

JOB DESCRIPTION
Approved December 2025

Title & Reporting Relationships

Position Title:	<p>Team Leader Property and Facilities Maintenance; Property and Facilities; Infrastructure and Asset Management Group.</p> <p>Warranted role</p>
Grade:	SP 19
Reports to:	Manager Property and Facilities
Direct Reports:	3 FTE
Indirect Reports:	As may be required pending the nature of a project or specific section of work programme
Delegated Authority	<p>Financial: This position holds a financial delegation of \$30,000. The position holder is authorised to enter into any contracts in relation to the duties of the position up to this specified limit in accordance with the Council's procurement policy.</p>
Purpose of the Group and the Position:	<p>The Infrastructure and Asset Management Group comprises: Development Control; Project Management Office; Operations; Access and Transport; Stormwater and Coastal Assets; Water and Wastewater Services; Property and Facilities Maintenance; and Emergency Management. The Group is responsible for developing, implementing and maintaining the appropriate infrastructural and asset management processes and practices to achieve the Council's required levels of service in an efficient, effective sustainable and customer friendly manner.</p> <p>Within the Group the Team Leader Property and Facilities Maintenance role is responsible for the delivery of effective property and facilities maintenance services to enable them to remain relevant and meet current and future needs for all key stakeholders. The role will also ensure delivery of specialist property maintenance advisory services. This includes leading the team responsible for delivering these activities within the property group</p> <p>This role is responsible for ensuring all Kāpiti Coast District Council properties and facilities meet legislative compliance standards and that we act as a caring and responsible</p>

landlord, e.g. building warrants of fitness, public and workplace health and safety requirements.

Working collaboratively with the wider property team and Manager Property and Facilities, this role will be required to provide an out-of-hours response contact point for any urgent tenant or customer inquiries.

This role is responsible for establishing and maintaining effective, co-operative, and professional working relationships with all stakeholders including:

Internal Customers:

- Manager Property and Facilities
- Occupiers, managers and tenants of Council owned facilities
- Legal team
- Finance Team
- Iwi Partnerships team
- Customer Engagement team
- Operations Manager
- Infrastructure asset managers and other staff from across other Council teams

External Customers:

- Tenants and lessees of Council owned buildings/facilities
- Casual users of Council owned buildings/facilities
- Contractors, suppliers, service providers
- Local Iwi / Runanga
- Community leaders
- Government agencies and local authorities
- Industry groups and representatives

KEY RESPONSIBILITIES AND OUTCOMES

In the current local government environment, Council must be well positioned and supported to meet the current and future needs of our communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is cost-effective for businesses and residents. The Council needs to be ready for, and respond appropriately to, changes in external operating environments (such as shifts in government policy), which in turn influences how we do things. The Council is working to be well-positioned not only to see what is coming but also to take opportunities to influence the shape of these externally driven changes.

We require all staff to demonstrate behaviours that underscore our commitment to build and maintain an organisation that is acknowledged and respected for being:

- Caring – we understand our customers' needs, share information and work as a team;
- Dynamic – we bring a can-do attitude to make it happen; and
- Effective – we get it right and deliver consistent, value for money services.

Staff will be aware of political sensitivities, support equal employment opportunities, and demonstrate an understanding of Te Tiriti o Waitangi within the context of a local authority.

Functional Key Requirements

The Team Leader Property and Facilities will be responsible for ensuring:

- All Kāpiti Coast District Council properties meet legislative compliance standards.
- Assets and facilities maintenance schedules are completed and recorded in a timely manner.
- All information relating to properties and facilities maintenance is accurately entered into the relevant Asset Management software such as SPM.
- Quality insurance processes are developed and implemented to ensure service providers are compliant and delivering within budgets and set expectations.
- Identify and escalate to the Manager the opportunities for, and risks to, the effective management of the Council's property and portfolio.
- Sound advice and training/coaching delivery on property and facilities maintenance requirements and compliance.
- Provision of effective and appropriate property and facilities maintenance management of residential, community halls, Council's housing for the elderly and any other council owned buildings and tenancies.
- Strategies are developed in collaboration with the manager and implemented to ensure consolidated delivery of the maintenance schedules and contractors that are cost effective for council and maximise the return on assigned budgets.
- Effective delivery of maintenance schedules within all asset and facility management plans.
- Asset/Activity Management Plan levels of service and key performance indicators are achieved.
- Use of procurement best practice across the team, liaising with the Council's Procurement Lead. Prepare procurement plans and contracts as required for projects and maintenance works
- Optimal use and maintenance of the Council's properties and parks assets.
- Strategies are implemented to maximise the return on underperforming property assets.
- Participate in a 24/7 roster for after-hours callouts, ensuring timely response to urgent property and facilities maintenance issues

Leadership

- Build and maintain a happy, high performing team.
- Ensure that your staff are current in their knowledge in legislation and training is available to keep pace with best practice.
- Effectively manage day to day work output and timeframes.
- Schedule and conduct regular team meetings to enable the team to be informed and up to date in their areas and those areas that cross over with other teams.
- Ensure individual team member performance is monitored, reviewed with appropriate and timely feedback, and written performance reviews are formally completed in a timely manner.
- Ensure adequate provision of backup/cover for team members.
- Be a role model for the delivery of consistent high customer service levels to internal and external customers and champion Council values.
- Establish an effective performance culture within the team, including ongoing performance appraisals with clear performance indicators and consistent standards. Team Leaders/Supervisors/Managers are accountable for the leadership, support and coaching of their team members, the fostering of a teamwork approach to the delivery of both the team and the Group's outputs, and the identification of training and development as appropriate

Personal Key Results

- Demonstrate commitment to organisational values through behaviour that is consistent with our caring, dynamic and effective approach to customer service.
- Establish and maintain effective and efficient working relationships with all stakeholders.
- Contribute collaboratively, positively, and effectively to the operation of the team, the Group, and the organisation as a whole.
- Take responsibility for your own self-development to enhance skills and knowledge applicable to current and future positions.
- Exhibit behavior which is consistent with the understanding of Te Tiriti o Waitangi and its application for the Council.

Health and Safety

All employees have a responsibility to work towards keeping a safe and healthy work environment by following all safe work methods, identifying work place risks and hazards and using appropriate safety equipment. This includes but is not exclusive to demonstration of the following:

- Taking all reasonable steps to ensure your own safety at work, and that no action or inaction of yours while at work causes harm to any person or the environment;
- Reporting any risks and/or hazards you become aware of in the workplace;
- Observing all safety policies, procedures and precautions, including wearing and using the protective clothing and equipment;
- Notifying your manager/Group Manager/H&S Advisor immediately if you have an accident/incident/near miss at work and completing the required forms within 24 hours;
- Notifying your manager/Group Manager/H&S Advisor within 24 hours of filing any ACC claim for a work related accident or gradual process injury, and provide your manager/Group Manager/H&S Advisor with copies of relevant medical information specific to your claim; and
- Complying with all policies and procedures that are in place.

At the discretion of the Council, as part of a rehabilitation programme, you may be required to return to work to undertake such alternative duties as are available and are as reasonably within your capability and level of fitness as determined in consultation with a registered medical practitioner.

Essential Skills, Knowledge and Experience

- Preferred qualification in property maintenance management or project management in construction and 7+ years' experience in Construction or Property maintenance industry.
- Good working knowledge of local and central government legislations relevant to property, asset and facilities maintenance land and buildings, in particular, the Residential Tenancies Act 1986, Public Works Act 1981, Property Law Act 2007, Building Act 2004 (including earthquake strengthening policy and requirements), and the Local Government Act 2002.
- Experience in property management and maintenance including asset management, capital works programs, commercial and residential leasing.
- Understanding of commercial property market principles.
- Ability to negotiate complex agreements and disputes while maintaining good relationships and preserving the Council's business objectives.
- Effective relationship management skills which build and maintain effective and professional working relationships with all key stakeholders, both internal and external.
- Effective delivery of property maintenance and legislative regulatory technical advisory services to varied audiences with little or no property knowledge.
- Demonstrated experience in financial planning and management for decision making and reporting.

- Excellent communication skills, both oral and written, including the ability to deliver presentations to the Council and/or Committee Meetings including guidance and advice around property matters.
- Strong problem solving and analytical skills, with the ability to proactively assess and identify risks.
- Effective interpersonal skills with a demonstrated commitment to customer service and willingness to and capability for working with a wide range of people within and outside the organisation.
- Effective time management skills and ability to work effectively without supervision and collaboratively as an effective team member.
- Holder of a current and valid full NZ Drivers' licence

OTHER INFORMATION

From time to time, the position holder may be required to perform other duties in conjunction with the role and which are reasonably within their experience and capabilities.

Te Tiriti o Waitangi

Kapiti Coast District Council has a responsibility to contribute to meeting obligations under Te Tiriti o Waitangi. Meeting our commitment to Te Tiriti will contribute towards creating an organisation that is grounded, dynamic and resilient and supports our organizational values of being Caring, Dynamic and Effective in how we work.

Staff will contribute to the promotion of Te Tiriti o Waitangi and the involvement of Māori within the decision-making process for matters related to and important to them within the Council management processes and procedures.

Inclusion of Te Tiriti o Waitangi within all aspects of the role and its outcomes is necessary, while ensuring the engagement processes include appropriate mechanisms to meet the needs and aspirations of our hapori Māori, informed by our mana whenua partners – in an appropriate and safe manner.

To give effect to our responsibilities and achieve our respective outcomes – Tiriti training will be appropriate and organised through Te Rōpū Hononga ā-Iwi / Iwi Partnerships Group.

Civil Defence, Emergency Management and Business Continuity Duties

All staff of Kāpiti Coast District Council may be required to undertake Civil Defence and/or Emergency Management duties in the event of an emergency. (Training will be given as appropriate.) Staff will also be required to assist with maintaining business continuity in the event of a disruption to Council business and/or the impact of a pandemic by undertaking duties in accordance with how the Council responds to the interruption.

The Council likewise recognises the staff member's need to ensure their family's needs are adequately catered for.

Performance Review

Performance in this position will be assessed in terms of an agreed performance plan.

JD APPENDIX - GENERIC ORGANISATIONAL COMPETENCIES

<p>Leadership</p>	<ul style="list-style-type: none"> • All employees of the Council are expected to be leaders in supporting the Council's vision, role modelling the delivery of consistent high customer service levels to internal and external customers and championing Council values. • Leaders are expected to actively contribute to achieving the Council's aspirations with respect to the relationships with Te Āti Awa ki Whakarongotai, Ngāti Toa Rangatira and Ngā Hapū o Ōtaki; and be willing and able to provide thought leadership and quality advice to enable our elected members to make good decisions. • People Leaders are expected to: effectively build and maintain an engaged, healthy, thriving and high performing team; ensure their people are current in their knowledge of legislation and training is available to keep pace with best practice. • Ensure people policy and practices are consistently observed and implemented and opportunities exist for ongoing professional growth and development; ensure their people are consistently working collaboratively with other Council teams in the delivery of operational and strategic outputs; effectively manage day to day work output and timeframes; schedule and conduct regular team meetings to enable opportunities for team members to be informed and up to date in their areas and those areas that cross over with other teams. • Ensure individual team member performance is monitored, reviewed with appropriate and timely feedback, and written performance reviews are formally completed in a timely manner; ensure adequate provision of backup/cover for team members; establish an effective performance culture within their team, including ongoing performance appraisals with clear performance indicators and consistent standards. • Team Leaders/Supervisors/Managers are accountable for the leadership, support and coaching of their team members, the fostering of a teamwork approach to the
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	<p>delivery of both the team and the Group's outputs, and the identification of training and development as appropriate; enable, create and encourage linkages across the Council and the region for the benefit of all, the delivery of work programmes and the achievement of strategic priorities; embed strong leadership within their team and across the wider Council leadership group that drives increased diversity, engagement, capability and performance.</p>
Legislative Compliance	<ul style="list-style-type: none"> • Keep up to date with legislation/amended legislative frameworks and be able to demonstrate the application of such changes (in work and or communicate them to others).
Project Management	<ul style="list-style-type: none"> • Effectively manage assigned projects to ensure on time and within budget, monitor and report regularly to manage risk and provide updates to key stakeholders. • Ensure documentation is current, available as required and is prepared using Council standard templates/documentation. • Ensure Council processes and procedures are complied with.
Customer Service	<ul style="list-style-type: none"> • Maintain a professional, courteous, and helpful attitude to all customers (internal and external) ensuring communication is accurate, succinct and in a manner which promotes customer service excellence and demonstrates organizational values. • Always maintain confidentiality.
Teamwork	<ul style="list-style-type: none"> • Participate willingly and positively in the orientation, training and support of new staff in specific areas, providing coaching/buddy support as required. • Provide a contribution to or participate in any projects and initiatives within the Group/organisation where required and the opportunity arises. • Participate in initiatives and contribute suggestions as to improvements and/or efficiencies to enable ongoing quality improvement. • Demonstrate a collaborative working style and participate as a member of the team undertaking all tasks maintaining positive working relationships with other staff members and internal and external customers.
Financial Management	<ul style="list-style-type: none"> • Ensure all financial activity is conducted in accord with current policy and procedures. • Ensure you work within your financial delegation.
Monitoring and Reporting	<ul style="list-style-type: none"> • Ensure any written reports are produced using Council standard templates and are provided within the required Peer Review timeframes. • Review, monitor and report on activity or projects as required by the manager.
Relationship Management	<ul style="list-style-type: none"> • Build and maintain effective professional working relationship with all key stakeholders. • Build and maintain effective working relationships with other council staff members based on a collaborative, collegial and cooperative working style.
Information Management	<ul style="list-style-type: none"> • Take responsibility for ensuring Council information is stored with the appropriate accessibility in the designated systems, using processes and tools as described in the current Information Management Policy.