MINUTES

NORTHLAND WATERS BOARD OF DIRECTORS MEETING - 11 AUGUST 2026

Name:	Northland Waters
Date:	Tuesday, 11 August 2026
Time:	9:30 am to 3:15 pm (NZST)
Location:	The Orchard - Puawai Meeting Room, 35 Walton St, Whangarei
Board Members:	Murray Bain (Chair), David Rankin, Marlon Bridge, Michael Sage, Steve Couper
Attendees:	Adrian Cathcart-James, Dave Trueman, Deborah Sinclair, Emma Watson, Heidi Erceg, Helen Ronaldson, Karen Pearce, Kelly Ockwell, Martin Smith, Nick Marshall

Confirmed

1. Opening Meeting

1.1 Welcome

1.2 Opening Karakia

Chair Bain open the meeting with a Karakia.

1.3 Apologies

There were no apologies.

1.4 Interest Register

The Board noted the Interest Register.

1.5 Confirm Minutes

Confirmation on Minutes from the 9 July 2026 Open Meeting

The Board confirmed the minutes of the 9 July 2026 meeting as a true and accurate record.

Decision Date: 11 Aug 2026
Outcome: Approved

2. Decisions

2.1 Adoption of Asset Management Policy

Following the discussion, the Board identified the following items to be included in the policy :

- Evidence based decision making
- Operating in a commercial and customer-responsive manner

- The commercial nature of the organisation should be made more explicit
- Additional detail on sustainability to be included
- Data-led innovation to be incorporated

Adoption of Asset Management Policy

A revised paper will be presented to the September Board meeting

Decision Date: 11 Aug 2026
Outcome: Not Approved

Action - Provide a one-page document on the ISO 55000

Staff were asked to provided a one-page document on the ISO 55000.

Due Date: 8 Sept 2026
Owner: Helen Ronaldson

2.2 Commerce Commission Compliance and Engagement

The Board discussed the following:

- Discussion on Commerce Commission compliance and engagement, including reporting requirements, baseline council data, alignment between the Board and management, and whether a policy framework is required to guide engagement.
- Noted that reporting is not expected to commence until 2028 and that engagement with the Commerce Commission should ensure constructive relationships with shareholders are maintained.

Commerce Commission Compliance and Engagement

The Board:

a) Noted the powers of the Commerce Commission (Commission);
b) Noted the steps being taken for Northland Waters to comply with the Water Services Information Disclosure determination; and
c) Noted the intention of the Establishment Team to have initial discussions with the Commission
d) Requested the Board be kept fully informed about the content of these discussions.

Decision Date: 11 Aug 2026
Outcome: Approved

3. Information

3.1 Action list

The Action list was updated with the following:

- A Water Services Strategy paper will be brought to the September board Meeting
- Consideration of the use of an independent external advisor for Ruakaka WWTP project action item was deferred to the October meeting.

Confirmed

3.2 A verbal update on BoardPro and Northland Waters email address

Board members preference is to use their personal email addresses rather than a Northland Waters one.

4. Move into Public Excluded

4.1 Public Excluded agenda items

Moving into Public Excluded

The Board agreed to move into the public excluded session at 10.32 am.

Item		Grounds – Section 7 (2)
4.1	Previous PEX minutes	(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, and (i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
4.2	Iwi and hapū Relationships	(f)(i) maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of any local authority in the course of their duty.
4.3	Operating Model, Organisational Design Principles and High-Level Organisation Design	(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
4.4	Office accommodation during the establishment phase	(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
4.5	Systems Tranche 1 Request for Proposal	(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities
6.1	Out of Cycle Papers: • Transactional banking • Establishment costs	(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, and (i) enable any local authority holding the information to carry on, without prejudice or disadvantage,

Confirmed

		negotiations (including commercial and industrial negotiations).
6.2	Program Update	(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, and (i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
6.3	Development Contributions Policy	(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, and (i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
6.4	Trademark applications for Northland Waters	(g) maintain legal professional privilege, and (h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, and
6.5	PEX Action list	(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, and (i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

Decision Date: 11 Aug 2026
Outcome: Approved

7. Move into Open

8. Other Business

9. Close Meeting

9.1 Closing Karakia

The Meeting closed at 2.46 pm.

9.2 Close the meeting

Next meeting: Northland Waters Board of Directors Meeting - 8 September 2026 - 8 Sept 2026, 11:30 am

Confirmed