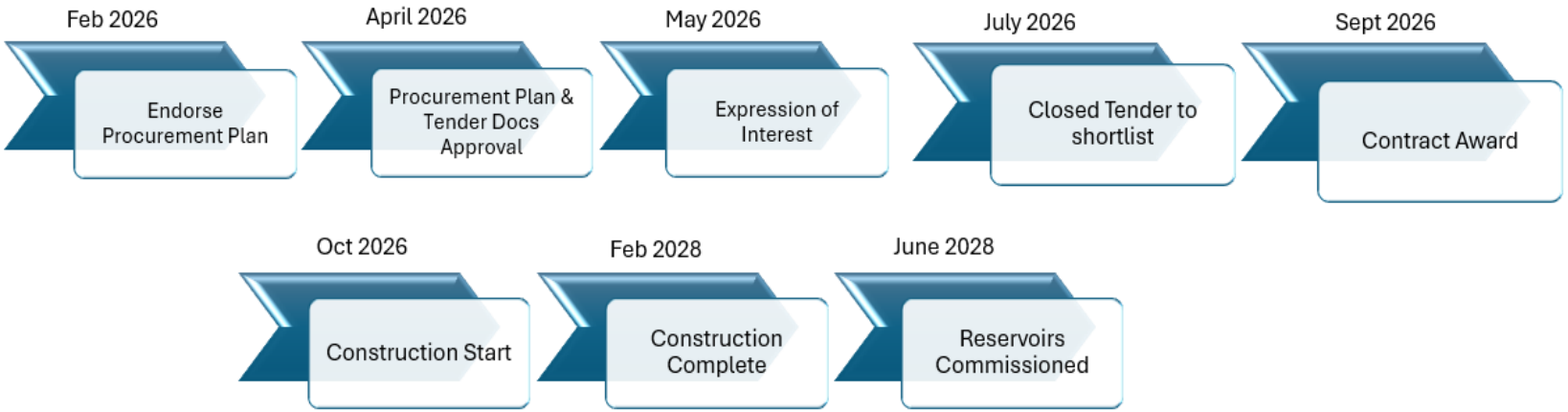
Project Timeline and Key Milestones

- Spans 2.5 years, with commissioning planned for June 2028, ensuring timely delivery.
- Critical milestones include procurement endorsement, design, consent applications, construction, and commissioning phases.
- The timeline integrates regulatory compliance, cultural co-design, environmental assessments, and risk mitigation measures.



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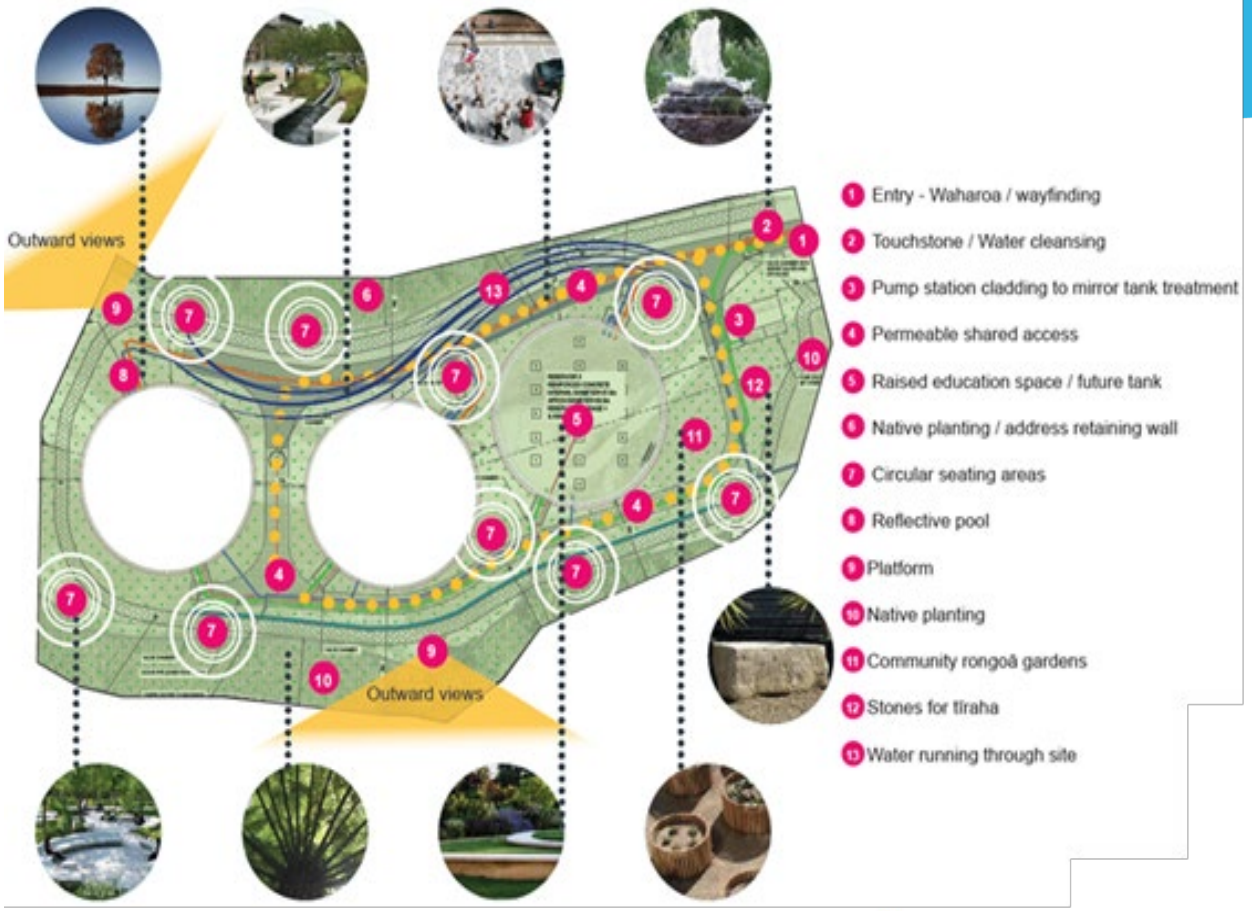
Metrics for Success

On-Time Delivery - Project milestones achieved according to schedule; commissioning by June 2028.

Budget Compliance - Delivered within the approved budget.

Cultural & Community Integration - Mana Whenua co-design incorporated; community values reflected.

Regulatory & Environmental Compliance - All consents, standards, and monitoring requirements met.



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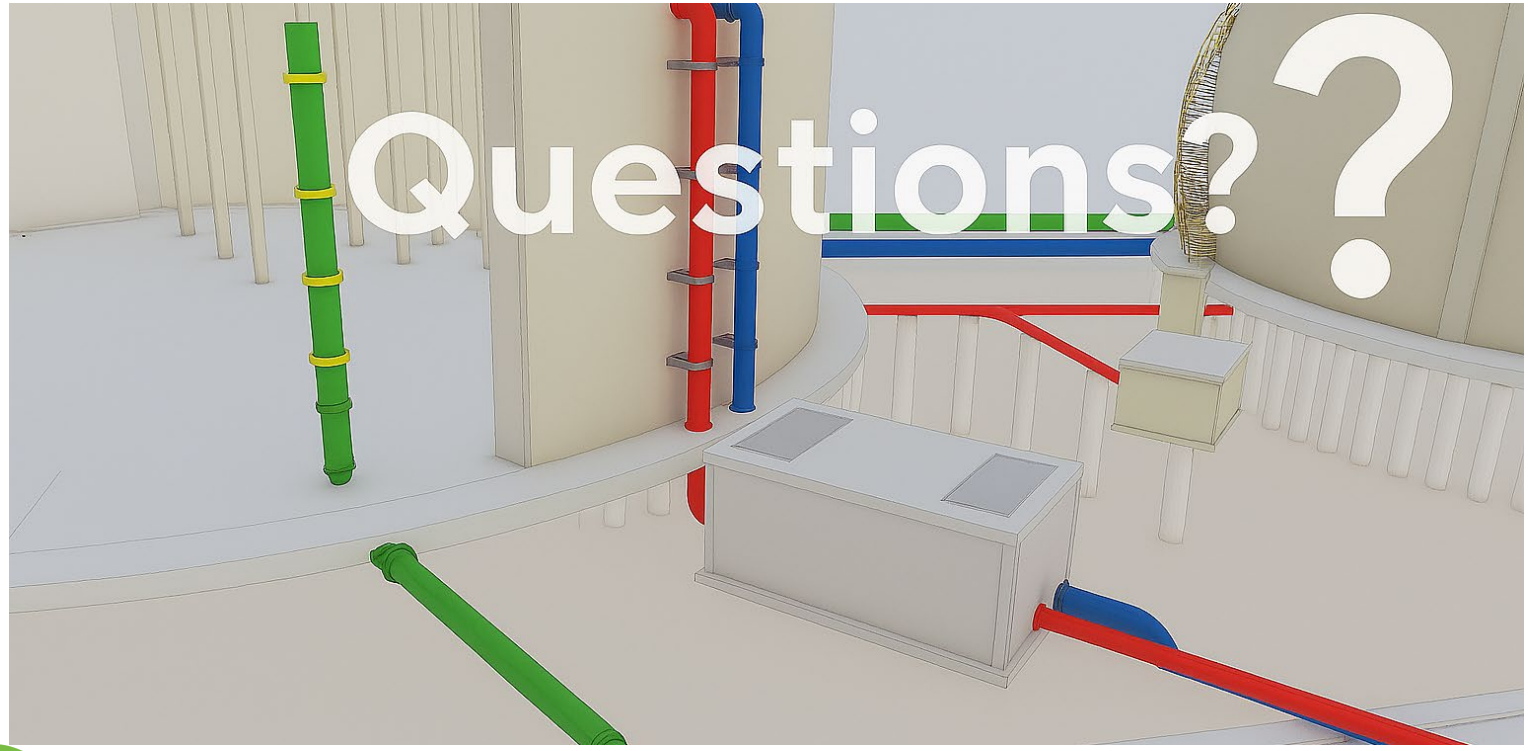
Questions



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