

Planning and Development Committee Agenda

Date: Thursday, 18 April, 2019

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Cr Greg Innes (Chairperson)
Her Worship the Mayor Sheryl Mai
Cr Gavin Benney
Cr Crichton Christie
Cr Vince Cocurullo
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Sue Glen
Cr Phil Halse
Cr Cherry Hermon
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

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Planning and Development Committee – Terms of Reference

Membership

Chairperson: Councillor G C Innes

Members: Her Worship the Mayor Sheryl Mai
Councillors Stu Bell (Resigned 1 April 2019), Gavin Benney, Crichton Christie, Vince Cocurullo, Tricia Cutforth, Shelley Deeming, Sue Glen, Phil Halse, Cherry Hermon, Greg Martin, Sharon Morgan, Anna Murphy

Meetings: Monthly

Quorum: 7

Purpose

To oversee planning, monitoring and enforcement activities, and guide the economic and physical development and growth of Whangarei District.

Key responsibilities include:

- Regulatory / Compliance
 - Environmental health
 - General bylaw administration
 - Animal (dog and stock control)
 - Hazardous Substances and New Organisms Control
 - Parking Enforcement (vehicles registrations and warrant of fitness)
 - Noise Control
 - Food Act
 - Landuse Consents
 - Building Act
- Building Control
 - Property Information and Land Information Memoranda
 - Consents and inspections
- Resource Consents
 - Subdivision, Land Use and Development Control
 - Development Contributions
- District Plan
 - Plan Changes
 - District Plan administration

- Strategic Planning
 - Futures planning
 - Urban design
- Economic Development
 - District Marketing/Promotions
 - Developer engagement
- Commercial Property
- Shared Services – investigate opportunities for Shared Services for recommendation to council.

Delegations

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
 - (a) approval of expenditure of less than \$5 million plus GST.
 - (b) approval of a submission to an external body
 - (c) establishment of working parties or steering groups.
 - (d) power to establish subcommittees and to delegate their powers to that subcommittee.
 - (e) the power to adopt the Special Consultative Procedure provided for in Section 83 to 88 of the LGA in respect of matters under its jurisdiction (this allows for setting of fees and bylaw making processes up to but not including adoption).
 - (f) the power to delegate any of its powers to any joint committee established for any relevant purpose under clause 32, Schedule 7 of the Local Government Act 2002

Planning and Development Committee Meeting Minutes

Date:	Thursday, 21 March, 2019
Time:	9:00 a.m.
Location:	Council Chamber Forum North, Rust Avenue Whangarei
In Attendance	Cr Greg Innes (Chairperson) Her Worship the Mayor Sheryl Mai Cr Stu Bell Cr Gavin Benney Cr Crichton Christie Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Phil Halse Cr Cherry Hermon Cr Sharon Morgan
Not in Attendance	Cr Greg Martin Cr Anna Murphy
Also Present	Stephen Smith - CEO Northland Chamber of Commerce Jeremy Tauri – President Northland Chamber of Commerce
Scribe	Jennie Thomas (Democracy Adviser)

Acknowledgement

The meeting observed a minute of silence to acknowledge those who lost their lives in the Christchurch tragedy.

1. Declarations of Interest

Item 5.1 - Plan Change 129 Notable and Public Trees

Item 5.2 - PC87 Coastal Area, PC114 Landscapes and PC85 A, C and D
Rural, Operative

2. Apologies

Crs Greg Martin and Anna Murphy

Moved By Cr Greg Innes (Chairperson)

Seconded By Cr Sue Glen

That the apologies be sustained.

Carried

3. Confirmation of Minutes of Previous Planning and Development Committee Meeting

3.1 Minutes Planning and Development Committee 21 February 2019

Moved By Cr Sue Glen

Seconded By Cr Shelley Deeming

That the minutes of the Planning and Development Committee meeting held on Thursday 21 February 2019, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

4. Presentation

4.1 Presentation

Stephen Smith and Jeremy Tauri, presented on the Northland Chamber of Commerce's proposed initiatives for the Whangarei CBD.

Moved By Her Worship the Mayor

Seconded By Cr Sue Glen

That the Planning and Development Committee notes the presentation from Stephen Smith, Chief Executive Officer, Northland Chamber of Commerce.

Carried

5. Decision Reports

5.1 Plan Change 129 Notable and Public Trees

Moved By Cr Crichton Christie

Seconded By Cr Gavin Benney

That the Planning and Development Committee:

1. Adopt the report and recommendation of the Hearing Commissioners for PC129 Notable and Public Trees in terms of Clause 10 of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Approve the notification of Council's decision be given in terms of Clause 10 and 11 of Part 1 of Schedule 1 of the Resource Management Act 1991.

Carried

Cr Glen declared a conflict of interest as one of the Commissioners appointed to the hearing of Plan Change 129 Notable and Public Trees and took no part in discussions or voting on item 5.1.

Crs Deeming and Halse requested their votes against be recorded.

5.2 PC87 Coastal Area, PC114 Landscapes and PC85 A, C and D Rural, Operative

Moved By Her Worship the Mayor

Seconded By Cr Sharon Morgan

That the Planning and Development Committee:

1. Approve the incorporation of the following plan changes into the District Plan in terms of Clause 17 of the First Schedule of the Resource Management Act 1991:
 - a. PC85A Rural Production Environment
 - b. PC85C Rural Village Environment
 - c. PC85D Rural Living Environment
 - d. PC87 Coastal Area
 - e. PC114 Landscapes.

2. Approve the notification of Plan Changes 85 A, C and D, 87 and 114 becoming operative in terms of Clause 20 of the First Schedule of the Resource Management Act 1991.

Carried

Cr Deeming declared a reluctant conflict of interest as a submitter to the Rural Plan Changes 85 A-D and 86A Rural and 102 Minerals and took no part in discussion or voting on Item 5.2.

Cr Cocurullo requested his vote against be recorded.

6. Information Reports

6.1 Planning and Development and Strategy Operational Report March 2019

Moved By Cr Sue Glen

Seconded By Cr Tricia Cutforth

That the Planning and Development Committee notes the operational report for month of February 2019.

Carried

7. Public Excluded Business

There was no business conducted in Public Excluded.

8. Closure of Meeting

The meeting concluded at 10.27am

Confirmed this 18th day of April 2019

Councillor Greg Innes (Chairperson)

4.1 Urban and Services Plan Changes - Notification

Meeting: Planning and Development Committee

Date of meeting: 18 April 2019

Reporting officer: Melissa McGrath (District Plan Manager), Robert Burgoyne (Senior Planner), Evan Cook (Senior Planner), Sarah Brownie (Planner) Sam Pickering (Planner)

1 Purpose

To adopt the proposed Urban and Services Plan Changes, for public notification.

2 Recommendations

That the Planning and Development Committee

1. Adopt proposed Urban and Services Plan Changes (PC88, 88A-J, 115, 143, 144, 145, 148, 109, 136, 147, 82A and 82B).
2. Resolves to publicly notify proposed Urban and Services Plan Changes (PC88, 88A-J, 115, 143, 144, 145, 148, 109, 136, 147, 82A and 82B) pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991 (RMA).

3 Background

The proposed Urban and Services Plan Changes (Plan Changes) are a comprehensive package of plan changes encompassing area specific zoning and district wide matters for Whangarei District.

Proposed zoning plan changes

- Plan Change 88 – Urban Plan Changes Technical Introduction
- Plan Change 88A – City Centre Zone (PC88A)
- Plan Change 88B – Mixed-use Zone (PC88B)
- Plan Change 88C – Waterfront Zone (PC88C)
- Plan Change 88D – Commercial Zone (PC88D)
- Plan Change 88E – Local Commercial and Neighbourhood Commercial Zones (PC88E)
- Plan Change 88F – Shopping Centre Zone (PC88F)
- Plan Change 88G – Light Industrial Zone (PC88G)
- Plan Change 88H – Heavy Industrial Zone (PC88H)

- Plan Change 88I – Living Zones (PC88I)
- Plan Change 88J – Precincts (PC88J)
- Plan Change 115 – Open Space Zones (PC115)
- Plan Change 143 – Airport Zone (PC143)
- Plan Change 144 – Port Zone (PC144)
- Plan Change 145 – Hospital Zone (PC145)

Proposed district wide plan changes

- Plan Change 148 – Strategic Direction and Subdivision (PC148)
- Plan Change 109 – Transport (PC109)
- Plan Change 136 – Three Waters Management (PC136)
- Plan Change 147 – Earthworks (PC147)
- Plan Change 82A – Signs (PC82A)
- Plan Change 82B – Lighting (PC82B)

As a collective package the Plan Changes will introduce new zone chapters, with objectives, policies and rules; new district wide chapters, with objectives, policies and rules; changes to the Planning Maps; new definitions and consequential changes to the Whangarei District Plan (**Attachment 1**).

The proposed Plan Changes are supported by full section 32 evaluation reports (**Attachments 2 – 12**).

4 Preparation of Drafts and Consultation

The Plan Changes have been prepared over the last 12 months with on-going internal and external consultation. Consultation has been completed in accordance with the requirements of the Resource Management Act. Key dates in summary are:

19 April 2018	Initial drafts presented to Planning and Development Committee Scoping Meeting along with the proposal for website based pre-notification consultation.
June 2018 – August 2018	Consultation on the draft Plan Changes
11 July 2018	Presentation of draft Plan Changes to Te Huinga
18 July 2018	Presentation of draft Plan Changes to Te Karearea
20 September 2018	Summary of feedback received presented to Planning and Development Committee Scoping Meeting.
11 December 2018	Overview of the implications of the draft National Planning Standards presented to Planning and Development Committee Scoping Meeting.

19 February 2019	Updated draft Plan Changes – Part 1 presented to Briefing Meeting.
5 March 2019	Updated draft Plan Changes – Part 2 presented to Briefing Meeting.

Consultation on the draft Plan Changes included:

- Written notice to all plan holders, practitioners and iwi/hapu contacts.
- A consultation website, which included an interactive map with draft mapping and an online survey with targeted questions.
- Questions posted on Council's Facebook page to promote further discussion and engagement.
- Feedback received in the form of written comments, individual meetings, public meetings and hui with hapu representatives.
- In total 673 comments/forms were received in total between survey responses, formal feedback and Facebook comments.
- Over 40 informal phone conversations, customer meetings and consultation meetings.

5 Notification

The Plan Changes will be formally notified in accordance with the RMA. The submission period will be extended to double that of the minimum period required of 20 working days to 40 working days.

Those rate payers, directly affected by a proposed change in zoning will be sent a letter indicating the proposed zone change with a summary booklet. All other rate payers will be sent a letter of notification with regard to the district wide changes that may be of interest.

Notification adverts will be released in the Leader. A consultation website will be available with detailed information.

District Plan staff will be available via phone, email and a duty planner service to respond to queries.

6 Discussion

6.1 Options and Risks

Comprehensive section 32 evaluations have been prepared for each plan change within the Plan Changes package. Options for the plan changes and potential risks have been evaluated as part of these evaluations.

6.2 Financial/budget considerations

The proposed Plan Changes are the largest and most significant to be notified as part of the District Plan rolling review. The cost of processing these Plan Changes through notification has been accommodated within the budget.

7 Significance and engagement

Public consultation has been undertaken throughout the drafting of the Plan Changes.

The decisions or matters in this Agenda item do not trigger the significance criteria outlined in Council's Significance and Engagement Policy.

Public will be informed via the formal notification of the proposed Plan Changes in accordance with the RMA.

8 Attachments – Under Separate cover (available on request)

1. Proposed Plan Changes Text and Maps
2. S32 Evaluation Report PC88 – Urban Plan Changes Technical Introduction
3. S32 Evaluation Report PC88A – City Centre Zone
 S32 Evaluation Report PC88B – Mixed-use Zone
 S32 Evaluation Report PC88C – Waterfront Zone
 S32 Evaluation Report PC88D – Commercial Zone
 S32 Evaluation Report PC88E – Local Commercial and Neighbourhood Commercial Zones
 S32 Evaluation Report PC88F – Shopping Centre Zone
 S32 Evaluation Report PC88G – Light Industrial Zone
 S32 Evaluation Report PC88H – Heavy Industrial Zone
 S32 Evaluation Report PC88I – Living Zones
 S32 Evaluation Report PC88J – Precincts
4. S32 Evaluation Report PC115 – Open Space Zones
5. S32 Evaluation Report PC143 – Airport Zone
6. S32 Evaluation Report PC144 – Port Zone
7. S32 Evaluation Report PC145 – Hospital Zone
8. S32 Evaluation Report PC148 – Strategic Direction and Subdivision
9. S32 Evaluation Report PC109 – Transport
10. S32 Evaluation Report PC136 – Three Waters Management
11. S32 Evaluation Report PC147 – Earthworks
12. S32 Evaluation Report PC82A – Signs
 S32 Evaluation Report PC82B – Lighting

5.1 Planning and Development and Strategy Operational Report

Meeting: Planning and Development Committee

Date of meeting: 18 April 2019

Reporting officer: Alison Geddes (General Manager Planning and Development)
 Dominic Kula (General Manager Strategy and Democracy)

1 Purpose

To provide a brief overview of work occurring, in the current financial year, across functions that the Planning and Development Committee has responsibility for.

2 Recommendation

That the Planning and Development Committee notes the operational report for April 2019.

3 Discussion

3.1 Planning and Development

The District's licensees (under the Sale and Supply of Alcohol Act) were tested last month in a Controlled Purchase Operation where 16 purchase attempts were made by a minor (under police supervision). In every case the minors were asked for their ID and the sale was refused. This is a very pleasing result for Whangarei District.

It is also pleasing to see a successful prosecution for blatant falsification of a food grading certificate. This action by the Council and the Court protects the integrity of the food premises grading system and bylaw and gives the public assurance that they can trust the displayed grading and make informed decisions about where they will purchase food.

The District Plan team have worked very hard to prepare the Urban and Services Plan Changes and the size of this month's agenda demonstrates that. There has been growing interest in the Plan Change and it will be very interesting to see how many submissions we receive when it is publicly notified.

Resource consents remain steady and building consents have increased over the first three months of the year.

We are continuing to receive considerable interest, from private investors and developers, in Council's plans for development on Council-owned land in the city. There is interest in the opportunities that may bring to either purchase land or to work in partnership with the Council to develop strategic sites held by the Council.

It is becoming increasingly difficult to advise enquirers when the Council does not have a property strategy or agreement on proposals which can be openly discussed with these parties. A Council Workshop has been set for 29 May to review the work that has been done so far on the Strategic Commercial Property Strategy and to seek direction from Council.

Report released about Tauranga City Council's actions related to Bella Vista

On 26 March 2019, the Ministry of Business, Innovation and Employment (MBIE) released a review report about Tauranga City Council's actions relating to the failed Bella Vista development.

The review examined how the Council performed its functions and exercised its powers under the Building Act 2004 and associated regulations.

Key findings from the review include:

- the Council did not follow its documented building control processes and procedures for the Bella Vista development;
- record keeping and reasons for decisions were not well documented;
- sequencing of construction works were not performed well on what was a geographically and geotechnically complex site;
- there was a lack of enforcement action by the Council to either stop non-compliant building work or require non-compliant building work to be fixed, and
- the Council did not follow protocol when managing variations to the issued building consents.

Whangarei District Council staff are very aware of the issues that have been raised by this incident and have been following the investigation and proactively applying any learnings from the experiences of Tauranga District Council. We have made many improvements to the level of documentation and have applied more resourcing and focus on enforcement over the last two years.

We are also tightening our processes around competencies of professionals who are submitting applications. For example, we have engaged with EngNZ to clarify areas of practise to ensure that Chartered and CPEng engineers are working in their areas of expertise and competence.

We will continue to improve our systems and procedures but I am confident that there are currently no significant areas of risk in this area. However, it is a very complex business and issues do arise from time to time which we must swiftly deal with.

Coming up

Work is continuing on identifying a suitable site and preparing more detailed costing for the proposed Animal Shelter. An agenda item on this will be going up to the May Planning and Development Committee.

We are also progressing the review of the regulatory contract which will come to Council for discussion in due course.

3.2 Strategy

Consultation and engagement on the Annual Plan continued over the past month with 23 engagement events held across the District. These events were complimented by a social media campaign, including the use of videos, to communicate Council projects planned for 2019/20.

The social media campaign has been particularly successful resulting in 111,504 people viewing the videos and 6,609 clicks to our website where members of the public sought to find out more or make a submission.

Huge thanks go to all staff involved for their commitment in bringing the campaign together in relatively short timeframes, and the additional time and effort put in over the engagement period.

Another key project has been the review of Sustainable Futures 30/50 and National Policy Statement on Urban Development Capacity (NPS-UDC). A revised approach for the strategy was worked through with councillors at the briefing of 13 March with a further update provided in the Planning and Development Scoping meeting on 20 March.

A consultation draft of the Strategy will be worked through in the April Planning and Development Scoping meeting, as will the final draft of the City Core Precinct Plan.

Staff also continue to support Council's representative as the chair of the Kaipara Moana Working Party. The Working Party, which includes Kaipara Uri and representatives from Auckland Council, Northland Regional Council, Kaipara District Council and Whangarei District Council, met in early April. An update will be provided in the April Scoping meeting.

In addition, the team have continued to work across the business to progress projects such as the Trading and Events in Public Places Bylaw review and the review of the Board Venue Policy and Class 4 Gambling policies.

Coming up

- A final draft of the strategy will be sent to the April Infrastructure Committee for consideration prior to public consultation.
- The final draft of the City Core Precinct Plan will be workshopped in the Planning and Development Scoping meeting.
- The draft NPS-UDC Development Strategy will be workshopped in the Planning and Development Scoping meeting.
- A draft scope for the Climate Change Adaption Strategy will be sent to the April Infrastructure Update meeting.
- A Statement of Proposal for consultation on Class 4 Gambling will be sent to the April Council meeting.

4 Significance and engagement

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via Agenda publication on the website.

5 Attachment

Planning and Development Operational Report – April 2019

April Operational Report

Planning and Development and Strategy Operational Report (reporting on March 2019)

Procurement update

No procurement activity for the period 1 September 2018 to 31 March 2019 for the value of \$100,000 to \$3.5million (excluding GST) from the Planning and Development Department.

District Development

Economic Development

During March, District Development has concentrated in re-establishing the Landing Pad functions with Northland Inc and gaining a better understanding of how Council can be a positive influence in business attractiveness for both existing Whangarei businesses and those that may wish to relocate or invest in the District. To date this has concentrated on working across the organisation to ensure that private sector engagement is undertaken in a timely manner and that development opportunities are not lost.

A focus on the role of the marine sector on the District's economic activity has been included to show that although a comparatively small sector, it is a highly productive one in terms of GDP per FTE. It should be noted that it does contain some businesses of significant scale and a higher percentage of employed workers - as opposed to self-employed - than the overall Whangarei workforce. This is a sector that is likely to benefit from planned infrastructure investment and future major events such as the Americas Cup and pending cruise ship visits

The department is also participating in a series of workshops with their counterparts in other Northland councils to progress the work undertaken and the findings of the July 2017 a jointly funded Section 17A review of Northland's local authority economic development – the current situation and the potential to progress a regional economic development centre of excellence was completed by Martin Jenkins Consultants. In particular, the benefit from an aligned and agreed economic development strategy and priorities across the region's councils. This is critical in many ways to how the Council will develop their own economic development strategy.

Marine

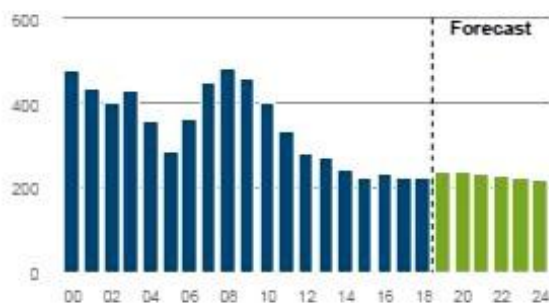
WHANGAREI DISTRICT

How many people worked in the sector in 2018?

228 filled jobs

0.6% of 39,478 in Whangarei District

CHANGE P.A	2013-2018	2018-2024
Marine	-3.6%	-0.6%
Total Whangarei District	2.6%	1.4%



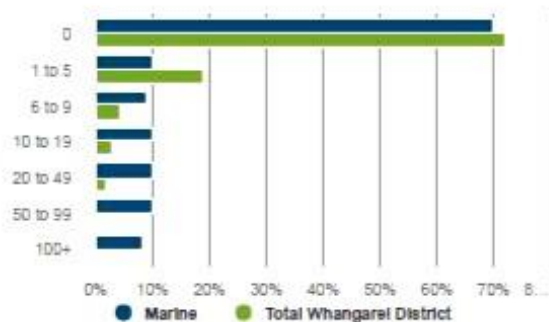
Where did people work in 2018?



How many businesses were in the sector in 2018?

33 business units

0.3% of 9,840 in Whangarei District



What were the top 5 occupations in 2018?

95: top 5 occupations

42% of total Marine in Whangarei District

OCCUPATION	LEVEL 2018	CHANGE	
		13-18	18-24 (F)
Boat Builder and Repairer	64	-2.5%	-1.7%
Ship's Engineer	13	-4.3%	-0.1%
Chief Executive or Managing Director	7	-1.1%	0.3%
Cabinetmaker	6	-6.3%	-1.3%
Welder	5	-4.2%	0.03%

How many people are likely to be in new roles in the sector between now and 2024?

79 Total job openings

Total Whangarei District: 16,949

Total job openings (2018-2024) consists of:

- New jobs: -8
- Net Replacement job openings: 87

New job openings come from growth in total employment. Replacement job openings estimate individuals leaving an occupation (eg, retirement), net of individuals entering an occupation (eg, returning from parental leave).



Marine

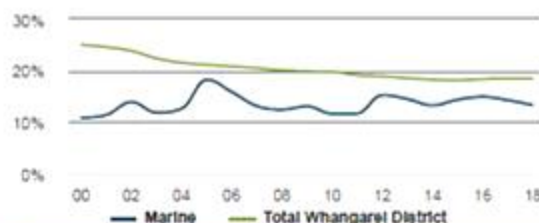
WHANGAREI DISTRICT

How many people were self-employed in 2018?

30 Self-employed

Workers in the Marine are less likely to be self-employed than workers in Whangarei District as a whole.

13% self-employment rate
Total Whangarei District: 18%



How productive was the sector in 2018?

\$27.4m GDP

0.8% of Whangarei District GDP

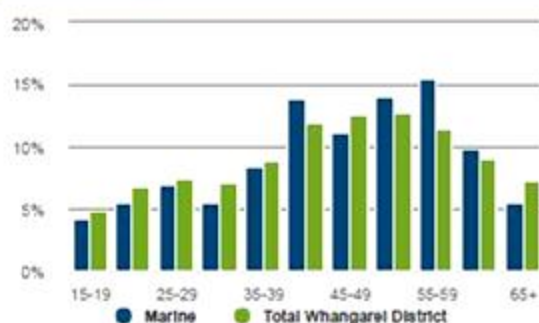
CHANGE P.A.	2013-2018	2008-2018
Marine	-1.3%	-6.7%
Total Whangarei District	3.1%	1.7%

\$123,980 GDP/FTE

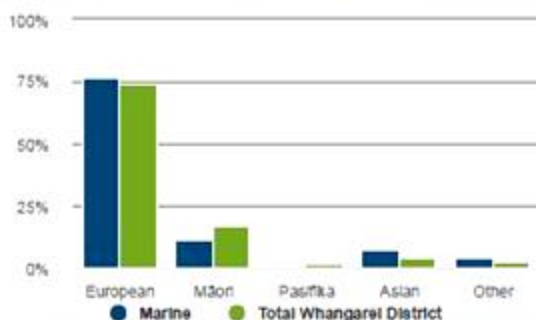
Total Whangarei District: \$101,560

2.1% P.A. change from 2013-2018.
Total Whangarei District: 0.2%.

What was the age profile of workers in 2013?



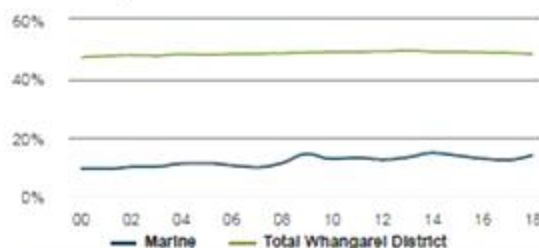
What was the ethnicity of workers in 2013?



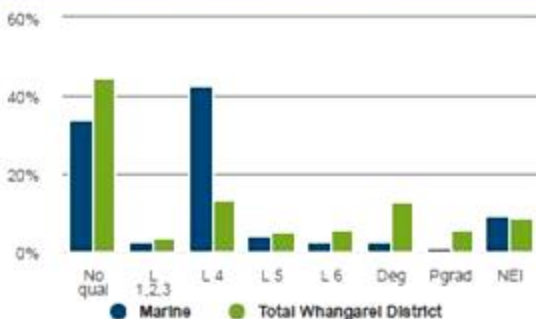
How many workers were female in 2018?

14% female

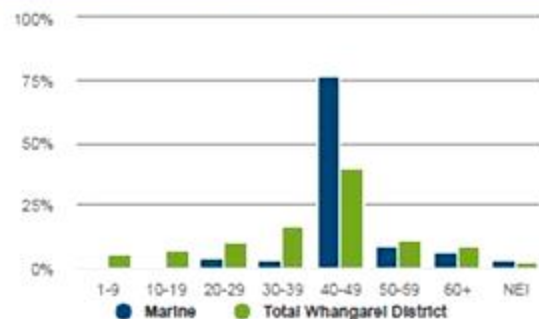
Total Whangarei District: 48%



What were the workers highest quals in 2013?



How many hours were spent working in 2013?



Data source: Infometrics and Statistics New Zealand - This report relates specifically to the sector as defined by the client

District Promotions

Accommodation Survey – January 2019

Guest Nights



		NEW ZEALAND	NORTHLAND	WHANGAREI	FAR NORTH	KAIPARA
MONTH	2017	4,969,120	369,187	121,514	218,189	29,484
	2018	4,967,720	365,770	113,446	218,518	33,806
	volume +/-	-1,400	-3,417	-8,068	329	4,322
	% change	0.0%	-0.9%	-6.6%	0.2%	14.7%
YEAR END	2017	39,534,095	1,956,377	548,761	1,277,723	129,896
	2018	40,365,581	1,961,494	574,391	1,255,595	131,508
	volume +/-	831,486	5,117	25,630	-22,128	1,612
	% change	2.1%	0.3%	4.7%	-1.7%	1.2%

Statistics NZ's Accommodation Survey draws data from hotels, motels, holiday parks and backpackers. Accommodation types not measured include people staying with friends and relatives, bed and breakfasts, freedom camping, and holiday houses along with AirBnB 'homes' which probably number over 1,000 properties within the District.

As at Year End, with an increase of 4.7%, Whangarei continues to record guest night growth well ahead of the national average growth rate of 2.1% and Far North growth of 0.3%. Whangarei's Guest Night drop of 6.6% in January may be partially due to the impact of the Under19 Cricket World Cup held in January 2018 and alternative accommodation providers not surveyed such as AirBnB.

Occupancy

January occupancy for motels in Whangarei was 73.9% down from 77.7%, and Far North motel occupancy was 75%, down from 80.9% the previous year. Nationally, motel occupancy was 41% in January, a decrease of 2%.

Whangarei Holiday Park occupancy decreased 7.7% whereas the Far North increased 8%, and nationally, occupancy dropped 2%.

Visitor Origin

Whangarei's increases in guest nights are probably due to growth in the domestic market. Northland wide (data is only available at regional level) domestic visitors have increased 0.9% international visitors have decreased -5.7%. Year End domestic visitors have increased 4.3%, international have decreased -6.8%

Destination Marketing

BDO Tour of Northland

Sponsorship was provided to the BDO Tour of Northland cycle race which sees 330 entrants and their supporters travel throughout Northland. FNDC and KDC also provided sponsorship. Marketing opportunities included content distributed via the event database, and we supplied branded material and visitor guides to entrants.



Commercial Property

Town Basin

The good weather continues as we approach the end of the summer season. Visitors and locals still enjoy the hospitality and a wander around the shops.

Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both ground and commercial freehold leases. Staff are working with tenants through the process with many rental assessment being accepted.

Rent Arrears

Rent arrears continue to be monitored with a number of small arrears totals now up to date.

Airport

Passenger numbers for March were not available at the time of reporting however indications are the increased volumes appear to continue.

Ministry of Transport

The Draft Statement of Intent and six monthly financial report and forecasting has been endorsed by the airport authority and reported the Ministry as our JV partner. The proposed 10-year capital plan has been helpful to allow for the Ministry to forecast future budgets as part of the current debate around financial support to the JV airports. An update meeting scheduled for mid-late March.

Safety Management System (SMS)

The Safety Management System (SMS) implementation remains on track.

Airport Operations

Car park barrier arms are now installed with paid parking effective from 30 March. Signage, media release, and letter drops have been completed in the lead up.

The installation experienced some minor issues but overall the airport management team worked effectively with contractors.



CCTV was upgraded as part of project. Unfortunately, prior to the completion a number of cars were vandalised in one night. A car was also stolen a few days later in the early hours of the morning. The new system captured the incident and the police response resulted in all being apprehended.

The joint venture airports group (including Whangarei) met with the Ministry officials to discuss future consistent funding for airport infrastructure. Council as the airport authority adopted the draft Statement of Intent in February that included a 10-year capital project plan.

Strategy

Active Recreation and Sports Strategy

A workshop on the draft Active Recreation and Sports Strategy was held with Councillors on 6 March, following which the draft strategy was reviewed to take into account feedback received. A final draft of the strategy will be sent to the April Infrastructure Committee for consideration prior to public consultation. Public feedback will further inform the content and direction of the final document.

City Centre Plan / City Core Precinct Plan

Following on from the Council Briefing on 24 October, and the 15 November Planning and Development Scoping Meeting, a workshop was held on 13 March to discuss updates to the plan. A final draft of the plan will be presented to elected members at the April Planning and Development Scoping Meeting.

Work is now underway with the Landscape Architects and Capital Works teams on the Streetscapes Master Plan. This will set out a design approach and programme of works for street and footpath improvements in our City Centre.

Trading and Events in Public Places

A briefing was held with Councillors on 26 February. Staff are now busy working through the proposed Trading and Events in Public Places bylaw. This is a key bylaw which will cover a wide range of issues relating to commercial activity on public land.

Board Venue Policy and Class 4 Gambling

Direction was given on the Board Venue Policy and Class 4 Gambling Policy at the full Council meeting on 27 March. Work has now started on a statement of proposal seeking public feedback on proposed Class 4 policy.

Climate Change Strategy

The Whangarei District Council Corporate Sustainability Strategy was adopted by Council on 29 November. Work has swiftly proceeded to look at communications and implementation of the strategy.

Staff are working with infrastructure teams to develop a scope for the Climate Change Adaption Strategy. This strategy will establish the risks associated with the effects of Climate Change and how we are best to respond. This scope will be worked through with Councillors in the April Infrastructure Updates meeting.

Annual Plan

Staff are processing the submissions for the Annual Plan, which closed on the 4 April. These will be provided to councillors prior to hearings on 16 April with a report being produced to support deliberations on 9 May 2019.

Kaipara Moana Working Party

A Kaipara Moana Working Party meeting was held on 1 April. Staff from Auckland Council, Northland Regional Council, Kaipara District Council and Whangarei District Council have been working together in response to recent correspondence from the Crown. Council will be updated at the April Planning and Development Scoping Meeting

Review of Sustainable Futures 30 / 50 and National Policy Statement on Urban Development Capacity (NPS-UDC)

An update was provided at a workshop on 13 March followed by further updates at the March Planning and Development Scoping Meeting. A first draft of the Whangarei District Growth Strategy will be presented to Elected Members in April.

District Plan

Rural, Coast, Landscapes and Minerals Plan Changes

Became operative in accordance with Clause 20 of the First Schedule of the RMA on 3 April 2019.

Urban and Services Plan Changes

Proposed plan changes have been completed, with supporting section 32 evaluation reports. These plan changes are reported under a separate agenda seeking adoption to notify.

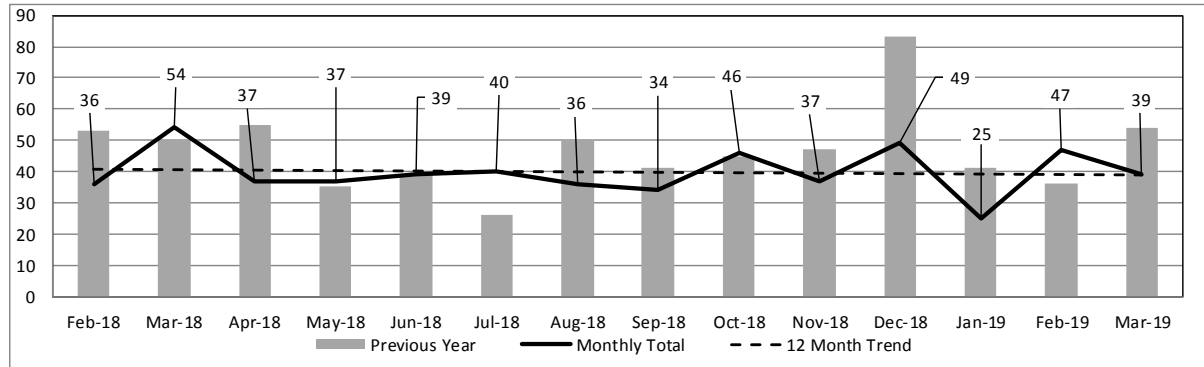
PC129 Notable and Public Trees

Plan change decision was notified on 3 April 2019, submitters have 30 working days to lodge an appeal with the Environment Court.

Resource Consents

Resource Consent Processing

Applications have decreased slightly during March with 39 applications received, and a further 3 other permission applications.



Subdivision

Subdivision applications equated to 62% of the total number of applications. The applications are predominantly rural subdivisions under the Boundary Adjustment provisions of the new subdivision rules. No applications with high numbers of lots were received.

Landuse

Landuse applications made up 38% of the total number of resource consents for the period. An application for a five-unit residential development within one building (including five bathroom and kitchenettes and five bedroom/living areas) in Tauroa Street has been received. This style of development is aimed at providing affordable housing options for singles.

A six-unit Housing NZ development has been approved at Otangarei adjacent to the sports fields.

No hearings were held during March.

It is noted that the Council application to legalise the Parua Bay Transfer Station was withdrawn.

Other Permissions

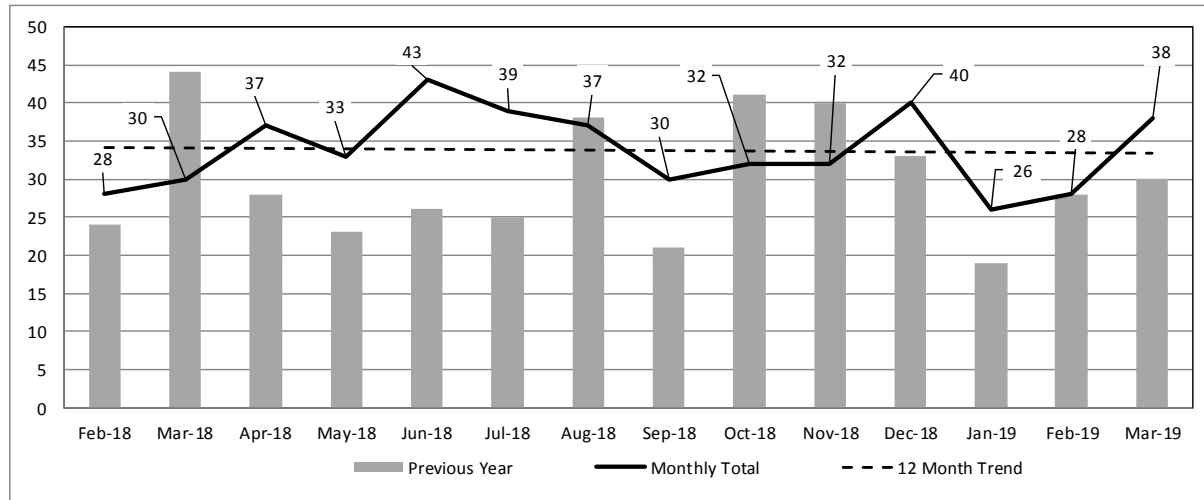
Three other applications were received all of which were for liquor licencing certificates. Note, these are not included in the charted statistics.

Pre Lodgement Meetings

Pre lodgement meeting are held with applicants prior to the lodgement of applications. The purpose of the meetings (whilst optional) is to engage early with applicants to discuss any relevant issues prior to lodgement. These meetings are multi-disciplinary and cross departmental. Staff attended two meetings in March being a total of sixteen for 2019 to date. Eighty such meetings occurred during 2018. This is a drop off from previous months.

Post-Approval

The March period application volumes (38) were higher than the previous year.



Appeals

The Environment Court has issued an interim decision in the Haines Haulage Northland Ltd appeal (House moving depot at Kauri). The interim decision concludes that the consent may be granted if the court is satisfied as to the activities allowed and that there are suitable conditions to achieve rural character and amenity. The applicant has been directed to provide draft consent wording and conditions and landscaping plans which will be reviewed by Council and the appellant. Following this process the Court will issue its final decision.

Building Department

Data set from 4 March – 29 March 2019

Building update (general)

The E portal early expansion is on track and further training has happened with the first group selected and trained. The building industry meeting is now planned for May 2019 this is to be held at Forum North. Following this there is another presentation being planned with one of the banks to support and educate customers buying, selling and renovating homes.

Operation Splash update

Three pool seminars have been held with the Real Estate industry with a good uptake and positive response. Further presentations are planned with updates posted on Council's website.

Approximately 50% inspections have been completed on pools identified on the register. Results to date below. These now include the business as usual inspections or three yearly audits.

Inspections performed as at	Confirmed Compliant pools	Confirmed non-compliant	Cancelled (no pool any more)	3 yearly inspections (Including rechecks)	Total Inspected
29 March 2019	439	255	28	95 (29)	788

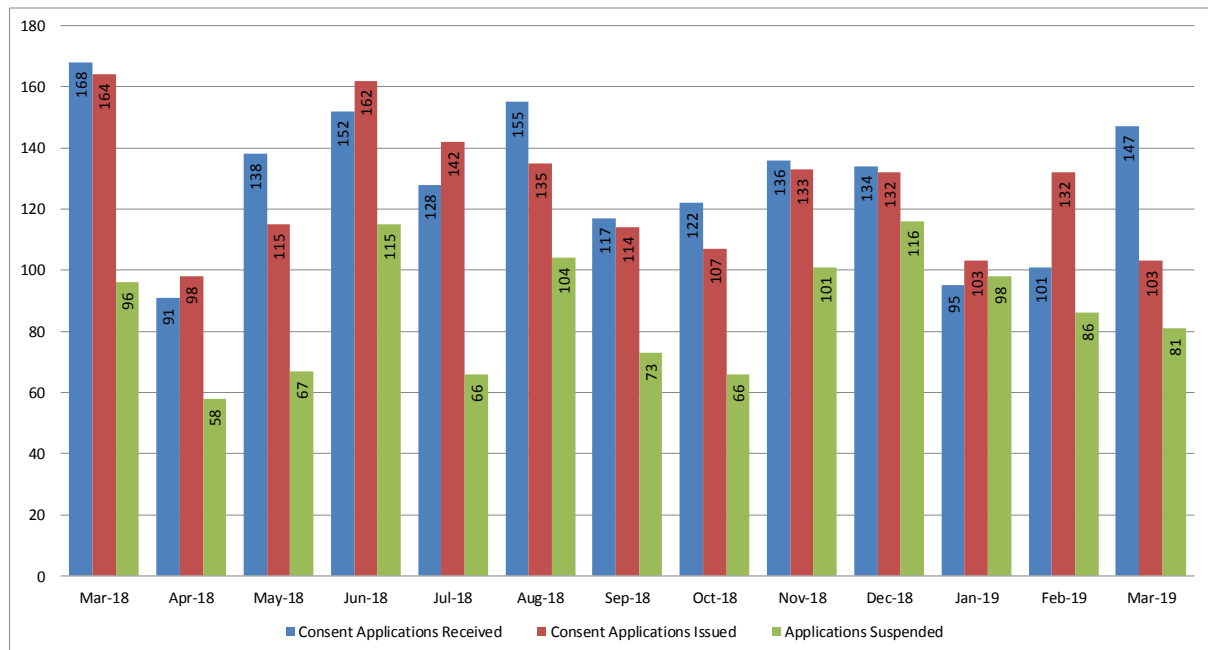
Building Performance Indicators

Building consent applications have continued to show an increase in activity. The number of consents issued within timeframes has remained high at 100% for the month. LIM's timeframes are at 100%. PIM's are under pressure and it is likely the five day internal requirement will be extended again. The inspection delivery is exceeding the Annual Plan requirement of 98%.

Performance Indicators		March	Year's Average To Date
Building Consents	Issued In 20 Days	100%	97%
LIMs	% Within 7 Days	90%	90%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	96%	76%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	100%

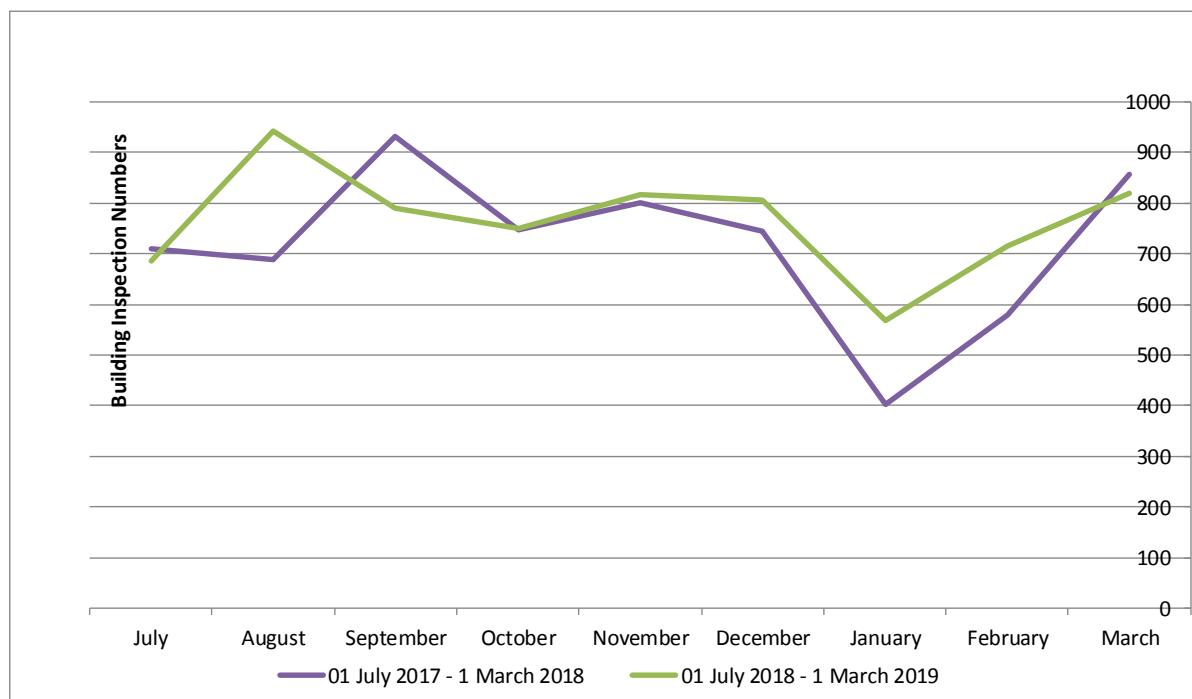
Building Consent Applications Received, Issued and Suspended

The applications received have increased over the first three months of the year and are 5% higher overall. The issued number is slightly down for this period and will be closely monitored.



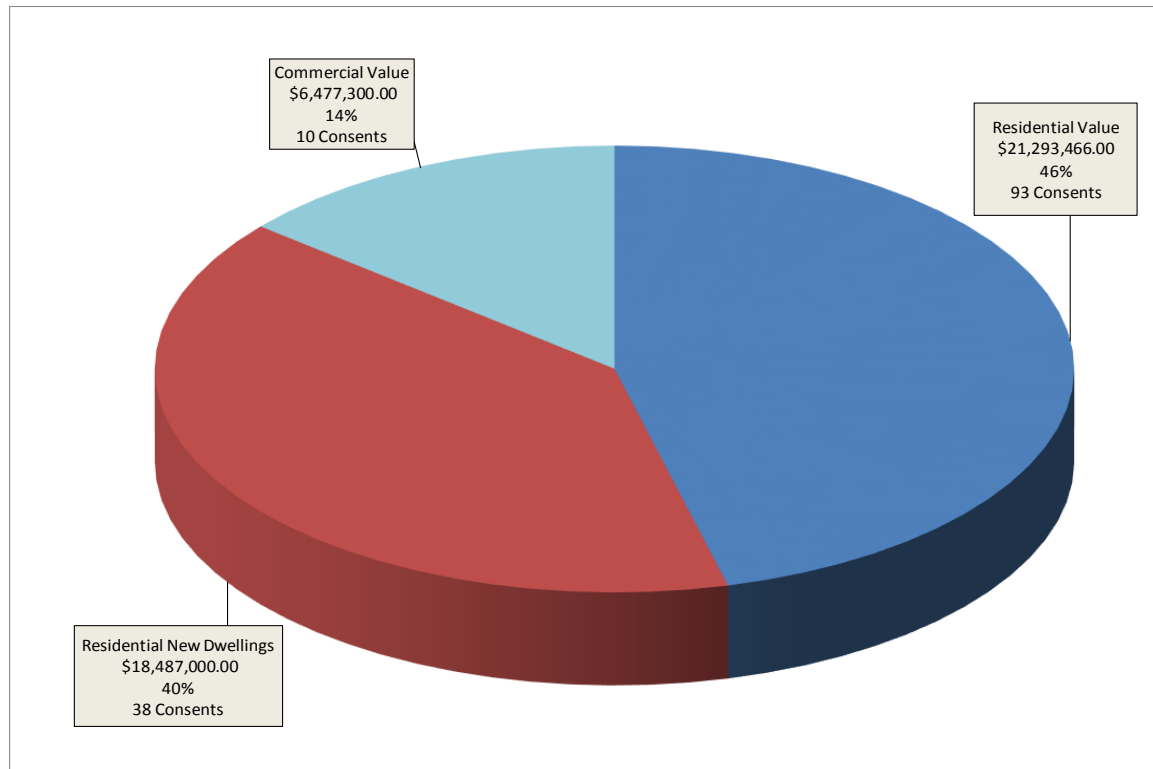
Inspections

820 building inspections have been carried out during this period. This is an increase from last month. This area continues to provide excellent service levels and high rates of accuracy with experienced and skilled staff in this area.



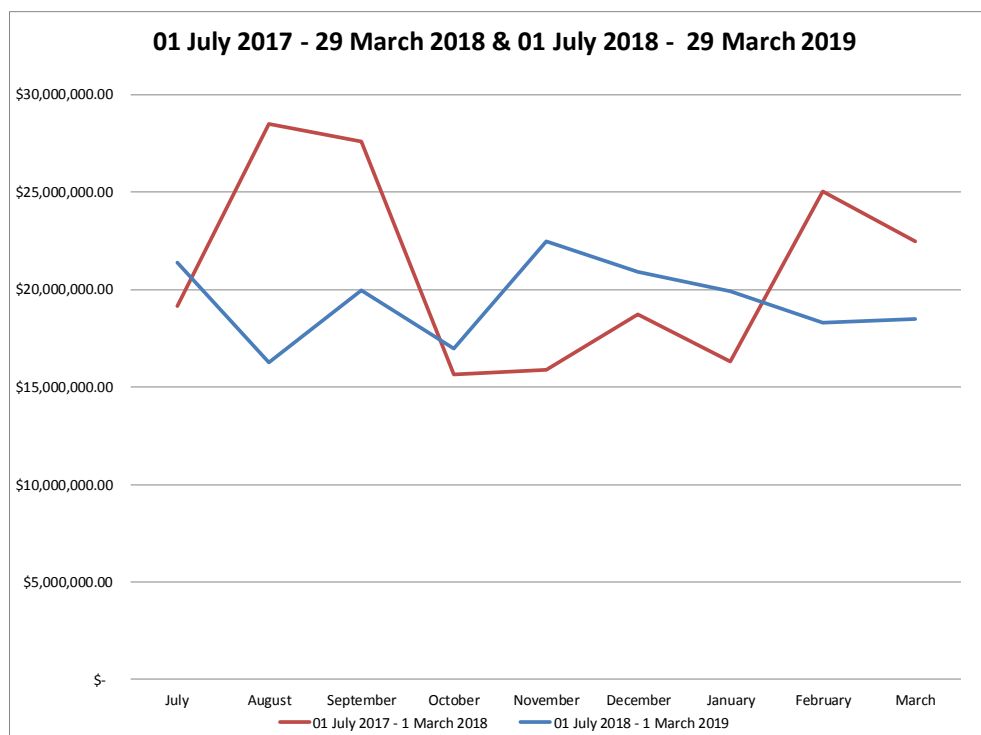
Residential and Commercial trends

Commercial application values have settled to a lower percentage in the district. The residential new dwelling percentage has increased. This shows a positive result overall as there has been a 5% increase in business activity (to the same period last year).



New Dwelling Financial Trends

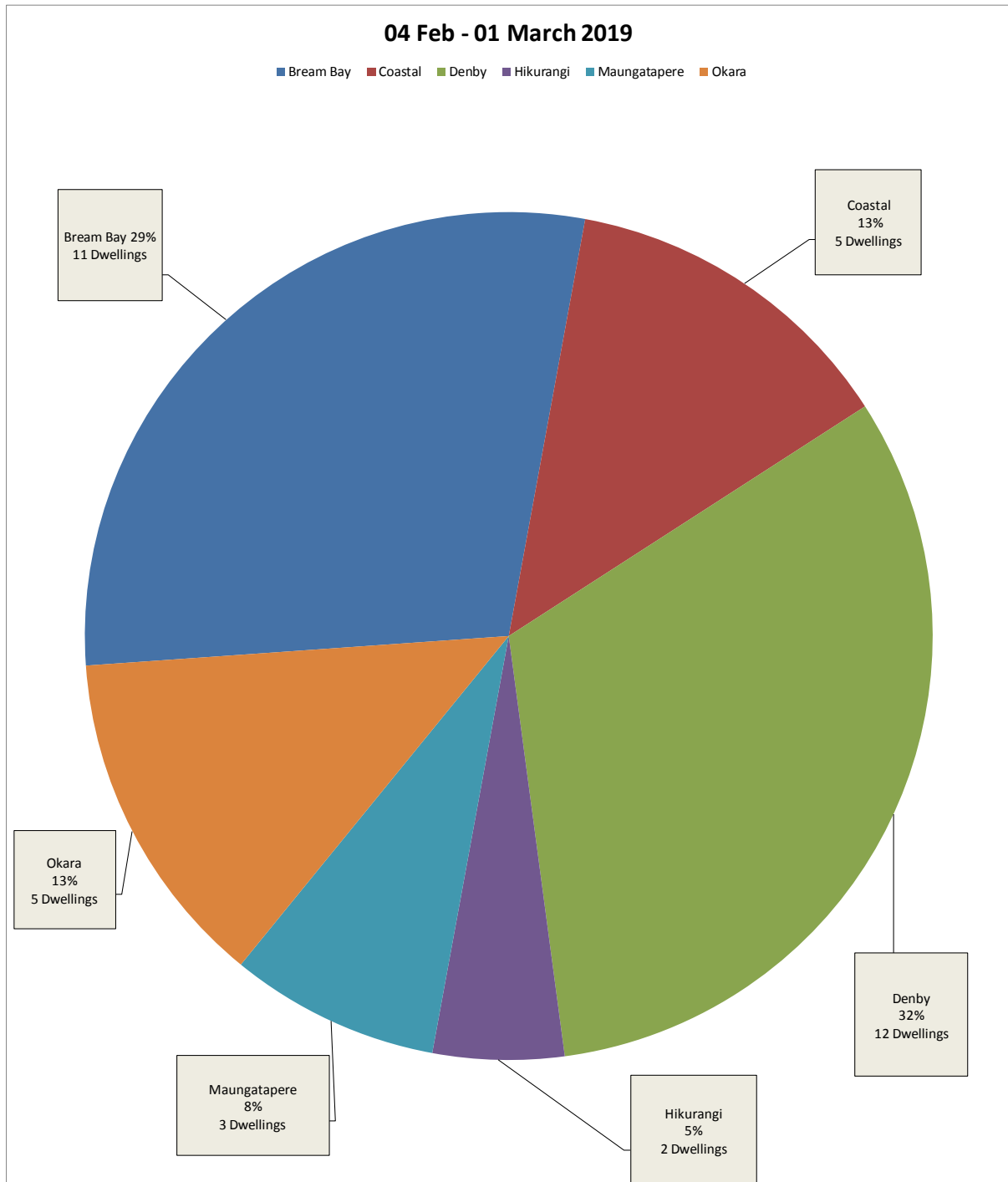
The new dwellings financial trend is still at a high financial level and this graph continues to show confidence in the area.



New Dwelling Geographical Trend

This area pattern identifies the largest growth in Bream Bay and Denby.

- Bream Bay has shifted from 30% to 29%
- Coastal has shifted from 14% to 13%
- Denby has shifted from 29% to 32%
- Hikurangi is at 5%
- Maungatapere has shifted from 5% to 8%
- Okara has shifted from 17% to 13%



Health and Bylaws

Environmental Health

Health Act 1956 – Bathing Water Monitoring Program – This annual monitoring program which sees the Northland Regional Council take samples from 50 popular bathing sites within our district and compare these results to the National Guidelines has now come to an end. The 2018/19 season has seen an improvement on the year before, with very few “action” or “alert” results. As a result, our Environmental Health Officers had to take fewer follow-up water samples and erected fewer warning signs than during previous seasons. Generally, a good result, but reflective of dryer summer months, especially during January and February. NRC’s year-end report into this program is not expected until later in the year.

Sale and Supply of Alcohol Act 2012 – During the month, the Whangarei Alcohol Monitoring Group, made up of representatives from the NZ Police, Northland District Health Board and WDC licensing inspectors conducted another Controlled Purchase Operation (CPO) which sees minors, under the direct control of Police, enter mainly off-licensed premises, such as bottle and grocery stores or supermarkets, testing licensees compliance with the Act and whether or not alcohol is sold to these minors in breach of the Act and licence conditions. During the operation, 16 purchase attempts were made and the group is pleased to say that in all cases these minors were asked for their ID’s and the sale was refused, resulting in no breaches within our district – an excellent result for our licensees.

Health Act 1956 and related legislation – Customer Service Requests – CRM’s remain high and staff are currently dealing with several complaints.

Council’s Food Businesses Grading Bylaw 2016 – The Bylaw provides that eligible food businesses, who are audited or verified (inspected) by the Whangarei District Council, Environmental Health Officers (Food Act Officers) be issued with a hygiene grading certificate. It also requires food businesses to display their current grading certificate at the entrance to the premises or where they are readily visible. It is an offence under the Bylaw not to display a current grading certificate or where it cannot be readily seen by a member of the public.

The Bylaw provides for an assessment of food hygiene practises and offers the following symbols: A = excellent; B = good; C = Adequate; D = Poor.

Most of the certificates issued by WDC are for an A or B grade. For premises to achieve a D grade, substantial food hygiene and/or handling concerns will exist and Officers will continue to work with the operators to achieve better compliance and thus less potential risk to the public.

During the latter part of 2018, Council’s Environmental Health Officers (Food Act Officers) issued a “D” grade certificate to a local food business operator (Tui Crescent Takeaways), due to serious food hygiene concerns. After receiving complaints that the premises were not displaying a grading certificate, the operators were warned to display their certificate. A subsequent follow-up visit revealed that the operator had falsified the certificate, by having placed a “B” grade symbol over the “D” grade. Most likely in a blatant attempt to mislead potential customers and avoid negative customer reaction. The falsified certificate was confiscated and the operator was issued with a new “D” grade certificate, with instruction that this had to be placed in full public view.

Due to the above and to protect the integrity of the Bylaw and to ensure that the public can readily trust the displayed grading and make an informed decision where to shop, it was

deemed important to prosecute the operator under the Local Government Act. This being the first time such as prosecution having been made.

The two defendants recently appeared before the Whangarei District Court, pleaded guilty and were fined \$600 each for their part in this matter, including court costs.

Staff will shortly publish an article in the hope that this conviction will serve as a warning to all WDC registered food business operators to not only display their most recent grading certificate, but that WDC will not hesitate to prosecute, where the public's health is at risk.

Bylaws

The Regulatory Services contract we have with Armourguard stipulates the provision of monthly statistics by the 5th day of each new month. Unfortunately, this month, due to an earlier agenda closing date, the March stats were not available prior to the closure of the March report agenda. Thus, and going forward, monthly statistics for the Regulatory Services contract will be reported at least one month late i.e. March during May etc. Due to the above there are no updated stats provided this month.

RESOLUTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following parts of proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the information. {Section 7(2)(c)}
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court. {Section 48(1)(b)}.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied. {Section 7(2)(c)(i)}.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

Resolution to allow members of the public to remain

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

Move/Second

"That _____ be permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of Item _____.

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because _____.

Note:

Every resolution to exclude the public shall be put at a time when the meeting is open to the public.