

# Planning and Development Committee Agenda

**Date:** Thursday, 16 May, 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.

<b>1. Declarations of Interest</b>	
<b>2. Apologies</b>	
<b>3. Confirmation of Minutes of Previous Planning and Development Committee Meeting</b>	
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<b>4. Decision Reports</b>	
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5.1 Planning and Development and Strategy Operational Report May	135
<b>6. Public Excluded Business</b>	
<b>7. Closure of Meeting</b>	

## 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

<b>Date:</b>	Thursday, 18 April, 2019
<b>Time:</b>	9:00 a.m.
<b>Location:</b>	Council Chamber Forum North, Rust Avenue Whangarei
<b>In Attendance</b>	Cr Greg Innes (Chairperson) Cr Crichton Christie Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Cherry Hermon Cr Greg Martin Cr Sharon Morgan Cr Anna Murphy
<b>Not in Attendance</b>	Her Worship the Mayor Sheryl Mai Cr Gavin Benney Cr Phil Halse
<b>Scribe</b>	Jennie Thomas (Democracy Adviser)

### 1. Declarations of Interest

There were no declarations of interest made at this meeting.

### 2. Apologies

Her Worship the Mayor, Crs Phil Halse and Gavin Benney

**Moved By** Cr Greg Innes

**Seconded By** Cr Sharon Morgan

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 March 2019**

**Moved By** Cr Shelley Deeming

**Seconded By** Cr Vince Cocurullo

That the minutes of the Planning and Development Committee meeting held on Thursday, 21 March 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. Decision Reports**

#### **4.1 Urban and Services Plan Changes – Notification**

Council officers presented an overview of the Urban and Services Plan Changes process to date.

**Moved By** Cr Sue Glen

**Seconded By** Cr Greg Martin

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).

**Carried**

*Cr Cocurullo requested his vote against be recorded.*

### **5. Information Report**

#### **5.1 Operational Report April**

**Moved By** Cr Greg Martin

**Seconded By** Cr Sue Glen

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

**Carried**

**6. Public Excluded Business**

There was no business conducted in Public Excluded.

**7. Closure of Meeting**

The meeting concluded at 10.35am

Confirmed this 16<sup>th</sup> day of May 2019

Councillor Greg Innes (Chairperson)





## 4.1 New Road Name – RMA Consents – Reotahiti Ltd

**Meeting:** Planning and Development  
**Date of meeting:** 16 May 2019  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a private ROW in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee approve the name of the private ROW off The Heights as Lort Point Lane.

### 3 Background

A road naming application for Reotahiti Ltd has been received on 2 April 2019 for the new private ROW off The Heights, Reotahi.

#### Consultation

Consultation has been undertaken with affected property owners, being 4 & 16 The Heights, as they have access to the private ROW. Both properties are owned by the subdivider or associated ownership.

### 4 Discussion

The private road name has been considered in accordance with Council Road Naming Policy.

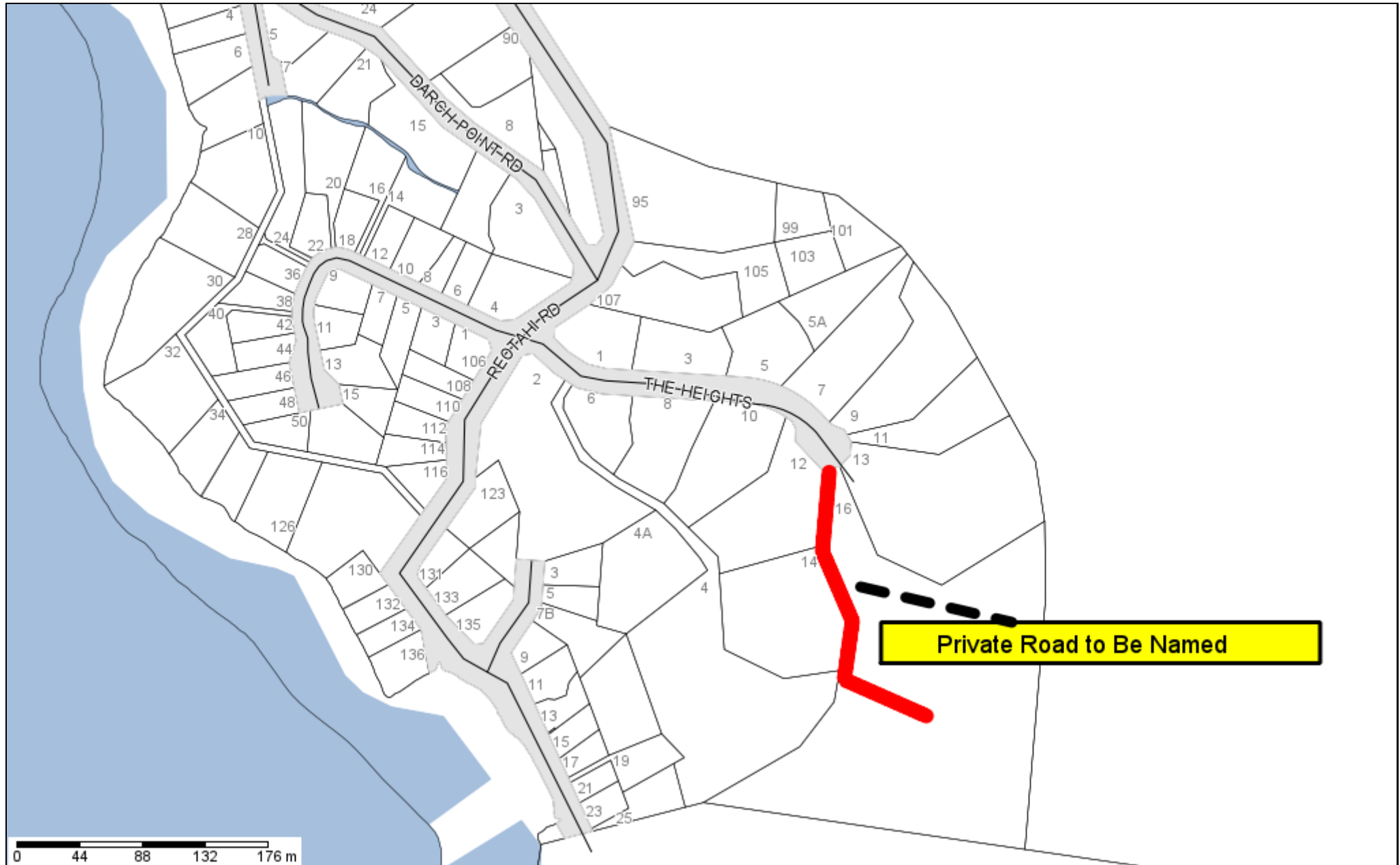
‘Lort Point Lane’ has been approved for submission by LINZ.

### 5 Significance and engagement

Having considered the Significance and Engagement Policy, this proposal or decision is not considered significant, and the public will be informed via agenda publication on the website.

## **6 Attachments**

1. Location Map – Reotahiti Ltd
2. Application for the naming of a private ROW – Reotahiti Ltd – Reotahi





## Application for the naming of a new private ROW

### Subdivision at Reotahi

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private	Lort Point Lane	Road and properties look out to the coastline previously known as Lort Point, named by Lort Stokes in 1849.	Accepted	N/A
	Mt Aubrey Lane	Road and properties are at the base of Mt Aubrey	Rejected due to duplication with Aubrey Road and Aubrey Street.	N/A
	The Heights (ext)	Private ROW continues off The Heights	Rejected as The Heights is vested by Council and the new ROW is privately maintained.	N/A

### Consultation

Consultation has been undertaken with neighbouring property owners, being 4 & 16 The Heights, as they have access to the private ROW.

### Recommendation

That the new private ROW off The Heights be named Lort Point Lane.

### Document References

Location Map



## 4.2 New Road Name – RMA Consents – G and T Herman

**Meeting:** Planning and Development  
**Date of meeting:** 16 May 2019  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a private ROW in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee approve the name of the new private ROW off Millington Road as Darligen Lane.

### 3 Background

A road naming application for G and T Herman has been received on 25 March 2019 for the new private ROW off Millington Road, Maunu.

### 4 Consultation

The new ROW provides access to 4 existing lots, with all owners having been consulted, and all approving of the proposed road name.

### 5 Discussion

The private ROW name has been considered in accordance with Council's Road Naming Policy.

### 6 Significance and engagement

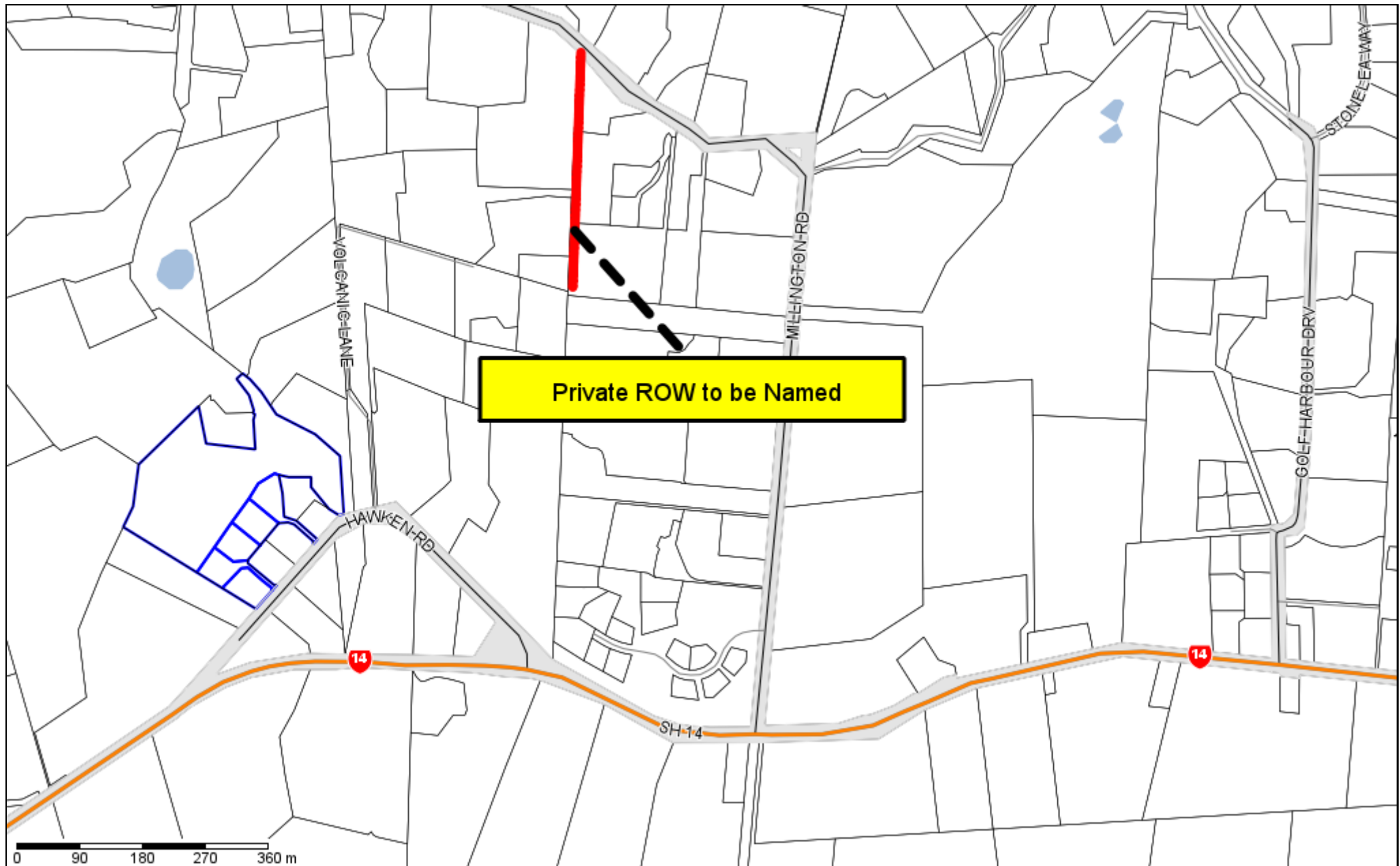
Having considered the Significance and Engagement Policy, this proposal or decision is not considered significant, and the public will be informed via agenda publication on the Council website.

### 7 Attachments

1. Location Map – Herman
2. Application for the naming of a new road – Gregory and Tina Herman









## Application for the naming of a private ROW

### Subdivision at

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private ROW	Darligen Lane	The land and some of its surrounding land was owned by Darligen Orchards. The name Darligen is the European town the current owners (Herman) ancestors came from. They set about restoring the land and conserving the native bush on it. The name is pronounced "Darla-Jen".	Accepted	N/A
	Restoration Lane		Accepted	N/A
	Old Orchard Lane		<b>Rejected</b> , there is an Orchard Place nearby, which LINZ advised is too close to the new ROW.	N/A

### Consultation

The new ROW provides access to 4 existing lots, with all owners having been consulted, and all confirming approval of the proposed road names.

LINZ have approved Darligen Lane for submission.

### Recommendation

That the new private ROW off Millington Road be named Darligen Lane.

### Document References

Location Map



## 4.3 New Road Name – RMA Consents – Aubrey Family

**Meeting:** Planning and Development  
**Date of meeting:** 16 May 2019  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a private and public road in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee approve the name of the public road off Aubrey Road as Harcourt Close, and the private ROW off Harcourt Close to be named Seaside Close.

### 3 Background

A road naming application for Aubrey Family has been received on 25 January 2019 for the new public road and new private ROW associated with the subdivision at Pataua South.

#### Consultation

No titles have been issued yet for this development and the land is therefore still owned by the developer, Aubrey Family. No consultation has been undertaken with neighbouring properties as they do not have access to the private ROW or public road, and as such are not affected.

### 4 Discussion

The private road name has been considered in accordance with Council's Road Naming Policy.

All names have been approved for submission by LINZ.

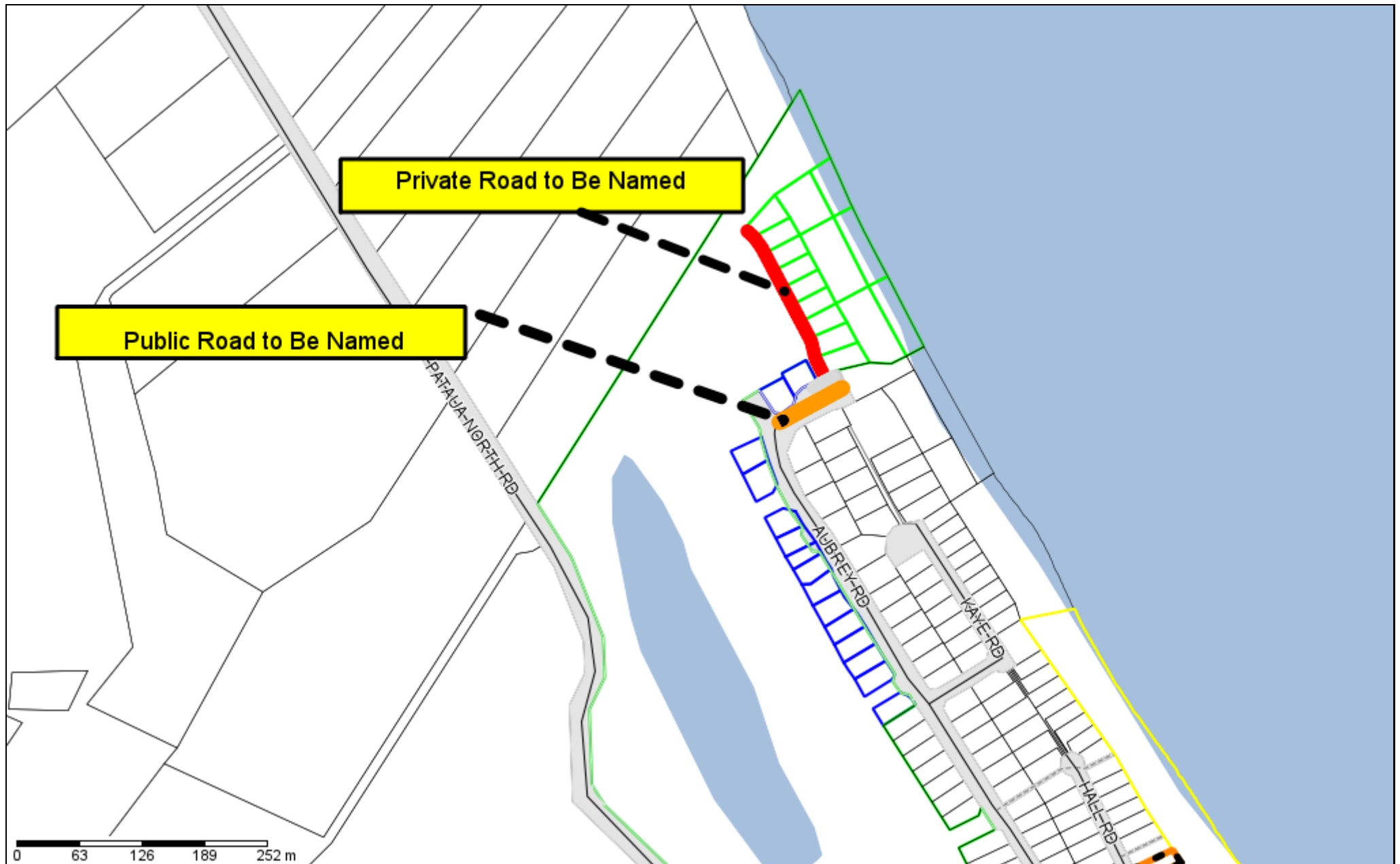
### 5 Significance and engagement

Having considered the Significance and Engagement Policy, this proposal or decision is not considered significant, and the public will be informed via agenda publication on the website.

### 6 Attachments

1. Location Map – Aubrey Family – SD0639762
2. Application for the naming of a public and private road – Aubrey Family – Pataua.









## Application for the naming of a private and public road

### Subdivision at Pataua

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private ROW	Seaside Close	All three names submitted for the private ROW are in reference to Pataua Ocean beach. The new ROW is adjacent to the beach, behind one row of residential sections.	Accepted	N/A
	Shoreside Close		Accepted	N/A
	Surf Bay Close		Accepted	N/A
Public Road	Harcourt Close	Harcourt is a historic family name, with it featuring as a first or middle name for generations (Harcourt Richard Aubrey was the first magistrate of the North). The family has strong historical links with the Pataua area, having owned property since 1885.	Accepted	N/A
	Surf Close	The road is a short Crescent with carparking and access to the beach reserve	Accepted	N/A
	Coast Close	In reference to Pataua Ocean beach. The road is a short Crescent with carparking and access to the beach reserve	Accepted	N/A

### Consultation

All names have been approved for submission by LINZ.

No consultation has been undertaken with neighbouring properties as they do not have access to the private ROW, and as such are not affected. No titles have been issued yet for this development and the land is therefore still owned by the Developer, Aubrey Family.

### Recommendation

That the new public road of Aubrey Rd be named Harcourt Close and the new private ROW off Harcourt Close be named Seaside Close.

### Document References

Location Map



## 4.4 New Road Name – RMA Consents – Jasco Properties Ltd

**Meeting:** Planning and Development  
**Date of meeting:** 16 May 2019  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name two private roads in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee approve the name of the private road off Cullen Road as Ridgewater Drive and the private road off Ridgewater Drive, named as Kanuka Lane.

### 3 Background

A road naming application for Jasco Properties Ltd has been received 11 February 2019 for the naming of two private roads off Cullen Road, Waipu.

#### Consultation

No titles have been issued yet for this development and the land is therefore still owned by the developer, Jasco Properties Ltd.

### 4 Discussion

The private road names have been considered in accordance with Council's Road Naming Policy.

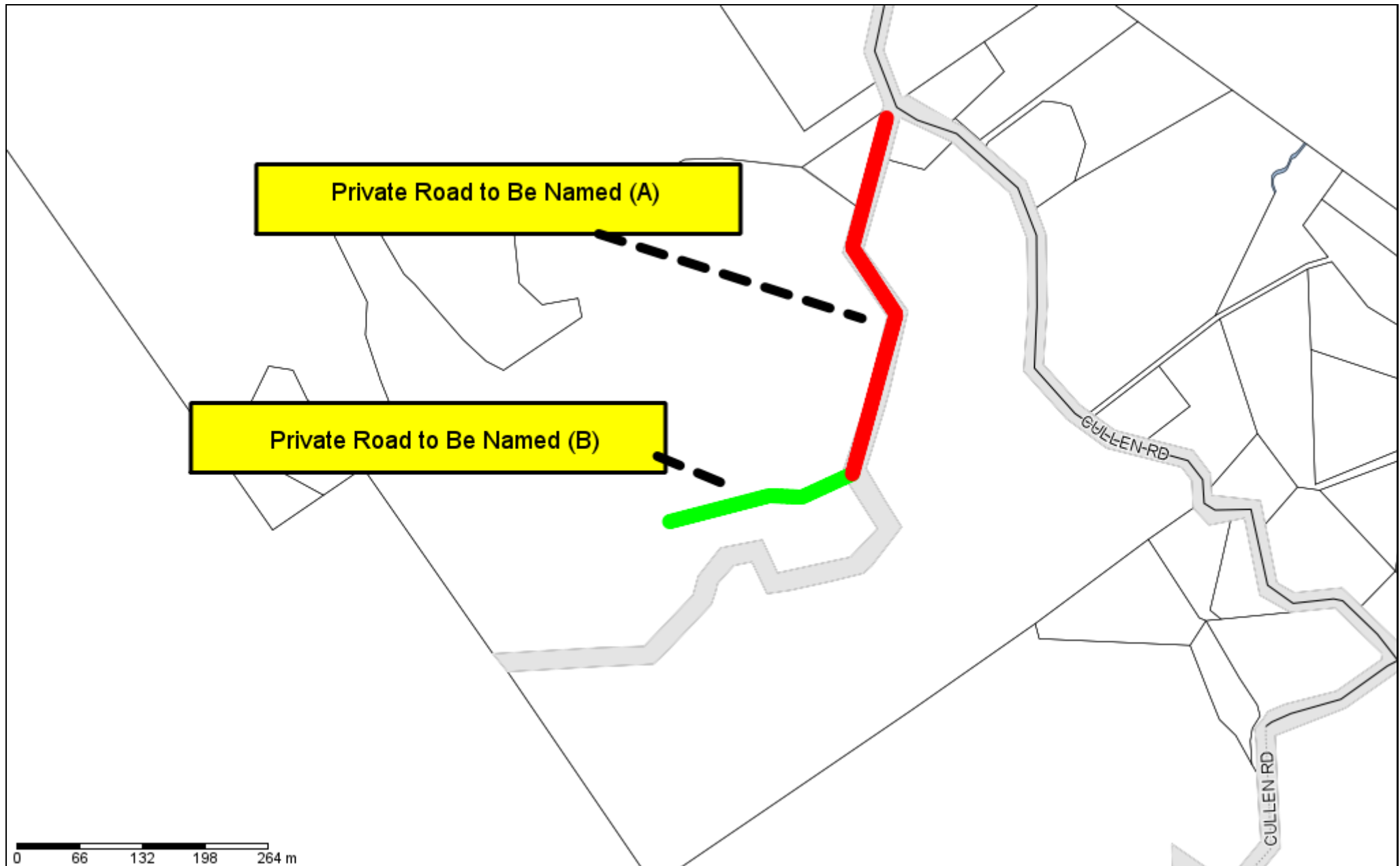
### 5 Significance and engagement

Having considered the Significance and Engagement Policy, this proposal or decision is not considered significant, and the public will be informed via agenda publication on the website.

### 6 Attachments

1. Location Map – Jasco Properties – SD1700060
2. Application for the naming of a private road – Jasco Properties – SD1700060







## Application for the naming of 2 private roads

### Subdivision at Waipu

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private Road A	Ridgewater Drive	There are extensive views of the beach from the properties within the subdivision.	Accepted	N/A
	Beachview Drive		Accepted	N/A
	Koromiko Drive	Referencing the existing Koromiko plants.	Rejected – there is a Koromiko Lane within the District.	N/A
Private Road B	Kanuka Lane	This is in reference to the Kanuka trees, which are common in the area.	Accepted	Yes
	Kanuka View Way		Accepted	Yes
	Ridge Road	Alternative to “Ridgewater Drive”.	Accepted	N/A

### Consultation

No titles have been issued yet for this development and the land is therefore still owned by the developer, Jasco Properties Ltd.

Juliane Chetham, on behalf of Patuharakeke Iwi Trust Board, has confirmed *Kanuka Lane* is acceptable for submission.

### Recommendation

That the new private road off Cullen Rd be named Ridgewater Drive and the second new private road off Ridgewater Drive be named Kanuka Lane.

### Document References

Location Map – Jasco Properties Ltd.





## 4.5 Public Feedback on the Draft Whangarei District Growth Strategy

**Meeting:** Planning and Development Committee

**Date of meeting:** 16 May 2019

**Reporting officer:** Tony Horton (Manager – Strategy)

### 1 Purpose

To seek endorsement from the Planning and Development Committee to enable public feedback on the Draft Whangarei District Growth Strategy.

### 2 Recommendations

That the Planning and Development Committee;

1. Approves the Draft Whangarei District Growth Strategy for public feedback.
2. Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the Draft Whangarei District Growth Strategy and to approve the final design and layout of the document prior to final printing and publication.

### 3 Background

The Draft Whangarei District Growth Strategy (the Strategy) is the culmination of two major programmes of work:

1. A full review of Whangarei District Growth Strategy: Sustainable Futures 30/50
2. The requirements of the National Policy Statement on Urban Development Capacity (NPS – UDC)

The Strategy sets out a 30 year vision for how development will be accommodated and managed across the Whangarei District. It continues the approach set by Sustainable Futures 30/50 which was to consolidate growth around our urban areas and growth nodes.

The work has now reached a point where public and stakeholder feedback can be sought. The feedback will be presented to Elected Members along with recommended changes to the Strategy.

Over the past 18 months there has been a number of updates to Elected Members. More recently a workshop was held on 13 March 2019 followed by discussion at the March and April Planning and Development Scoping Meetings.

To create this Strategy staff have worked across key teams in the organisation including Infrastructure, Northland Transport Alliance and District Plan. External input has been received from Northland Regional Council, New Zealand Transport Agency, Ministry of Education, Ministry of Housing and Urban Development, Ministry for the Environment and Northland District Health Board.

## 4 Discussion

### Drivers for the Draft Whangarei District Growth Strategy

The NPS-UDC classified Whangarei Urban Area as 'High Growth' meaning that our population is projected to grow by over 10% in a 10 year period. The classification as 'High Growth' resulted in a number of requirements to monitor and respond to changes in housing and business development.

A key requirement was to create a growth strategy which outlines how we will accommodate development to meet demand. We already have a growth strategy in Sustainable Futures 30/50, however this document is close to 10 years old. We have combined our NPS-UDC requirements with the scheduled 10 year review of the Sustainable Futures 30 / 50.

### Content of the Draft Whangarei District Growth Strategy

This growth strategy provides an integrated vision for how our District will grow and develop over the next 30 years. It sets out actions which will help ensure that our planning, infrastructure investments and decision making is coordinated and supports a vibrant, attractive and thriving place District.

The draft strategy has the following structure:

#### Summary

This provides a brief overview of the document and an overview map of the District.

#### Key outcomes

These sets out the objectives that drive the strategy. These outcomes link back to our vision and community outcomes as well as providing a framework for the strategies actions

#### Key challenges

This section identifies the challenges and issues for future growth of our District.

#### Our response to growth and the key challenges

- Spatial Planning: This section outlines how growth will be accommodated in a way the meets the strategies key outcomes. It focuses on the District as a whole and then looks at the key parts of the District in more detail
- Future Development Plan: This will set out our plan for future development across our District. It will identify future opportunities for growth aligned with infrastructure. This is achieved through a mix of expansion and intensification.
- Actions: The actions make sure that this plan remains relevant. To ensure the strategy continues the success of Sustainable Futures 30/50, the actions set out the delivery aligned with our LTP cycles. The range of actions includes monitoring and report on key indicators for housing and business land.

## **Consultation and Stakeholder Engagement**

We are required to review this document every three years and continually monitor it. Therefore, it is intended that this consultation will not be a one-off exercise, but instead an ongoing conversation with stakeholders and the public.

As discussed at the March Scoping Meeting, a two-stage approach to consultation is proposed:

### **Key stakeholder engagement.**

This is underway now and involves in-depth meetings with our key stakeholders. This includes government agencies as well as key groups across the District. These meetings will continue through to the end of June.

### **Public consultation**

The general public will have an opportunity to view and provide feedback from 20 May to 22 June (5 weeks). This will largely be achieved through on-line and social media techniques. We will also be offering to present to meetings of community groups, sector groups and interest groups. Feedback can be provided through feedback forms, email, telephone, Facebook comments and online surveys.

For consultation, it is acknowledged that the Strategy is a long document that the general public will be unlikely to read cover to cover. Therefore, a series of one page fact sheets will be produced along with a two page summary document. These will also be supported by a short video and presentation which will be publicly available.

The feedback received will be presented in full to Elected Members as well as a summary and the recommended changes to the document.

### **Annual Plan 2019 - 2020**

A number of submissions have been received on our Annual Plan 2019 – 2020 which relate to issues of growth and the proposed Spatial Planning Programme. Staff will take into account these Annual Plan submissions and we will be proactively contacting those who submitted on the Annual Plan to share more detail about what is proposed.

## **5 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 the Agenda publication on the website, Council News, Facebook along with the consultation programme supporting this strategy.

## **6 Attachment**

Draft Whangarei District Growth Strategy



# Whangarei District Growth Strategy

**DRAFT 2019**

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**30 APRIL 2019**

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**For public and  
stakeholder feedback**



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# Summary of the Growth Strategy

## A growing District

Over recent years our District has grown. More people have moved to our District, new houses have been built and new jobs have been created. As we look to the future, growth and development is likely to continue because Whangarei is such an attractive place to live.

Recent growth and development has put pressure on our communities. The pace of change is a challenge and if left unmanaged, continued growth and development will threaten what our communities value about our District. Growth can also benefit our communities through improved services and facilities.

It is important that we respond to growth. New government policy requires us to do so. But also if we fail to provide enough land and infrastructure to support housing and business development we may harm the sustainability of our economy, see further house price increases and more affordability issues.

This growth strategy sets out our response to future growth. It establishes a framework for how we will manage and accommodate development, whilst still maintaining the important values of our District.

## What does this Growth Strategy do?

This growth strategy provides an integrated vision for how our District will grow and develop over the next 30 years. It sets out actions which will help ensure that our planning, infrastructure investments and decision making is coordinated and supports a vibrant, attractive and thriving District.

## What does this Growth Strategy say?

This strategy sets out the following key outcomes for our district:

enable housing and business land capacity to meet demand

focus development in our urban area and growth nodes

maintain and grow industrial and business land

enable housing choice and affordability to meet the needs of our community

integrate infrastructure to align with growth

provide quality open space to support our growing population

maintain our valuable natural environments and productive land

co-ordinate growth through an integrated approach across council, iwi, community and agencies

monitor and review the strategy to ensure we stay on track to provide the land for housing and business that our community needs

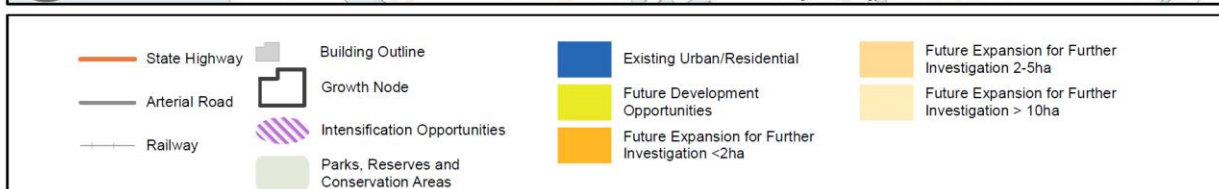
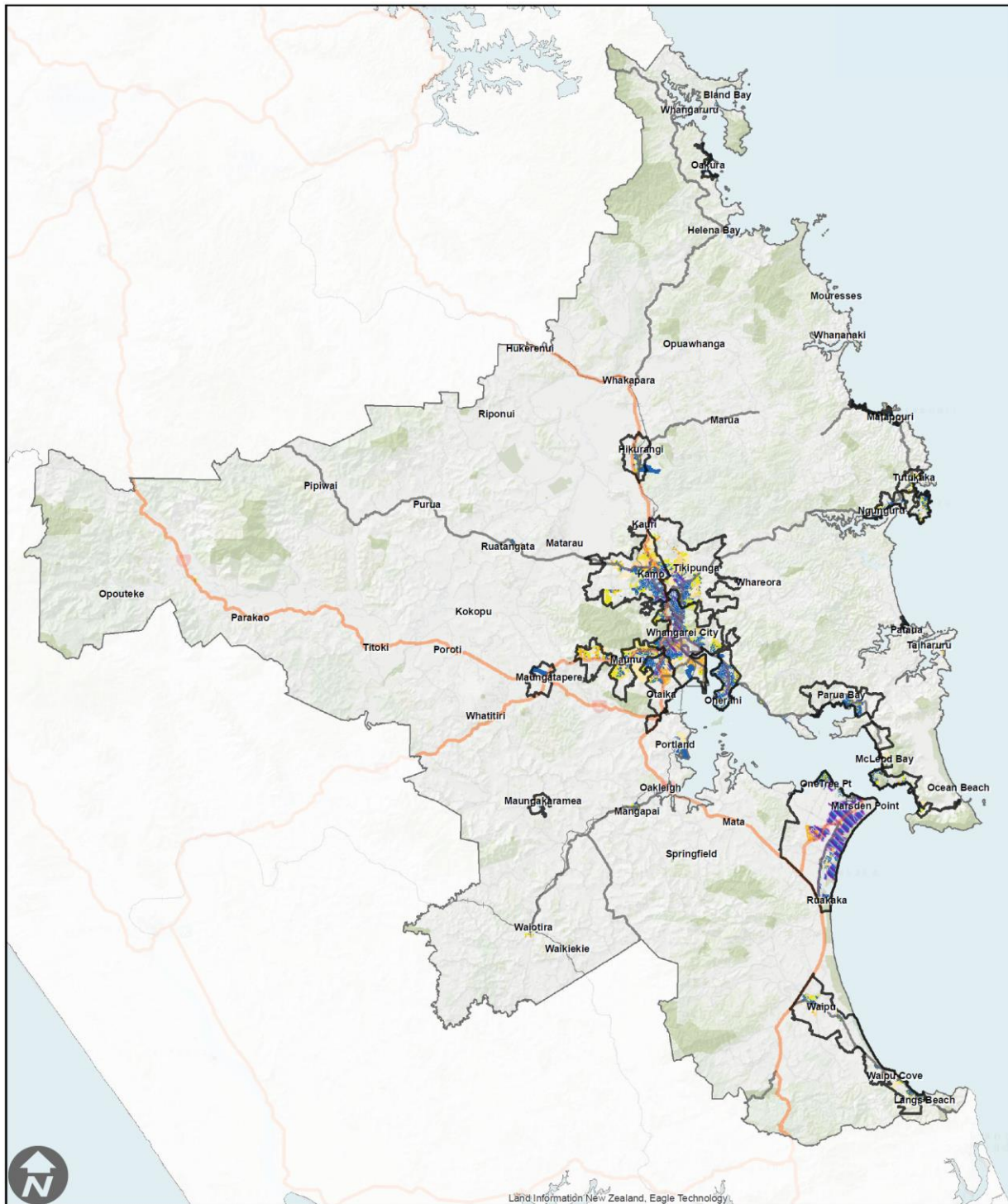
## Why do we need this Growth Strategy?

In December 2016, the Government introduced the National Policy Statement on Urban Development Capacity (NPS-UDC). This identified Whangarei as a 'High Growth Area' and required us to assess capacity needs for housing and business over the next 30 years and to prepare a 'Future Development Strategy' outlining how that capacity will be provided for. More information on the NPS-UDC can be found here:

<http://www.mfe.govt.nz/more/towns-and-cities/national-policy-statement-urban-development-capacity>



## Growth strategy overview



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## How will we make this happen?

This strategy is action focused. It sets out several actions relating back to the key outcomes and our statutory requirements. The key actions include:

- Undertaking place based planning for growth areas to ensure development and infrastructure is delivered in a timely and integrated way.
- Inform our Long Term Plan to ensure the alignment of infrastructure with growth.
- Support our current District Plan review of Urban zones
- Monitor and report on key indicators for growth management

## How have we made this strategy?

This strategy has been developed in a collaborative and integrated way. Input has been provided by experts across our Council and external agencies.

But we did not start from scratch. In 2010, Whangarei District Council adopted Sustainable Futures 30 / 50. This document has helped shape the District over the past 10 years. We have completed a full review of Sustainable Futures 30 / 50 to help inform this strategy.

# We want your feedback

We are now seeking public feedback on this strategy and the issues relating to growth and development. Does this strategy set a clear vision for the future? Does it address the challenges of continued growth? What's missing in the strategy?

To provide feedback, you can use this on-line form:

**INSERT LINK**

We will also be conducting a number of surveys through social media and on our website to get your views on specific issues.

It is also important that we get input and feedback from key stakeholders that will play a big part in the future of our District. Therefore we will be talking to local Iwi , government agencies and community organisations.

The feedback we receive will be incorporated into a final version of this strategy which will go on to shape the future of our District.

But it doesn't end there. We are required to review this strategy every three years. We will also be producing a series of monitoring reports each year. These will be an opportunity to seeking ongoing feedback from you

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# Our Vision and Community Outcomes

## A vibrant, attractive and thriving district

### Our community outcomes

Everything Council does is guided by our four Community Outcomes – based on what our community has told us is most important to them:

#### Efficient and resilient core services

- It is easy and safe for everyone to travel around our District
- There are opportunities to walk and cycle
- Our District is well prepared for growth and can adapt to change
- Services are supplied in ways that benefit the environment.

#### Positive about future

- Our District has productive land, people and a thriving city centre
- There is a fair urban/rural balance
- Council has clear, simple documents and rules
- Our District embraces new technology and opportunities.

#### Caring for the environment

- Communities work to keep the environment clean and healthy
- Access to the coast is protected
- Open spaces in parks and streets are places where nature thrives
- Our District is positively adapting to climate change.

#### Proud to be local

- Our District is neat, tidy and looks attractive
- Public areas feel welcoming and safe
- There is always something to do and see
- There are opportunities for people of all abilities, ages and life stages to be active.

## How does this Growth Strategy deliver the vision and outcomes?

This strategy is a key tool in achieving the vision for our District and delivering on the community outcomes, this is outlined below:

Efficient and resilient core services
Efficiency is delivered by ensuring that growth is timed and located so that it can be serviced in a sustainable way and will not generate unreasonable ongoing costs to our community.
Positive about future
<p>The strategy will ensure that there is sufficient capacity of housing and business land to meet future demand.</p> <p>Adequate supply of land with necessary infrastructure is an essential component of thriving District.</p>
Caring for the Environment
<p>The areas identified for growth take into account natural hazards and likely impacts from climate change.</p> <p>Growth focused around our existing urban areas will help limit our environmental impact.</p>
Proud to be local
<p>The creation of this strategy will involve community consultation to ensure we address issues of local importance.</p> <p>Implementation of the strategy will rely on partnerships and relationships with our community.</p>

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## Where does this strategy fit?

The Whangarei District Growth Strategy is a key strategic document that drives and influences much of what we do.

This strategy will influence future decisions relating to our:

- District Plan
- Infrastructure through our Activity Management Planning
- Long Term Plans and Annual Plans

It also sets a framework for issue based strategies such as:

- Climate change adaptation strategy
- Public Open Space Strategy

# Strategic Context

## Whangarei

Whangarei is a hub for Northland. The District contains the only city north of Auckland as well as several thriving rural and coastal communities.

Whangarei District has experienced a rapid rise in population over the past 10 years. The recent population surge is largely due to fewer people leaving New Zealand, larger numbers of returning New Zealanders, and strong inter-regional migration (particularly from Auckland).

Sustained growth is likely to continue. Even if net international migration slows, inter-regional migration has been an ongoing source of growth for the District over the last 10-15 years.

The Whangarei District Growth Model looks at future growth to 2048. The Model is based on Statistics New Zealand's most recent medium population projections, with modifications for areas which expect high rates of growth. Based on this model, Whangarei District population is expected to grow by about 1.2 percent per annum between 2018 and 2028, and by about 0.6 percent per annum between 2028 and 2048.

### Why is Whangarei a hot spot for growth?

Only city in Northland and home to major businesses, services and employers

Range of lifestyle choices from urban living to coastal and rural environments

Quality and pristine natural environments with world class beaches

2 hours from Auckland

Well connected to international and national markets through Northport and Whangarei Airport

Strong cultural identity and heritage shown through Maori business, innovation and arts



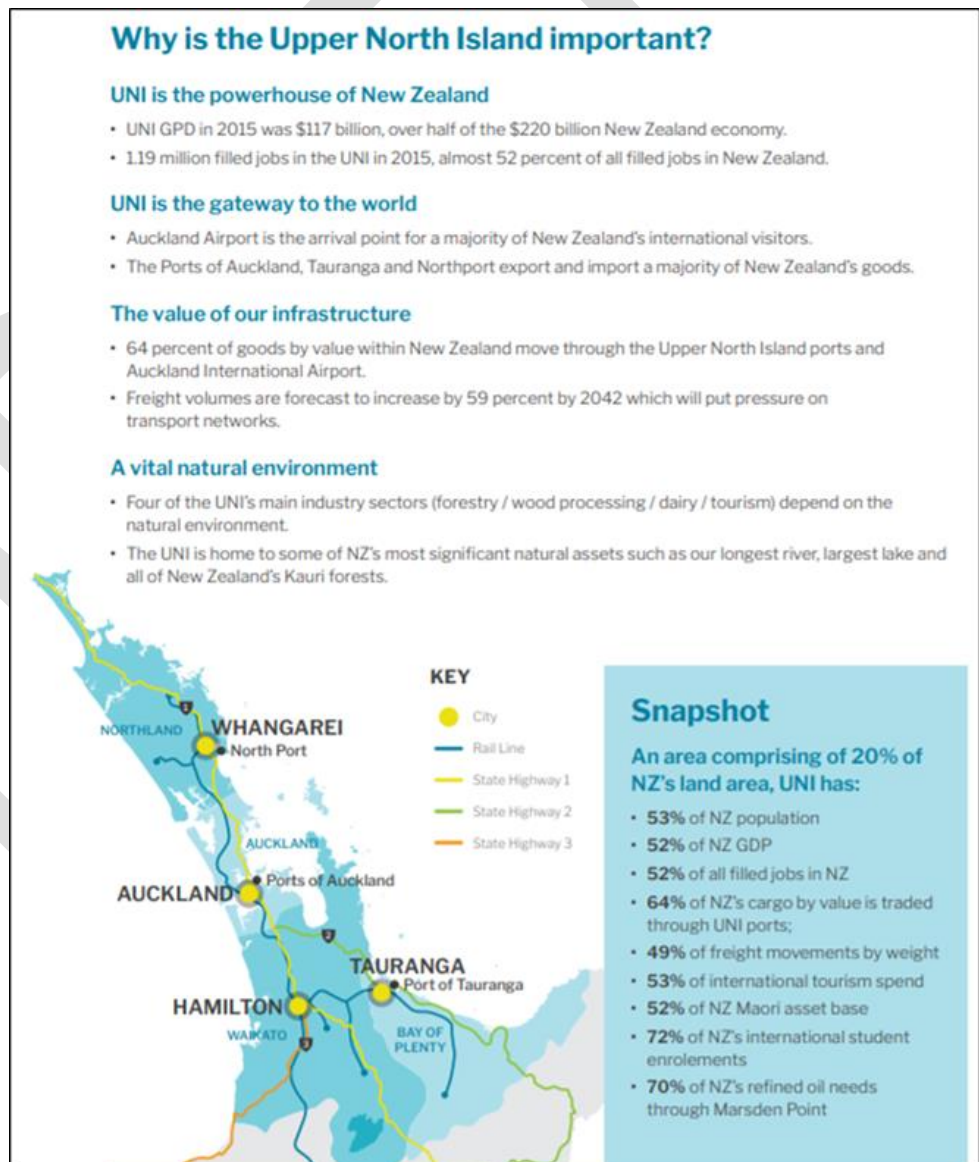
## Regional and international context

Northland is a large and primarily rural area north of Auckland. It contains numerous towns and settlements and is home to approximately 250,000 people. Whangarei is the main centre and only city in Northland. It is home to major retail, employment and service centers used by the wider region. Whangarei also has key infrastructure such as Northport, Whangarei Airport and Whangarei Hospital.

Whangarei and Northland fall within the Upper North Island of New Zealand. The Upper North Island is an economic powerhouse of New Zealand. Despite being 20 percent of New Zealand's land area, it contains over half of New Zealand's population

and economic activity and includes nationally significant infrastructure.

Significant growth across the Upper North Island is putting pressure on housing, infrastructure, the labour market and environment. Being part of the Upper North Island is a key driver for the growth of Whangarei, particularly through inter-regional movement of people and goods.





## High growth area

In response to challenges of providing housing and land for business activities central government has developed a National Policy Statement on Urban Development Capacity (NPS-UDC).

Under the NPS-UDC, the urban area of Whangarei was identified as “high growth” on the basis that our population is projected to increase by over 10 % over a 10-year period.

Our own growth model projects our likely growth to 2058, based on Statistics New Zealand Data. This shows continued and sustained growth. As new information, such as the 2018 Census data, becomes available this model will be updated:

	POPULATION GROWTH		
YEAR	ESTIMATED RESIDENT POPULATION	INCREASE	% INCREASE PER ANNUM
2013	83,700		
2018	90,500	6,800	1.6%
2023	96,600	6,100	1.4%
2028	102,000	5,400	1.1%
2033	105,600	3,600	0.7%
2038	108,700	3,100	0.6%
2043	111,500	2,800	0.5%
2048	114,400	2,900	0.5%
2053	116,600	2,200	0.4%
2058	118,900	2,200	0.4%

Table 1 - Estimated Resident Growth Projections 2013-2058

	TOTAL DWELLING GROWTH		
YEAR	TOTAL DWELLINGS	INCREASE	% INCREASE PER ANNUM
2013	35,200		
2018	38,200	3,000	1.7%
2023	41,000	2,800	1.5%
2028	43,560	2,560	1.3%
2033	45,180	1,620	0.7%
2038	46,600	1,420	0.6%
2043	47,950	1,300	0.6%
2048	49,320	1,350	0.6%
2053	50,360	1,020	0.4%
2058	51,450	1,070	0.4%

Table 2 - Total Dwelling Growth Projections

## Why is Whangarei growing

Districts grow when they succeed in attracting and retaining people to live and work in them. There are two broad reasons why some places attract people at a faster rate than others, over a long period:

Advantages in **production** – i.e. factors that make it especially attractive to work or run a business in a particular place. This could include:

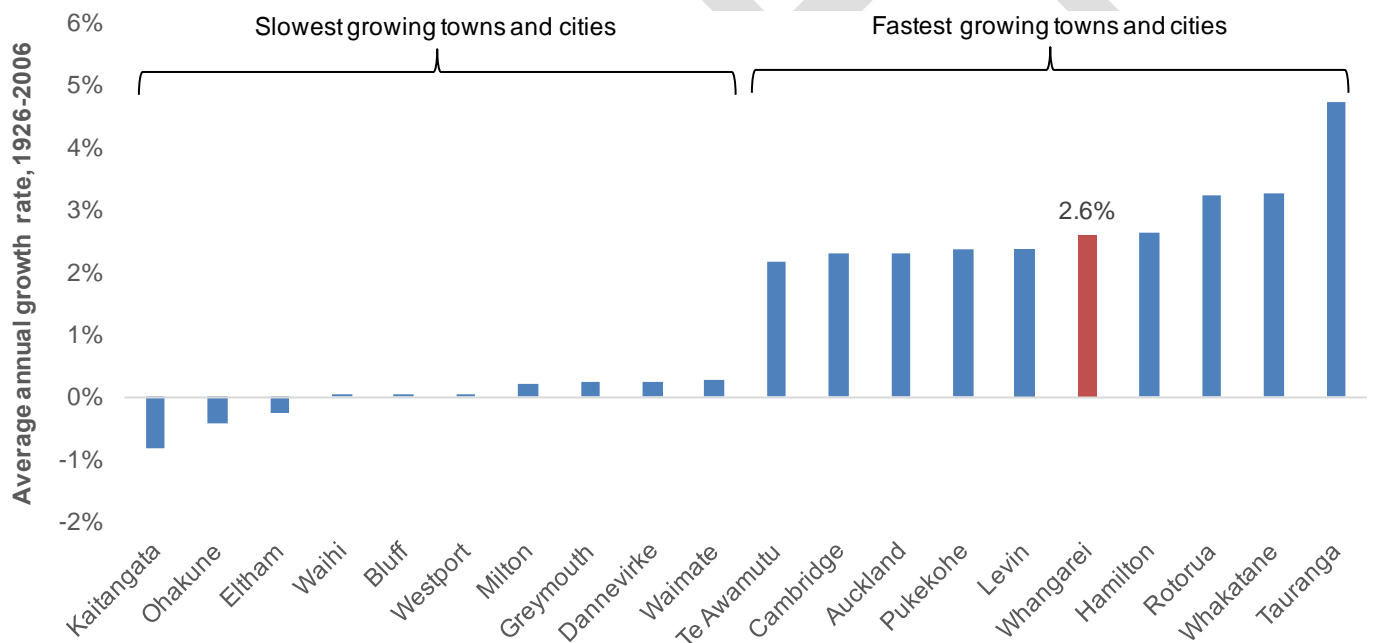
- **Access to natural resources** as inputs to production, such as agricultural soils, fisheries, or natural landscapes that attract tourism.
- **Economies of scale**, which refer to the economic opportunities that arise from proximity to many other firms, workers, and customers.

Advantages in **consumption** – i.e. factors that make it especially attractive to live there, regardless of job opportunities. This could include:

- **Attractive natural environments** or **attractive built environments** that offer high quality of life and good opportunities for recreation
- **Better public services** such as increased transport choices and better access to healthcare and education
- **Greater variety in goods and services** because of a clustering of businesses provide more shops, services and businesses.
- **Cultural or family ties** that contribute to people's sense of place and which may increase their demand to live in certain places.

As shown in Figure 1, these advantages, plus proximity to Auckland, have underpinned a century of comparatively rapid growth in Whangarei.

Figure 1: Whangarei has been among the fastest growth places in New Zealand over the 1926-2006 period



Source: Grimes, A., Apatov, E., Lutchman, L. and Robinson, A., 2016. *Eighty years of urban development in New Zealand: impacts of economic and natural factors*. *New Zealand Economic Papers*, 50(3).

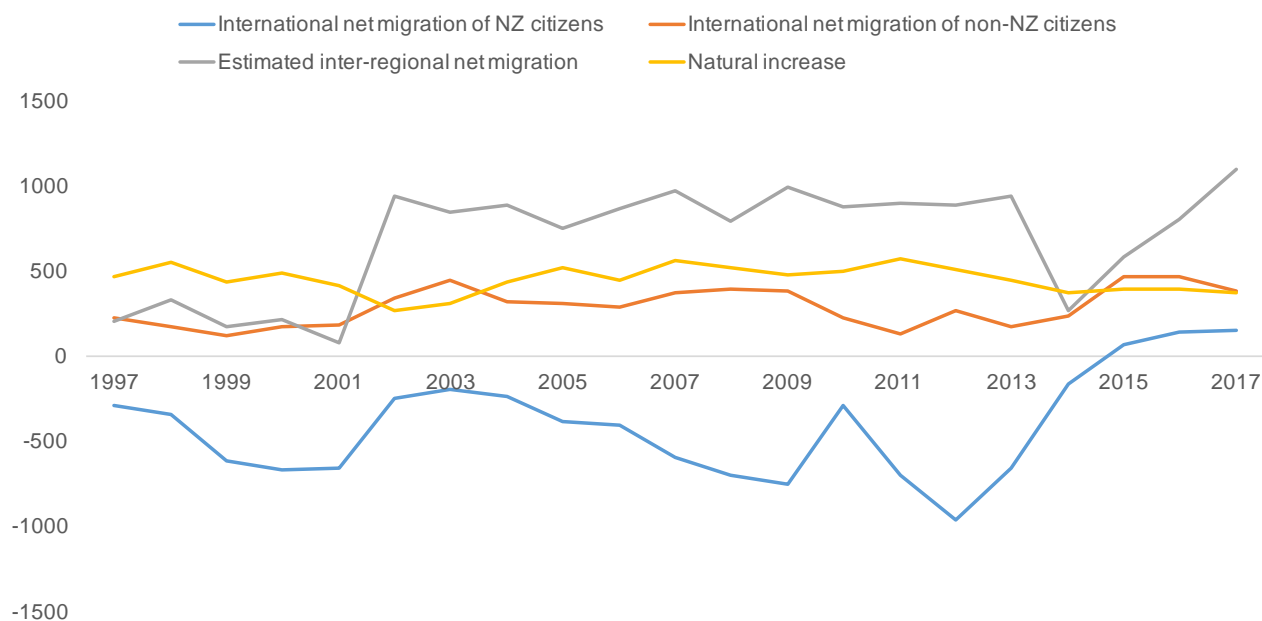
Whangarei offers mixed advantages for production. Since 2000, it has experienced comparatively strong growth in employment. However, Whangarei still has high unemployment and average incomes are low compared with other upper North Island locations.

Population estimates show that Whangarei population increased by 20,700 people between 1997 and 2017 – a 30 percent increase in population. The number of households has increased at a more rapid rate, reflecting an aging population and demographic shifts towards smaller household sizes, and the number of dwellings has grown slightly faster, due to demand for holiday homes.

To understand sources of growth, Figure 2 disaggregates Whangarei recent population growth into four principal components:

- Natural increase, or the excess of births over deaths
- Net international migration of New Zealand citizens
- Net international migration of people who are not New Zealand citizens
- Net inter-regional migration within New Zealand.

Figure 2: Components of population growth in Whangarei, 1997-2017



Source: Whangarei housing and business development capacity assessment, MRCagney Pty Ltd 2018.

Whangarei has experienced consistently positive population growth since 2002, and a rapid population surge over the last three years. In recent years, the rate of natural increase has slowed due to an aging population. Positive net migration of New Zealand citizens is a key driver of the recent growth surge. Since 2015, more New Zealanders have returned to Whangarei than have left for overseas. Net migration of non-New

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Zealanders has also increased, although it remains within the range experienced in the 2000s.

People moving from other places within New Zealand appears to be an important driver to Whangarei population growth in recent decades. Migration from Auckland to Whangarei appears to be the largest component of the change, which is consistent with the hypothesis that high natural amenity and comparatively affordable housing are an attractor for Whangarei.

These drivers for growth have important implications for thinking about the future of housing demand in Whangarei. If the District manages to preserve its attractive natural environment and relatively affordable housing while maintaining or improving incomes and labour force participation, then it is likely to experience rapid growth on an ongoing basis, principally by attracting New Zealanders from other regions. Conversely, if house prices moderate in Auckland, it may reduce the amount of growth that spills over to other parts of the upper North Island. At present, the former scenario seems more likely.

# Key outcomes

**Key outcomes drive this growth strategy. They establish a framework against which future growth should be managed**

**enable housing and business land capacity to meet demand**

**focus development in our urban area and growth nodes**

**maintain and grow industrial and business land**

**enable housing choice and affordability to meet the needs of our community**

**integrate infrastructure to align with growth**

**provide quality open space to support our growing population**

**maintain our valuable natural environments and productive land**

**co-ordinate growth through an integrated approach across council, iwi, community and agencies**

**monitor and review the strategy to ensure we stay on track to provide the land for housing and business that our community needs**

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## Delivery of the outcomes

The success of this growth strategy relies on an integrated approach that reconciles planning for growth, infrastructure provision and environmental outcomes.

This is achieved in a number of ways

- The strategy has been developed collaboratively across council functions with an emphasis on planning and infrastructure.
- Community engagement has shaped the direction and the priorities of this strategy. Not only will we consult on this strategy but we have drawn from key consultation our council has undertaken over the past 5 years, including our Long Term Plan, Active Recreation Strategy, District Plan changes and the City Centre Plan.
- We recognize that the need to align and co-ordinate our actions through our Long Term Plan, District Plan and infrastructure projects.

# A sustainable future

An integrated approach was established by Whangarei District Growth Strategy: Sustainable Futures 30 / 50.

Sustainable Futures 30 / 50 was developed in 2010 as a strategy for the future development of our District. It successfully brought together sustainable development outcomes to shape future growth in our District.

Although the focus is shifting under the NPS-UDC towards housing and business land, our new strategy still maintains the holistic approach of Sustainable Futures 30/50.

## Why was Sustainable Futures 30 / 50 such a success?

It's very easy for strategic documents to be left on the shelf and gather dust. Sustainable Futures 30/50 wasn't one of those documents. Over the past 10 years Sustainable Futures has been instrumental in

- aligning our infrastructure investment with our planning
- informing our District Plan resulting more effective management of growth.
- Instigating strategic programmes such as the Blue Green Network Strategy

Of the actions identified for the years 2015 – 2018, 36 out of 47 are either underway or completed. In this new strategy, it is important that we don't lose what made Sustainable Futures 30/50 so successful.

## Sustainable Economy

*A sustainable economy is based upon the recognition that economic growth must not be at the expense of the natural environment, it must enhance social wellbeing, and it must recognise and respect cultural diversity.*



## How will we work towards this?

### District Development

District Development defines our role in supporting economic growth across the District, including:

- Tourism and destination marketing
- Support and advice for new development and commercial opportunities
- Commercial property

### Whangarei Urban Transport Strategy

Although this strategy covers several strategically important issues such as safety, it also recognizes that a resilient, efficient and connected transport network is vital for the ongoing success of our economy. A well-functioning transport network not only enables people to travel from their home to work and school, but also is crucial for the movement of goods within and outside our District.

## Sustainable Environment

*We live in one of the most beautiful parts of the world. Our natural environment is cherished by our communities and a vital part of who we are. How we grow and develop must be sensitive to the ecological systems within which we operate and upon which we depend. The major wealth producing sectors of our present economy remain dependent upon these same.*

## How will we work towards this?

Our council is planning a significant amount of work in the area:

### Climate Change Adaptation Strategy

The Climate Change Adaptation Strategy (the Strategy) will deliver the following:

- A position statement on how our Council will respond to those risks in an equitable manner and support resilience.
- A framework to ensure climate change adaptation is considered in decision-making both immediate or short term responses and longer term planning.

- A program of engagement with the community.
- A monitoring and reporting framework so the strategy remains relevant.

### **Corporate Sustainability Strategy**

Acknowledging climate change is a serious environmental issue, mitigation is a key component of this strategy. The strategy helps us prepare for the nation's developing climate change programme and contribute to meeting New Zealand's international climate change commitments.

### **Blue Green Network Strategy**

The Blue/Green Network Strategy (adopted by Council in August 2016) aims to create an attractive and environmentally sustainable urban environment that also addresses threats from flooding and future climate change.

### **District Plan**

The District Plan is a key regulatory tool delivered through the Resource Management Act to manage growth. An ongoing programme of plan changes as part of the rolling review of the District Plan is a key mechanism to deliver the strategic direction of this Growth Strategy.

### **Stormwater Catchment Management**

Stormwater Catchment Management Plans are used to plan and direct the way Council manages its stormwater infrastructure. They are critical in identifying flood prone areas and help in prioritization of capital works. The plans also provide valuable information about flood risk for land-owners and developers when assessing the suitability of projects, and can help show where additional stormwater infrastructure will be required in the future.

### **Whangarei Waste Minimisation and Management Plan**

This plan sets out how the Whangarei District Council will progress efficient and effective waste management and minimisation across the District and fulfils Council's obligations under the Waste Minimisation Act (2008).

## Sustainable Communities

*A sustainable community implies an ongoing improvement in social wellbeing comprising of a range of factors including health, education, housing, employment, financial security, leisure, physical environment, social environment, and personal safety.*

### How will we work towards this?

#### **Active Recreation and Sports Strategy**

The purpose of the Strategy is to find the right spaces in the right places for our active recreation and sport needs across the District. This sets out an integrated view of recreation and sports within our District. It establishes the needs of our community and pathway for our Council to work with the community to deliver new resources and facilities.

#### **Community Led Development**

Community Led Projects (CLP) are about shared goals and aspirations for a community, that are developed and driven by the people who live there. They enable people to work together to make a positive difference to their community through modest grassroots projects. Community Led Projects puts communities in charge of developing a vision for their neighbourhood. We recognise that people who live in an area understand the strengths, talents and opportunities in their community better than anyone else.

#### **Community Funding**

Whangarei District Council supports community groups for a variety of events and activities through our community funding scheme. Whangarei District Council offers grants, rent concessions and low-cost community loans.

#### **Walking and Cycling Strategy**

This strategy provides:

- priorities for the development of a connected urban walking and cycling network
- increasing participation in walking and cycling, both for recreation and active commuting
- for the development of rural cycling routes that enable our communities to leverage economic benefit from the growing cycle-tourism market

## Tangata Whenua

*The values and aspirations of tangata whenua are an integral to our future. It is key component of our connection to our District and its past as well an authentic point of difference that can shape our growth and development into the future. The relationship of Maori to ancestral lands and access to valued taonga must be ensured and enhanced.*

## How will we work towards this?

### **Māori and Council working in partnership**

Council is committed to developing stronger relationships with tangata whenua at governance and operational levels. While progress has been made, more work is needed in some areas.

Te Kārearea, our strategic partnership forum with Māori formed in 2012, is made up of hapū representatives of the major hapū groupings from within our District. Together, these representatives advocate for hapū of Whangarei. They meet in their own forum, named Te Huinga, to discuss common issues that are then brought to Te Kārearea. The purpose of this partnership is to build the relationship between Council and Whangarei hapū and to develop stronger partnerships, over time.

### **Te Tai Tokerau Papakāinga Plan Change and Toolkit**

The Te Tai Tokerau Papakāinga toolkit is designed to help Māori land owners understand and navigate the process for undertaking a papakāinga development on

their ancestral lands. In the context of this guide, papakāinga is generally considered as 'development of a communal nature on ancestral land owned by Māori.'

Papakāinga developments can be difficult, but they are an important part of addressing housing needs for our community.

## Heritage and Character

***Our built and natural heritage helps defines the character of our District. From our stone walls to the villas of Hikurangi and the Pa sites across the District. As we grow we must be sensitive to the protection of our heritage but also celebrate it as part of our culture.***

### Arts and Culture Strategy

This is a 10 year strategy that shelp us understand the priorities of the Whangarei arts and culture community. It sets out priorities for arts and culture and defines how these can be implemented.

### Heritage information and education

Present historical information on our walkways, key public places and historic areas and building. Heritage signs and narratives are in important way to communicate these stories with our community and visitors

# Future challenges

There are several challenges for the future growth of our District. We will not solve all those challenges in this document, but it's important that we identify them. Some of these challenges will be investigated and addressed in future iterations of this strategy when we review it in 3 years. Other challenges will be addressed through separate projects or programmes of work.

## Provision of housing to meet demand

We are well placed to meet future demand for housing. Our analysis of housing demand and capacity suggests that the District Plan is likely to provide sufficient capacity to meet short, medium, and long term demand for housing in Whangarei District. Furthermore, this capacity is serviced by the necessary infrastructure and is market feasible. Feasibility is important as it demonstrates that it is reasonable to

assume a developer will build the type of development enabled by the District Plan.

### What is the District Plan?

The District Plan is rule book for development across Whangarei. It sets out standards for new development. These standards can include minimum site sizes for subdivision, building height and land use activities. It's an important tool to ensure the right type of development occurs in the right place without adversely affecting the surrounding environment

On the face of it, there does not appear to be a need to make significant changes to the approach set out by Sustainable Futures 30 / 50 to ensure sufficient capacity. However, it will be important to incrementally review this assessment and to update it considering ongoing changes to demand and changes to prices and costs for new housing development. Monitoring take-up of development capacity and changes to prices over time will be especially important in relation to the feasibility of infill and redevelopment opportunities in our urban area.

We have predicted the number of houses we will need as our population continues to grow (see table 3). We have also estimated the number of houses that can be built in our district that are enabled by our District Plan, are serviced by infrastructure and will return a profit for a developer. These are important consideration, because if they are not met it is unlikely that a house will be built. Below is an outline of our current demand and capacity for housing.

### What is feasible capacity

Feasible capacity takes into account the true cost of building a house, such as building materials, land and labour. It then compares that cost with the likely value of the house at the point of sale.

If the profit made is over 20%, then the development is considered feasible.

This is important, because we want to ensure that development we enable is feasible, because if it is not, it is very unlikely that it will get built. It is also important to note that feasibility changes over time. As the housing market fluctuates what is not feasible now may become feasible in the future.

Table 3 Housing demand and capacity analysis

Time period	Short term (2018-21)	Medium term (2021-28)	Long term (2028-48)
Demand			
<b>Projected dwelling growth</b>	<b>1,750</b>	<b>5,370</b>	<b>11,120</b>
Projected Dwelling Growth + 20%	2,100	6,440	13,050
<b>District Plan-enabled capacity</b>	<b>29,520</b>		
<b>Feasible capacity</b>	<b>13,481</b>		
Sufficient to meet demand?	Yes	Yes	Yes

Based on this analysis we have enough land for housing that has the right zoning, appropriate infrastructure and will also be feasible. We have even added an extra 20%

on the demand to ensure we do not have a short fall. Despite have enough capacity for housing, we still need to carefully consider how this is enabled to ensure:

- We provide a choice of housing across our urban area and growth nodes
- Integrate with quality infrastructure provision

More information about our housing capacity assessments can be found here: [INSERT LINK](#)

## Provision of business land to meet demand

Our analysis of business demand and capacity suggests that there would be sufficient zoned vacant land to meet demands for business land in the short, medium and long term.

A key challenge is to ensure that land zone for business and industrial uses are in the right place. This means, close to arterial and state highway networks, large sites of regular shape on land that is reasonably free from topographical constraints.

We also need to ensure that we maintain our existing business and industrial land, so that it is not compromised through:

- Incompatible land uses which will create reverse sensitivity issues
- Fragmentation of large sites suitable for large industrial or logistical activities
- Infrastructure constraints or capacity issues

Our port and refinery and the adjacent industrial and business land offer a significant opportunity for future growth, particularly as port activity expands. We need to ensure that this land is maintained so we can take full advantage of economic development.

We have assessed the future demand for business and industrial land for different types of activities. We have also assessed our capacity to accommodate this demand



on land that has the appropriate zoning in the District Plan and is serviced by infrastructure. Below is a summary of that assessment:

Table 4 Business land demand and capacity assessment

Time period	Short term (2018-21)	Medium term (by 2028)	Long term (by 2048)
<b>Industry</b>	<b>55.6</b>	<b>121.0</b>	<b>209.5</b>
<b>Retail and personal services</b>	<b>0.9</b>	<b>15.8</b>	<b>32.4</b>
<b>Office based activities</b>	<b>0.6</b>	<b>2.4</b>	<b>4.3</b>
<b>Health, education, and community services</b>	<b>2.7</b>	<b>6.9</b>	<b>11.6</b>
<b>Total demand</b>	<b>59.8</b>	<b>146.1</b>	<b>257.8</b>
<b>Total vacant capacity (hectares)</b>	<b>540.2</b>		
<b>Sufficient to meet overall demand?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>Sufficiency by demand by sector?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

More information on our business land capacity assessments can be found here:

**INSERT LINK**

## Better design of development

As we continue to grow, well-designed development will become an increasing priority.

We will need to ensure that large scale development is design in a way we can ensure it will pave the way to create healthy, happy and resilient communities.

For smaller scale infill development, design is important because we want to enable and encourage more development in our existing urban area. For this to be a success and to be attractive to our community we need to deliver quality urban design outcomes.

Good urban design adds value by increasing the economic viability of development, and by delivering social and environmental benefits.

### What is Urban Design?

It is the collaborative and multi-disciplinary process of shaping cities, towns and villages.

Its focus is on creating successful developments that attract people, feel safe and welcoming, are functional and importantly responds to the surrounding character.

You can find out more through our [Urban Design Guidelines \(INSERT LINK\)](#), our [Urban Design Strategy \(INSERT LINK\)](#) and our [City Centre Plan \(INSERT LINK\)](#)

## Stormwater network

Infill and redevelopment opportunities for housing will put increasing pressure on our stormwater network. Our goal of enabling housing to meet demand and focusing that within our existing urban area needs to be balanced against the ability of our infrastructure networks to accommodate that development.

An increasingly important focus of our work relates to improved water quality. The way stormwater is managed is crucial to the ongoing improvements to the quality of water in our streams, rivers and harbour. However, parts of our network are old and in need of replacement or upgrade. Some of these urban areas do not have sufficient capacity to meet existing and future demands. This needs to be addressed if we are to both enable housing in our urban area whilst still working towards improve water quality.

## Transport resilience

As our District grows it will place increasing pressure on our transport network. Growth in traffic volumes is a reality of a growing District and a response to build our way can be costly and have limited success.

We also need to acknowledge the resilience of our transport network. We see three issues:

- Our means of travel is very much dominated by cars, rather than public transport or active modes
- Many of our growth areas are serviced by a single arterial road.
- Topographical constraints limit alternative routes

Our response to this challenge is to:

- Ensure that the location for future development does not exacerbate existing problems
- Invest in transport improvements that can support public transport as well as private vehicles
- Build on the success of our urban cycleways to get greater coverage across the District

### What do we mean by serviced?

**When we talk about whether land is serviced, we mean that land can connect to the wastewater, stormwater and potable water network and has access to our road network.**

**This is an important for future growth as we do not want to identify areas for urban development where servicing will be too costly or difficult to provide.**

- Investigate alternative transport including passenger rail and light rail.

## Impacts of natural hazards and a changing climate

The impacts of a changing climate will result in significant challenges to how our District develops. The latest climate modelling indicates that we can expect ongoing changes in coming decades which will impact communities in our District. While there is uncertainty in the exact amount and timing of warming, Council needs to be informed and prepared to manage associated risks; this is the basis for adaptation planning.

Changes to climate such as sea level rise, higher rainfall intensity, prolonged dry spells and extreme weather events will cause impact on Council activities. Key assets such as roads, water infrastructure, and sea walls will face increased and ongoing exposure to changes in tidal water, storm surge, surface flows, and groundwater. It is essential that climate change projections are kept in mind when planning investment in new and replacement assets.

In addition, Council planning rules around development in areas subject to climate hazards such as foreshores, floodplains and overland flow paths will require a good understanding and consideration of risks to our community over short, medium and long term.

## Water supply

The combination of a growing district and future climate change means that we need to focus on the resilience of the supply of drinking water. Extended periods of dry weather, which are likely under a number of climate change scenarios, will put increasing stress on the supply of water for both domestic and commercial uses. Not only is the quantum of supply a key issue, so is the quality and safety of the water.

Ongoing work and capital projects, such as the Whau Valley Water Treatment Plant, are critical to securing a safe water for our District. However we need to continue to proactively plan future improvements and additions to our network, as well as

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planning the likely future demand that growth will place on potable water infrastructure. In the long term, this may include the identification of new water treatment and storage facilities.

## Housing choice and affordability

Although we may have enough land zoned for housing to meet future demands, there is concern about the choice of housing available and its affordability for our community.

Looking at our building consents, a majority of new homes built are reasonably large 3 to 5 bedroom houses. This does not cater for smaller households, couples or individuals who might be looking for a small house, townhouse or apartment. Demographics show that couples, particularly elderly couples will increase which in turn will create additional demand for this type of housing.

Linked to housing choice is the issue of affordability. Like many areas of New Zealand, Whangarei has seen an increase in house sale prices over the past 4 years but no corresponding increase in income. Our median income levels are relatively low compared to New Zealand, therefore the house price increase has created some acute affordability issues for our community.

## Integration between planning and infrastructure

Infrastructure supports most of what we do in our daily lives: the water we drink, the parks that we play in and the way we get to work. As we grow it is vital that infrastructure is available to support and service growth. The quality and capacity of our infrastructure has a strong influence on the quality of our lives. Investment in infrastructure has long-term consequences for our region's future, and will shape how well it functions as we grow.

The quality of the environment and the well-being of communities are affected by choices about the management of and investment in infrastructure. Realising

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Whangarei's potential while maintaining the quality of life for its inhabitants will need to address:

- efficiency in developing, operating, maintaining and upgrading infrastructure
- integrating the provision of infrastructure with urban growth
- potential effects of incompatible land uses close to infrastructure
- resilience of infrastructure to natural hazards and the ongoing impacts of Climate Change
- avoiding disconnected networks which can result in poor levels of service and environmental effects.

## Place – based planning

Currently we have a gap between our high – level strategic direction and the implementation of regulation and infrastructure investment. This means there is no ability to plan in the long term at a location specific level. This also limits the ability of those communities to input into the long term planning for their local area.

For new areas of growth, the lack of planning at this level makes it more difficult to identify and plan for future land uses and infrastructure such as new roads and pipes.

If future growth is to be delivered in an integrated way which takes into account existing communities, we need to ensure there is a mechanism to do this at a location specific level.

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# Our response to growth and future challenges

This strategy sets out a response to our ongoing growth and our key challenges. This response comprises of three parts:

## **1. Spatial Planning Programme**

Plans will be created for key locations across our District. These plans will set out how that location will grow and develop over the next 30 years. It will look at land uses, infrastructure and amenity in an integrated way

## **2. Future Development Plan**

This will set out our plan for future development across our District. It will identify future opportunities for growth aligned with infrastructure. This is achieved through a mix of expansion and intensification.

## **3. Actions**

The actions make sure that this plan remains active and relevant. The range of actions includes monitoring, reporting and implementation.

# Spatial planning programme

A key action for this strategy is to undertake a place-based planning programme across our District.

## What is it?

This programme seeks to create an integrated plan for a defined location which will:

- have a 20 – 30 year spatial plan and vision for how that location will grow and develop
- include future land uses and built form
- identify indicative road, footpath, public transport and cycleway networks for new growth areas
- identify indicative stormwater, wastewater and potable water networks for new growth areas
- include existing and future open space areas
- be design led, include best practice urban design principles
- work with landowners who hold larger blocks of developable land
- include collaboration with the local community and stakeholders
- be led by the Strategy Team supported by a project team of council experts

The spatial plan will be used to inform future District Plan reviews/change, capital investment in the Long Term Plan and operational decisions. It will also be an important visionary document for those communities to own.

## Why do we need a Spatial Plan Programme?

Currently we have a gap between our high-level District Wide growth strategy and our regulatory tools and infrastructure provision.

This has led to growth in parts of our District without a long term plan to guide and manage growth. This has raised a number of problems:

- Lack of a vision for how a community will develop over the medium/long-term
- Fragmented and disconnected infrastructure networks
- Lack of amenity through public places
- Poor design outcomes for subdivision not in character with the location



- Disenfranchised communities who feel disconnected with development decisions

The spatial plans will provide a framework to ensure future growth is considered in an integrated way driven by best practice urban design and the values of the community

### Programme Priority

Below is an outline of the criteria we will use to prioritise this programme.

Criteria	Indicator
Population Growth	% Pop growth 2006 / 2013 / 2018 Census compared to the Whangarei District
Identified growth	Identified as either an Urban area, Growth Node or a Coastal or Rural Settlement
Infrastructure	Does the area have infrastructure capacity issues. Are there infrastructure projects funded in the Long Term Plan or identified in the Infrastructure Strategy
Urban design	Known issues which fall into the following: <ul style="list-style-type: none"> <li>• Connectivity of roads, pedestrian network, open space network</li> <li>• Safety / CPTED</li> <li>• Poor urban form / design</li> </ul> Have the issues be raised by the community
Amount of planning within the last 10 years	Have the following be undertaken or completed <ul style="list-style-type: none"> <li>• Place specific plan change</li> <li>• Structure plans</li> <li>• Concept or Master plans</li> </ul>
Community readiness	Submissions or requests to Council for spatial planning or active community groups with an interest in planning

Following public feedback, we will develop a list of locations across the District and begin working with those communities.

# Future development plan

To manage future growth in a sustainable and integrated way we need to look at it spatially across the whole District

## What is the future development plan?

This Strategy will continue the direction set by Sustainable Futures 30 / 50, to focus development within:

- Our existing urban area – Whangarei City, Tikipunga, Kamo, Maunu, Onerahi and Otaika
- Our growth nodes of Marsden – Ruakaka, Waipu, Parua Bay and Hikurangi

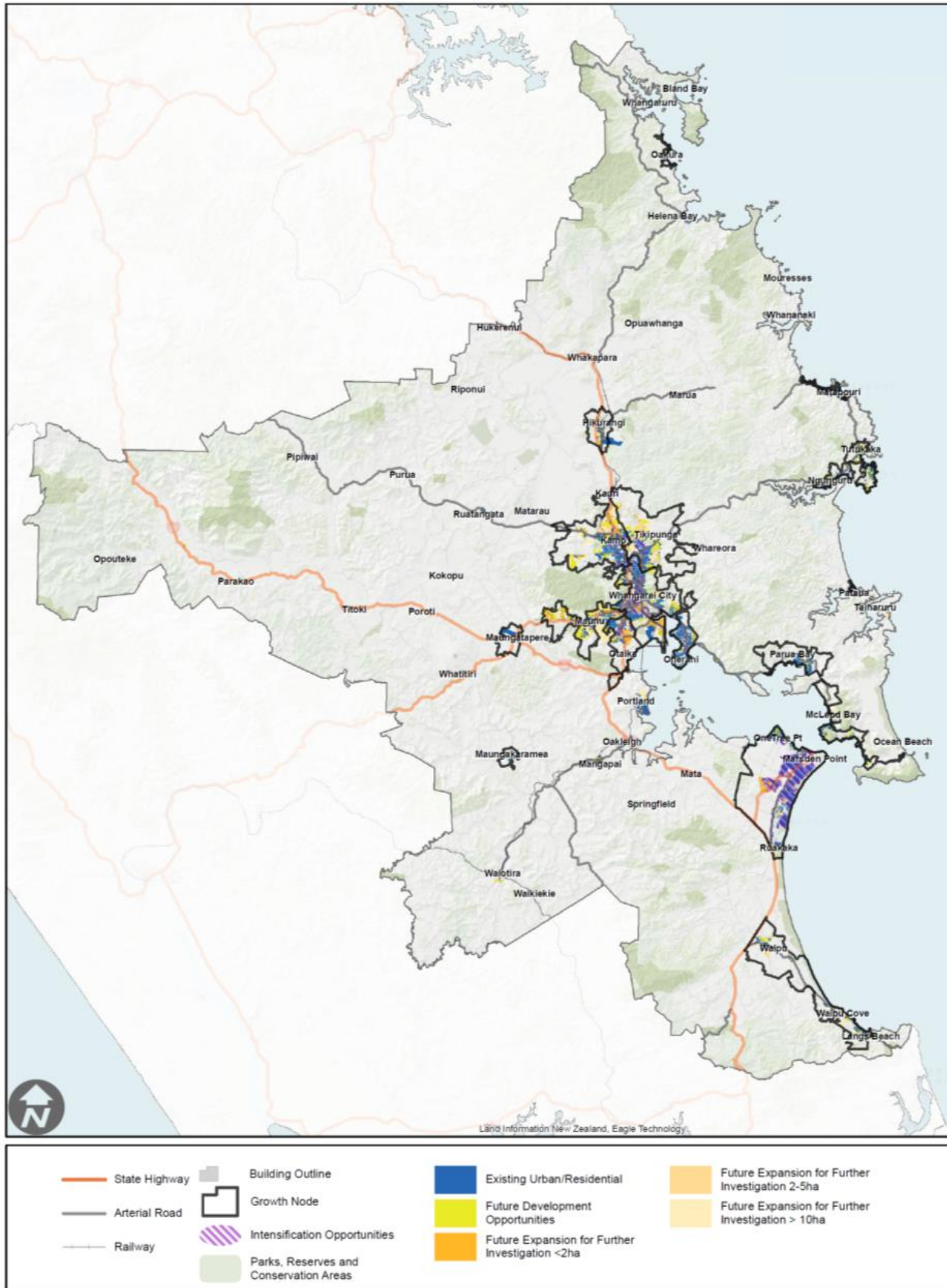
Outside of these areas the focus will be to provide managed opportunities for development whilst:

- maintaining existing rural productive land
- protect our natural environment and coastal landscapes

Future development areas identified in this plan are intended for long term growth from 2028 onwards. Where future development is identified, this will only be developed if it is:

- appropriately zoned in the District Plan
- well planned, integrating land use and infrastructure
- able to manage risks from natural hazards

All development envisaged through this strategy should be well designed, ensuring our future neighbourhoods have a welcoming character, are connected, safe and have a high level of amenity.



Map 1 Whangarei District

## Capacity for growth

This plan will meet projected demand for housing and business land for the next 20 years and beyond:

Table 5 Housing demand and capacity analysis

Time period	Short term (2018-21)	Medium term (2021-28)	Long term (2028-48)
<b>Projected dwelling growth</b>	<b>1,750</b>	<b>5,370</b>	<b>11,120</b>
<b>+ Additional 20%</b>	<b>2,100</b>	<b>6,440</b>	<b>13,050</b>
<b>District Plan-enabled capacity</b>	<b>29,520</b>		
<b>Feasible capacity</b>	<b>13,481</b>		
<b>Sufficient to meet demand?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Table 6 Business land demand and capacity assessment

Time period	Short term (2018-21)	Medium term (by 2028)	Long term (by 2048)
<b>Industry</b>	<b>55.6</b>	<b>121.0</b>	<b>209.5</b>
<b>Retail and personal services</b>	<b>0.9</b>	<b>15.8</b>	<b>32.4</b>
<b>Office based activities</b>	<b>0.6</b>	<b>2.4</b>	<b>4.3</b>
<b>Health, education, and community services</b>	<b>2.7</b>	<b>6.9</b>	<b>11.6</b>
<b>Total demand</b>	<b>59.8</b>	<b>146.1</b>	<b>257.8</b>
<b>Total vacant capacity (hectares)</b>	<b>540.2</b>		
<b>Sufficient to meet overall demand?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>Sufficiency by demand by sector?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

# Whangarei Urban Area

Our urban area currently contains over half our Districts total population, a concentration of business and industrial activities along with major services such as our hospital.

This plan sets out a vision that most future growth will be accommodated here. This will be achieved by:

- Infill opportunities – where development can be accommodated on larger pieces of land that have existing development on it
- Redevelopment opportunities – where a piece of land with existing development is knocked down and new development is built.
- Greenfield on the periphery – where land on the periphery is converted to housing or business uses.

## Infill and Redevelopment

The opportunities for infill and redevelopment have considerable advantages for accommodating future growth in a way that is more sustainable and less costly for our community. For this type of development to be a success we need to prioritize urban design, align the provision of infrastructure and ensure an appropriate level of amenity is maintained. Location of infill and redevelopment opportunities is also very important. We want to focus these opportunities on areas that are suitable to accommodate more housing and more people. This means we look at areas that are:

- close to an existing town or neighbourhood centre
- located along main public transport corridors and urban cycleways
- benefit from access to public open space

The maps that accompany this strategy show indicative locations for a greater intensity of development.

We also need to consider the feasibility of this type of development. Our analysis has shown that infill and redevelopment opportunities are currently not profitable enough. This means developers will be reluctant to invest if a good return cannot be

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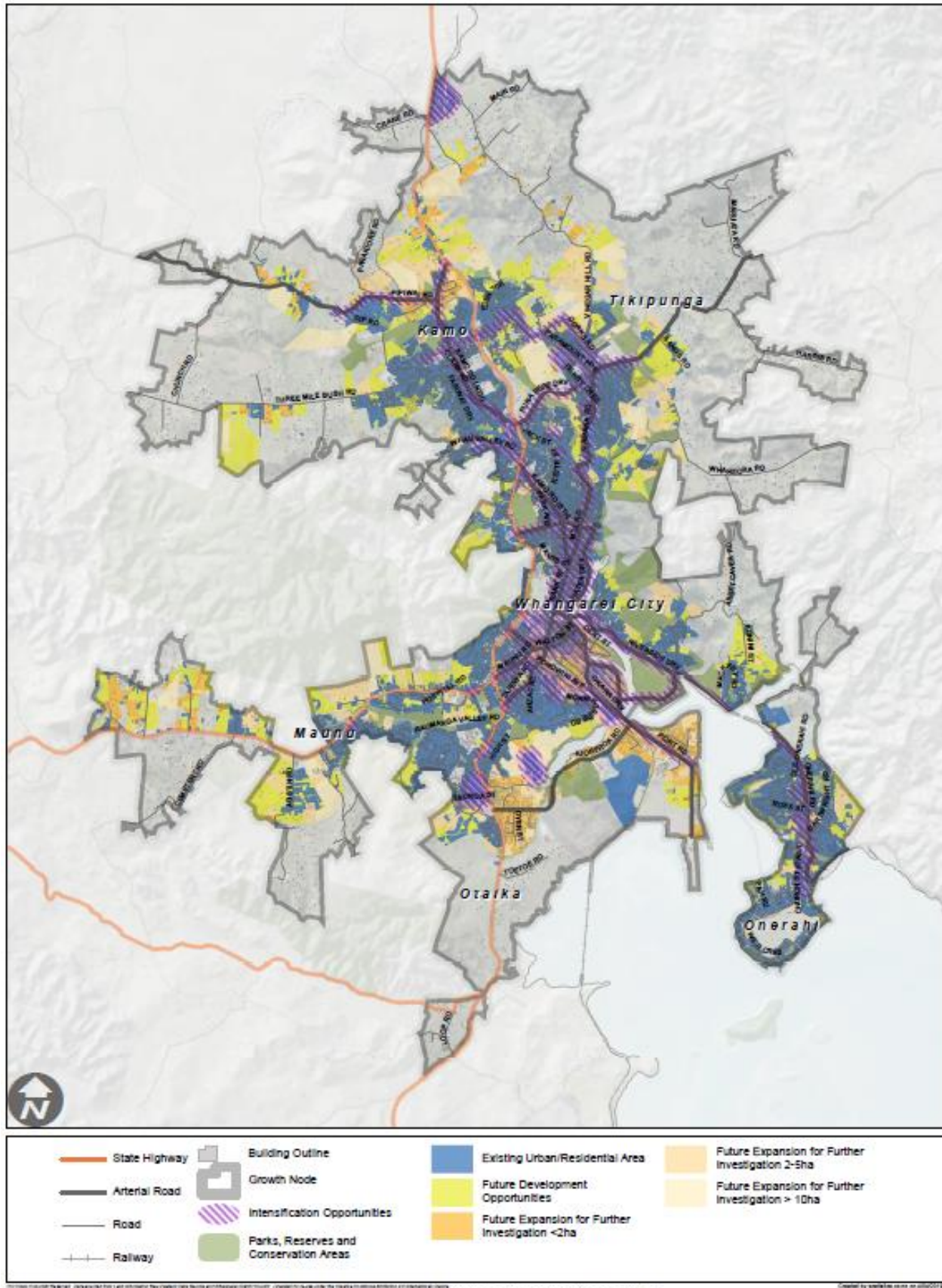
guaranteed. However, slight shifts in the housing market such as land values will mean that more of these types of development will become feasible in the future.

Areas such as Kensington, Regent, Morningside and Raumanga have excellent opportunities for a greater intensity of development due to proximity to our City Centre, access to transport and services. These areas also have a number of larger sites which will be ideal for comprehensive development.

Whangarei city centre performs an important function in the future urban development of the District. A well-functioning and high amenity city centre acts as an 'urbanisation magnet', attracting residential development and sympathetic business activities both to the centre and surrounding city fringe areas. Whangarei District Council has recognised this by adopting a City Centre Plan in December 2017.

Currently about one third of the District's workforce works in the city centre in office, retail, and cafes, restaurants and bars. However, very few people live in the centre and the feasibility of housing development in the city centre is relatively low. Through the City Centre Plan and the City Core Precinct Plan, Hihiaua Precinct Plan and future developments (such as Port Nikau) we want to encourage more people to live in or in proximity to our City Centre.





Map 2 Whangarei Urban Area

## Greenfield on the periphery

We have enough capacity for housing and business land to meet projected demand over the next 20 years within the land which is already zoned for residential and business uses (as shown in tables 5 and 6). However, in the long term we need to ensure we provide a balanced approach and give additional options for business and housing by identifying limited areas future expansion as existing zoning capacity is taken up. So, this strategy has identified future growth areas.

These areas are intended for the long term, from about 2028 onwards and should only become developable when:

- capacity within our existing urban area is taken up or near capacity
- infrastructure to these areas can be delivered
- spatial planning or master-planning is undertaken
- District Plan enables the development



## Central Area

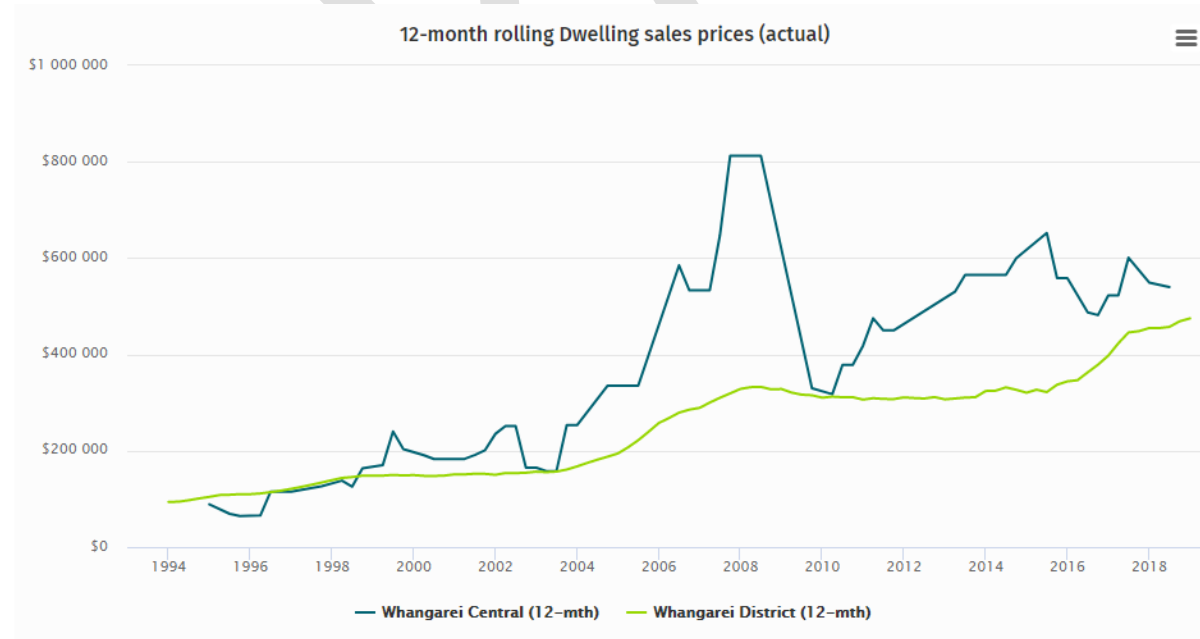
Whangarei City, Kamo, Tikipunga, Maunu and Otaika provide opportunities for further infill and redevelopment. They have existing transport connections and more services and shops which can help support a growing community.

### Whangarei City

Whangarei City is the heart of the district, in terms of both people and commercial opportunities. It contains our inner-city suburbs of Regent, Kensington, Morningside, Riverside and Otangarei as well as our City Centre. It also includes the Port Nikau future growth area which is expected to experience significant growth over the next 10 – 20 years.

The priority for growth will be through infill and redevelopment opportunities to capitalize from the areas near public transport and employment areas. To enable this, investment will be made into infrastructure as well as public space improvements.

Figure 3 Dwelling price trends for Whangarei Central Area



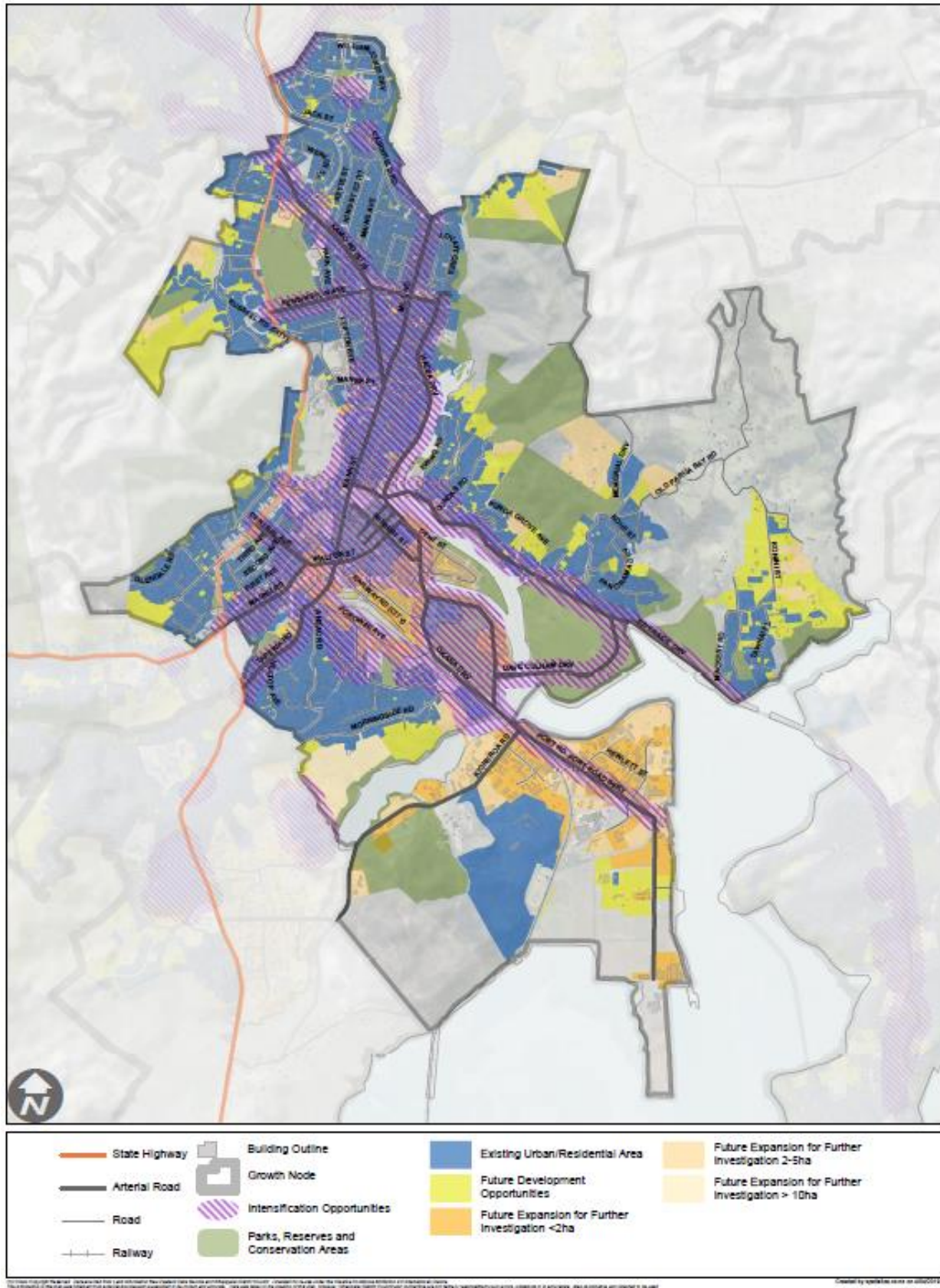
Our Growth Model projects the following estimate resident population for the Whangarei Central Area Unit

Table 7 Growth model projections

Year	2018	2023	2028	2033	2038	2043	2048
Whangarei City	6,610	7,150	7,700	8,220	8,710	9,170	9,631

### Strategic focus areas for Whangarei City

- Continued regeneration of the Central City through the City Centre Plan work programme.
- Improving amenity to make the central area more attractive to live in.
- Create more choice for transport including our public transport, cycleways and shared spaces.
- Enabling and encouraging more inner city living.
- Prioritise stormwater infrastructure improvements to enable greater infill and redevelopment opportunities.



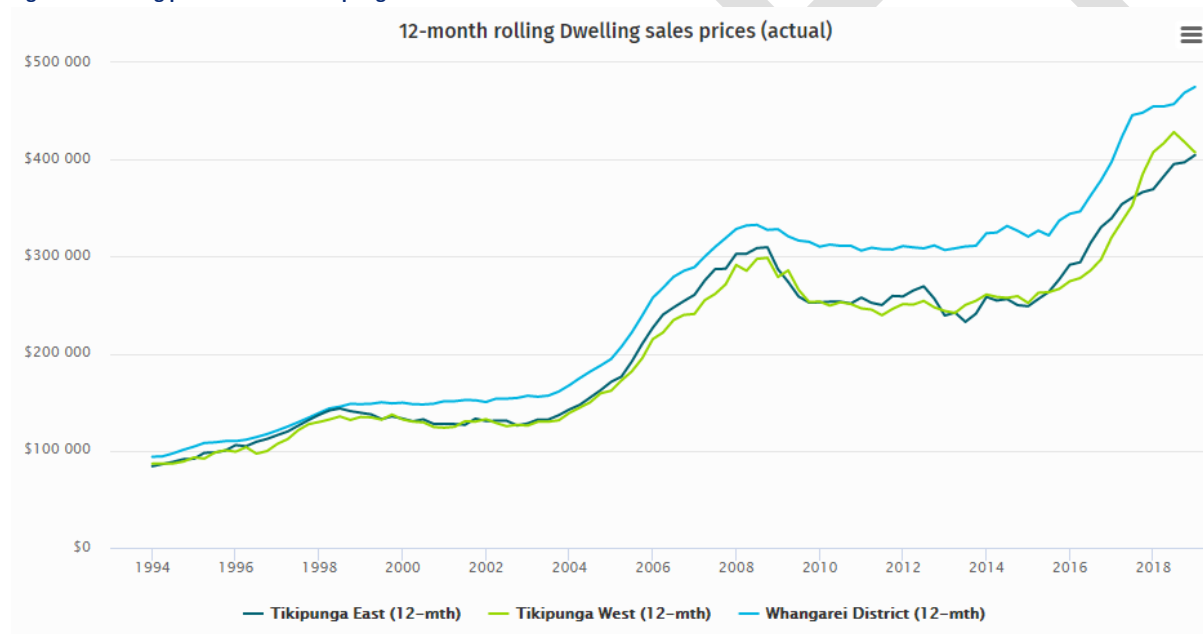
Map 3 Whangarei Central Area

## Tikipunga

Tikipunga is a suburb to the north east of our city. The area benefits from a commercial centre and a number of community facilities such as schools and parks. Tikipunga has seen a significant amount of residential development over the past 10 years, with notable large scale subdivisions such as Totara Parklands. But Tikipunga also has areas of lower density housing and lifestyle blocks.

Due to high level amenity and its close proximity to the city centre, Tikipunga will continue to be an attractive location for housing development. As growth pressures continue we need to ensure that infill opportunities are realised and any outward growth along Vinagar Hill Road, Ngunguru Road or Whareora Road is carefully managed.

Figure 4 Dwelling price trends for Tikipunga



Our Growth Model projects the following estimate resident population for the Tikipunga East and West Area Unit

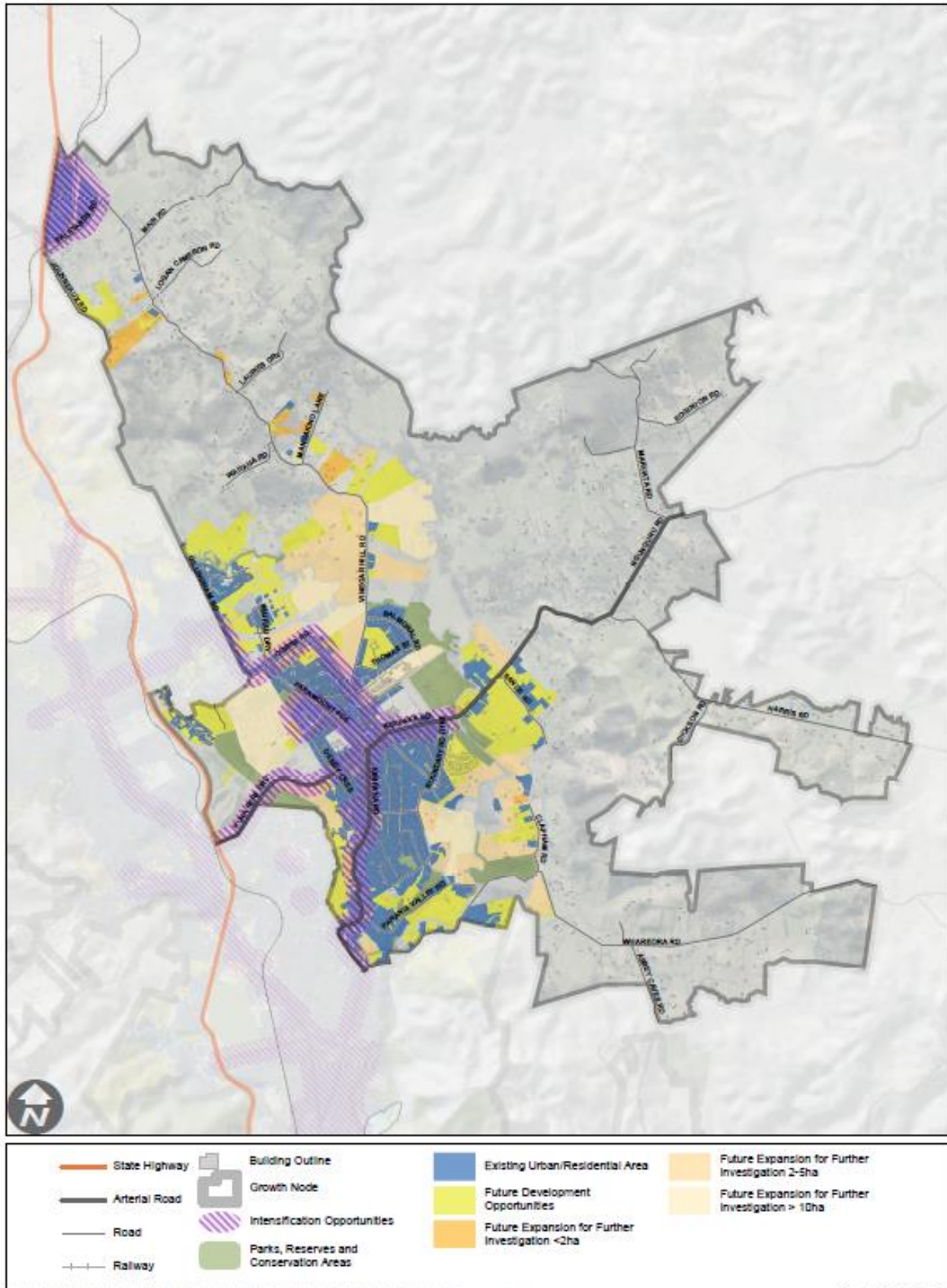
Table 8 Growth model projections

Year	2018	2023	2028	2033	2038	2043	2048
Tikipunga East	3,490	3,610	3,660	3,690	3,710	3,720	3,730
Tikipunga West	3,970	4,590	4,780	4,900	4,980	5,020	5,060

### Strategic focus areas for Tikipunga

- Ensure future growth areas are master planned to deliver development in an integrated way.
- Plan future infrastructure development to support further growth around Vinegar Hill area.
- Encourage infill and redevelopment opportunities around the existing center and public transport corridors.
- Manage growth to limit development on areas of high class soils or of natural character and amenity.





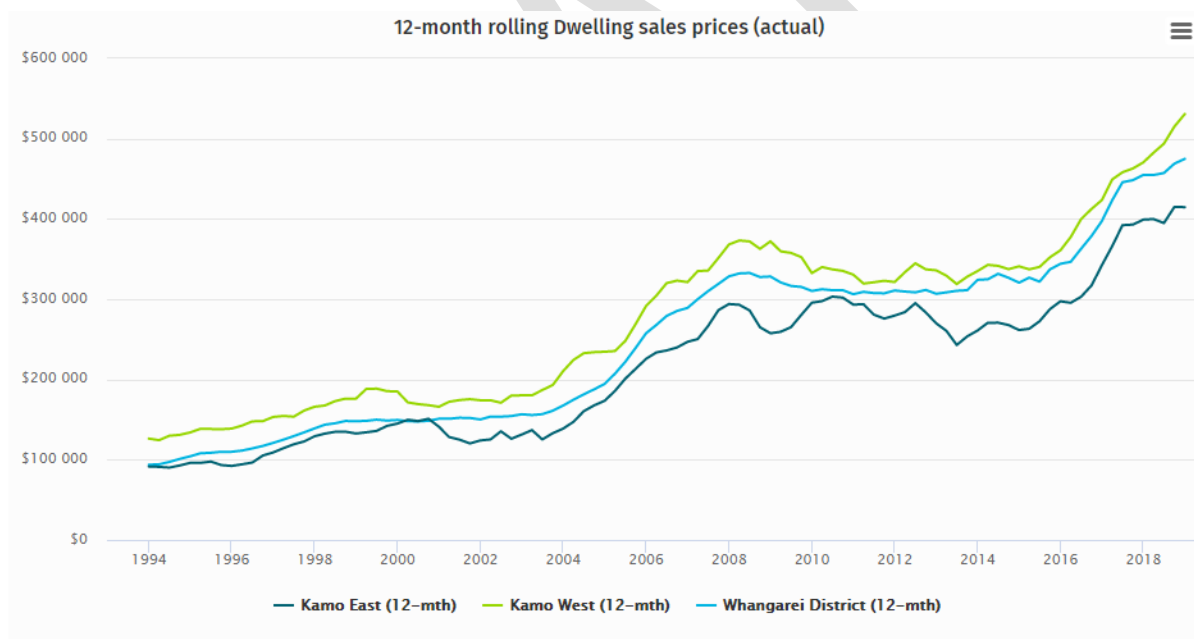
Map 4 Tikipunga

## Kamo

Kamo is a major center to the north of our District. Historically it developed separately to Whangarei, however as Whangarei has expanded, it is now a popular suburb and center. A number of planning programmes have been developed, including the Kamo Place Race, focusing on growth opportunities and amenity improvements around the center. Pressures for growth continue in market attractive areas such as Three Mile Bush Road.

Alongside greater infill and redevelopment opportunities, future growth will be enabled to the north and west of the existing Kamo area. Commercial development will be focused around Springs Flat with additional opportunities around the State Highway 1 following the upgrading of the intersection.

Figure 5 Dwelling price trends for Kamo



Our Growth Model projects the following estimate resident population for the Kamo West and Kamo East Area Units

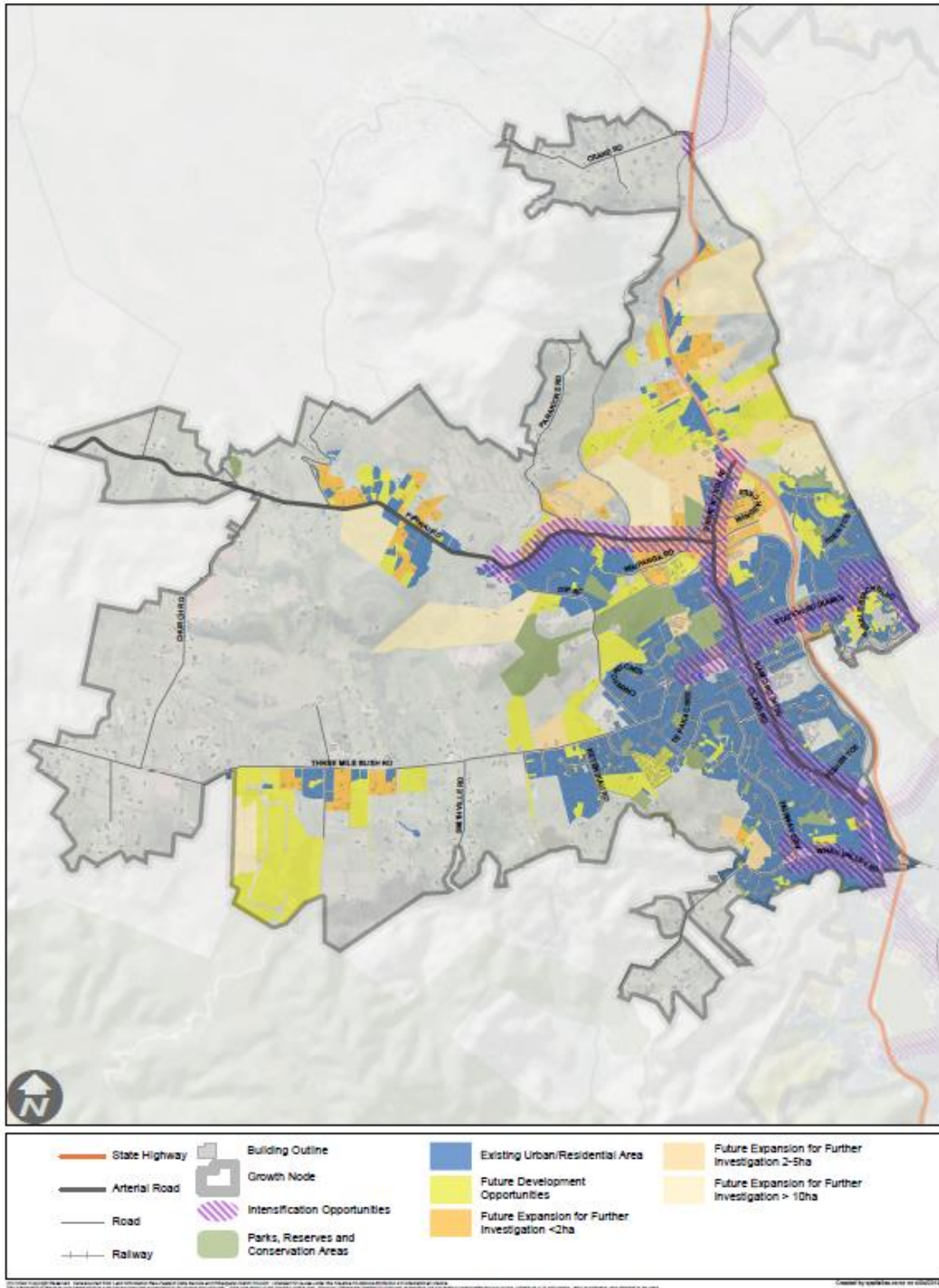
Table 9 Growth model projections

Year	2018	2023	2028	2033	2038	2043	2048
Kamo East	4,030	4,290	4,440	4,570	4,680	4,790	4,903
Kamo West	4,030	4,000	3,980	3,970	3,980	3,990	4,000

### Strategic focus areas for Kamo

- Continue to support and enable growth around Kamo center, but also along transport corridors.
- Enable further development for commercial activities around Springs Flat through upgrading infrastructure including the intersection with State Highway 1.
- Ensure future growth areas are master-planned to deliver development in an integrated way.
- Manage growth to limit development on areas of high class soils or of natural character and amenity.





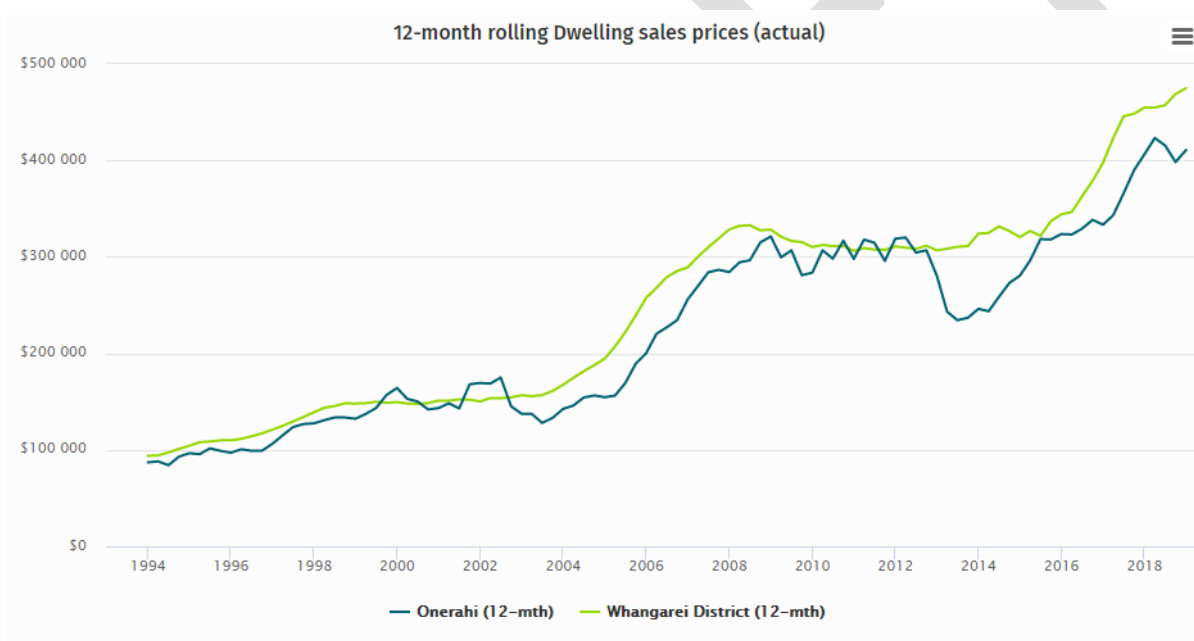
Map 5 Kamo

## Onerahi

Onerahi is located to the west of the Whangarei Urban Area. It is located on a headland surround by Whangarei Harbour to the south and challenging topography to the north. It is accessed by a single road, which is also the main access to Parua Bay and Whangarei Heads. It is the home of our airport and two schools as well as a bustling shopping center.

Due to its constraints, the focus of growth will be infill and redevelopment opportunities around the center and locations with access to the Riverside shared path. Some limited expansion can be provided in areas to the northeast.

Figure 6 Dwelling price trends for Onerahi



Our Growth Model projects the following estimate resident population for the Onerahi Area Unit

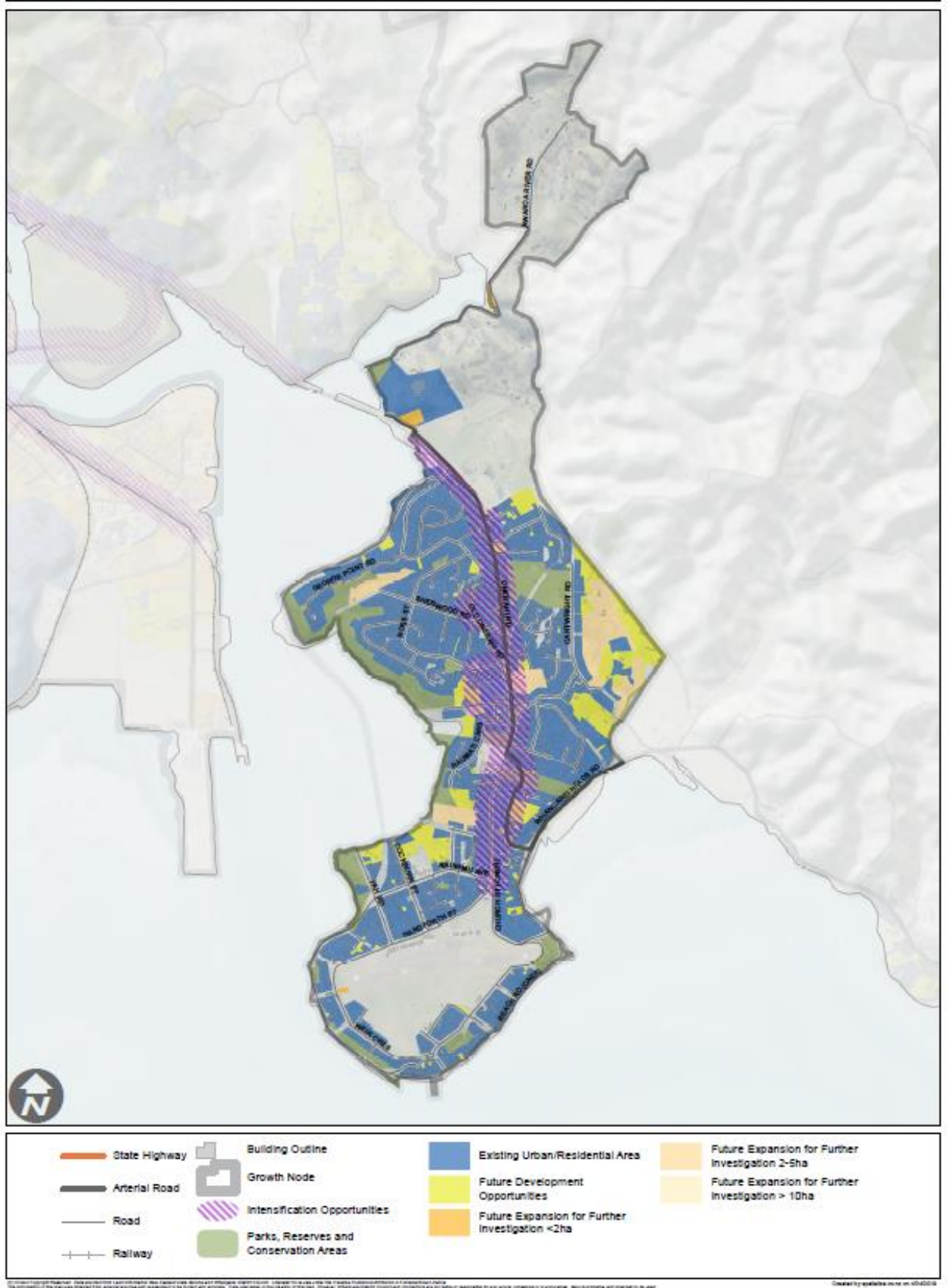
Table 10 Growth model projections

Year	2018	2023	2028	2033	2038	2043	2048
Onerahi	2,310	2,350	2,370	2,370	2,360	2,310	2,261

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## Strategic focus areas for Onerahi

- Noting the limited opportunities for expansion, encourage infill and redevelopment opportunities around the existing center and public transport corridors.
- Plan the public spaces in foreshore area and the connection to the Riverside shared path.
- Plan for improvements to transport connections to the City as well as through to Whangarei Heads



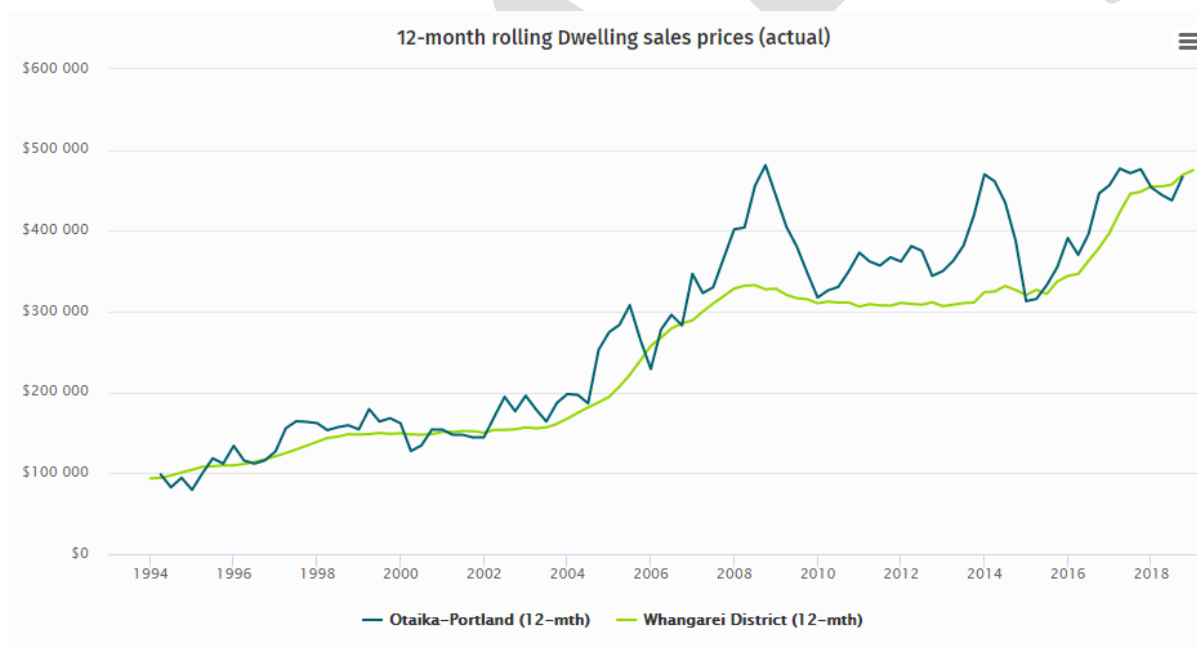
Map 6 Onerahi

## Otaika

The Otaika area includes Raumanga, the commercial and industrial areas around Southend Avenue and Rewa Rewa Road as well as the smaller settlement to south at the junctions with State Highway 1 and State Highway 15.

The priority for this area is to achieve better urban form and design outcomes for Raumanga and delivering better connectivity to the Central Area and across State Highway 1. The Commercial and industrial areas need to be protected and there is some ability for further expansion around Tauroa Street. Growth around the Otaika township will be limited due the transport pressures on State Highway 15 and State Highway 1.

Figure 7 Dwelling price trends for Otaika



Our Growth Model projects the following estimate resident population for the Otaika Area Unit

Table 11 Growth model projections

Year	2018	2023	2028	2033	2038	2043	2048
Otaika	1,220	1,270	1,320	1,350	1,370	1,390	1,410

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### Strategic focus areas for Otaika

- Investigate improved connections and public space amenity through Raumanga, including the connections across State Highway 1.
- Maintain the commercial and industrial land around Southend Avenue and Rewa Rewa Road. Investigate further expansion to the south and west.
- Support ongoing traffic and safety improvements to State Highway 1 and 15
- Plan improvements to public space and amenity in Raumanga



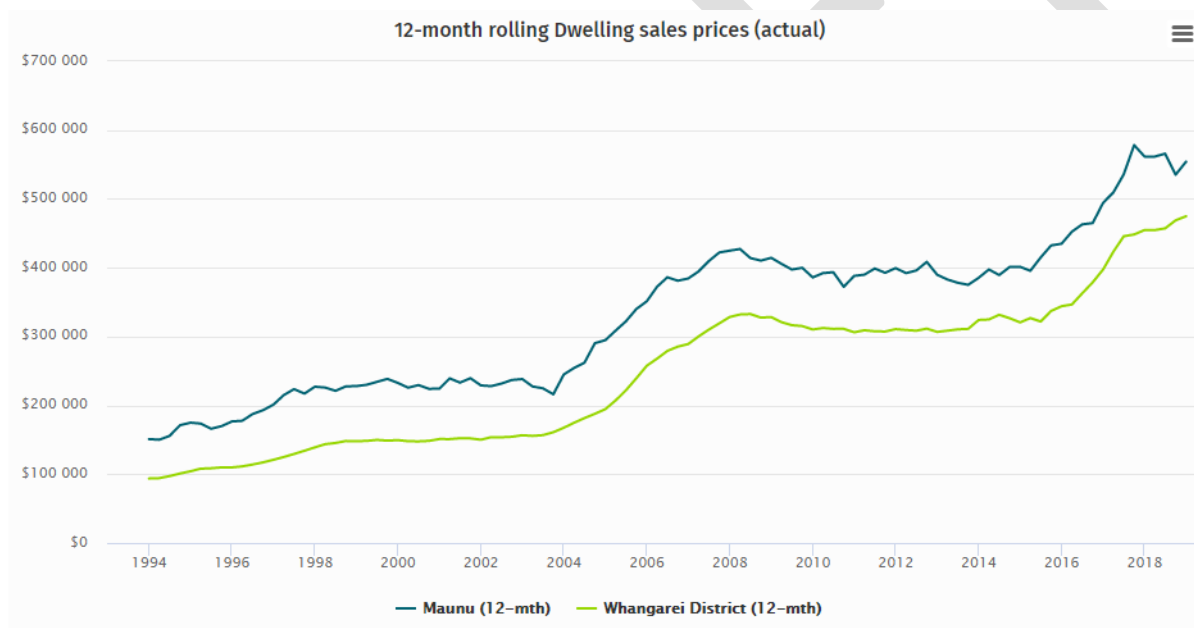


## Maunu

Maunu is the major growth area on the west of Whangarei Urban Area. Housing and limited commercial activity has incrementally developed along Maunu Road. This area also includes Northland largest hospital and a number schools and community facilities. Along with housing development Mauna also includes several lifestyle blocks, areas of high class soils and natural character.

Future growth will still be focused in and around existing development. Priority will be to better co-ordinate and integrate infrastructure, in particular stormwater and wastewater, to support new development.

Figure 8 Dwelling price trends for Maunu



Our Growth Model projects the following estimate resident population for the Maunu Area Unit

Table 12 Growth model projections

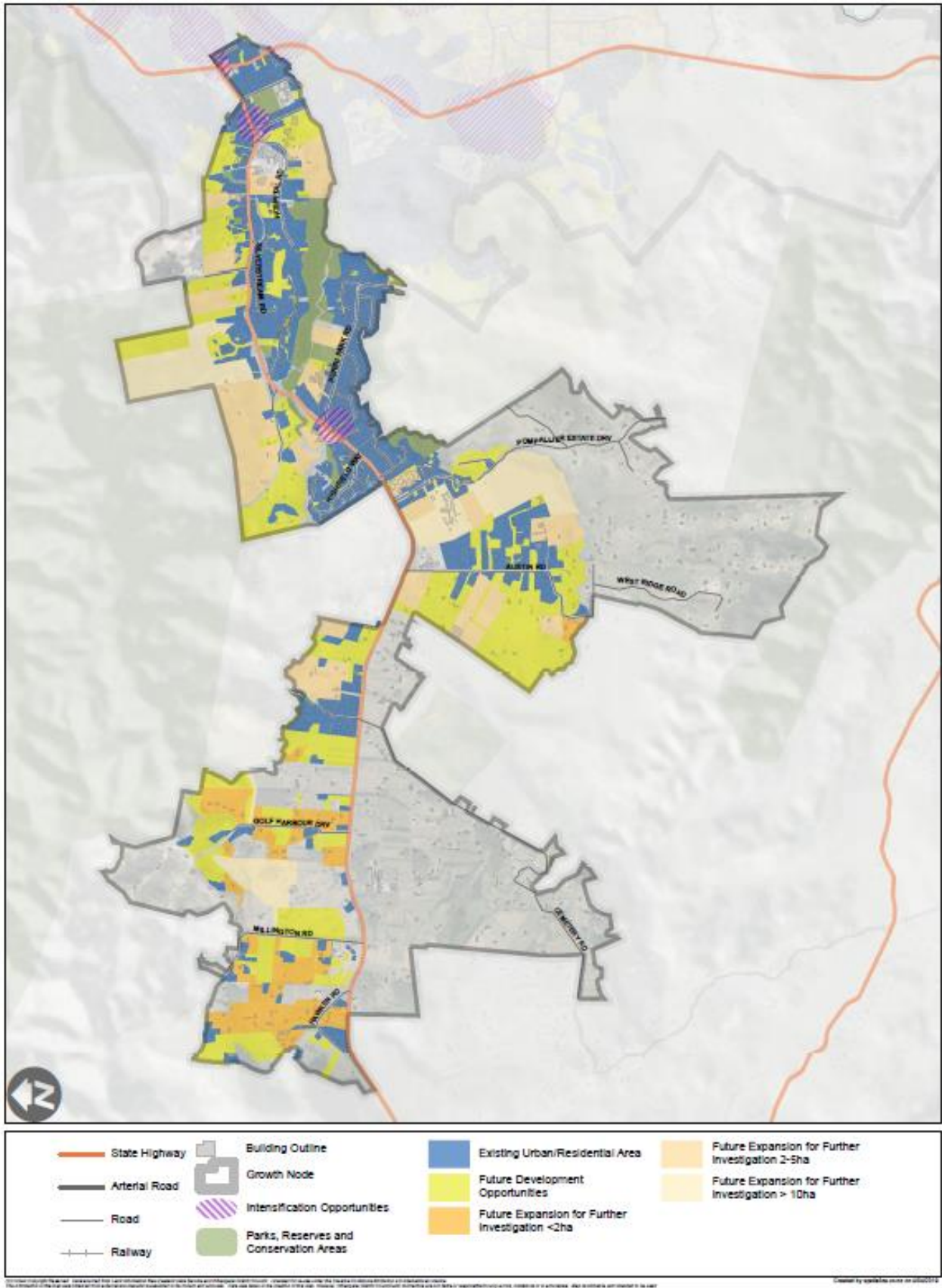
Year	2018	2023	2028	2033	2038	2043	2048
Maunu	1,470	1,480	1,500	1,520	1,530	1,540	1,550



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### Strategic focus areas for Maunu

- Integrated stormwater and wastewater investment to align with future growth to the west of Maunu
- Manage future expansion to protect high class soils and areas of natural character.
- Support greater connectivity and transport resilience between Maunu and the City



Map 8 Maunu

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## Growth Nodes

Outside of our urban area there are a number of settlements in our rural and coastal areas. These are serviced with infrastructure and have capacity for a growth. However, growth in these areas needs to be carefully planned in a way that:

- Brings value through better connectivity and amenity
- Connects to existing public infrastructure
- Is well planned and with larger areas of development is supported by a masterplan and spatial plan
- Is designed and located to minimize impact on the natural environment and character

## Marsden – Ruakaka

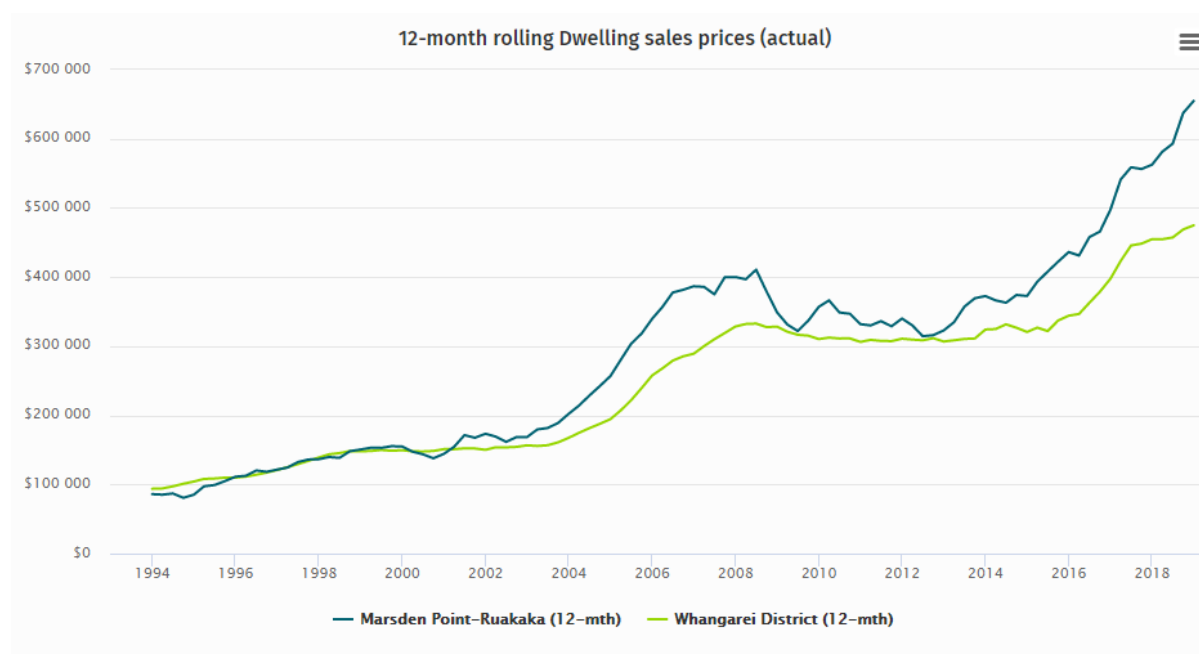
Marsden – Ruakaka is a vitally important growth node for our District:

- NorthPort, Marsden Point Refinery and surrounding industrial area generate a significant amount of economic activity and have capacity for growth
- The number of jobs created by the industrial and economic activity support residential development in Ruakaka and One Tree Point.
- The proximity to Auckland has made the area an attractive destination for people or businesses wanting to move away from Auckland.
- The area can accommodate a range of housing types, commercial activities and industrial land uses.

This strategy maintains the strategic importance of Marsden and Ruakaka for future growth in the District. However, there are a number of challenges relating to this area, which future planning and infrastructure investment should look to address:

- Fragmented pattern of subdivision which is resulting in a disconnected network of infrastructure.
- Timing future infrastructure projects and improvements with growth
- Disconnect between the school and the Ruakaka settlement by State Highway 1
- Ensuring that as the area grows that sufficient amenity is provided through public spaces, quality design and good connectivity.
- Improved transport connections, including public transport, between Marsden – Ruakaka and the City

Figure 9 Dwelling price trends for Marsden - Ruakaka



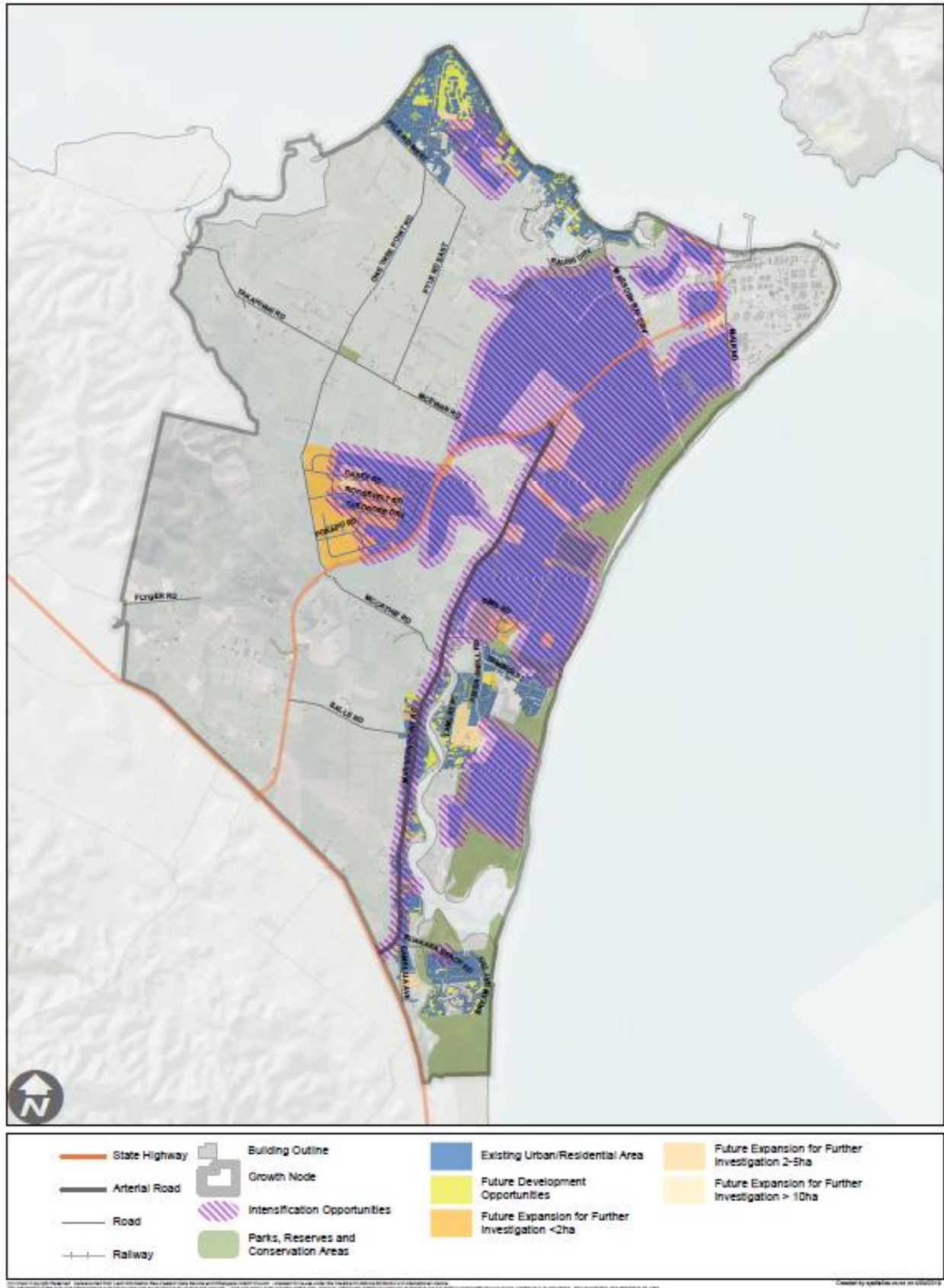
Our Growth Model projects the following estimate resident population for the Marsden Point - Ruakaka Area Unit

Table 13 Growth Strategy projections

Year	2018	2023	2028	2033	2038	2043	2048
Marsden Point - Ruakaka	4,770	6,140	7,970	8,390	8,830	9,300	9,795

### Strategic focus areas for Marsden – Ruakaka

- Maintain and protect the operations of NorthPort and Marsden Refinery, including the surrounding industrial area
- Support further transport connections, including rail.
- Ensure future residential development does not negatively impact on the viability of industrial land
- Enable further wastewater improvements to support further growth
- As Ruakaka continues growth, investigate improved connectivity in and around the settlement and the School.
- Ensure new large greenfield development is properly master planned to identify connect infrastructure networks such as indicative roads, stormwater networks and wastewater networks

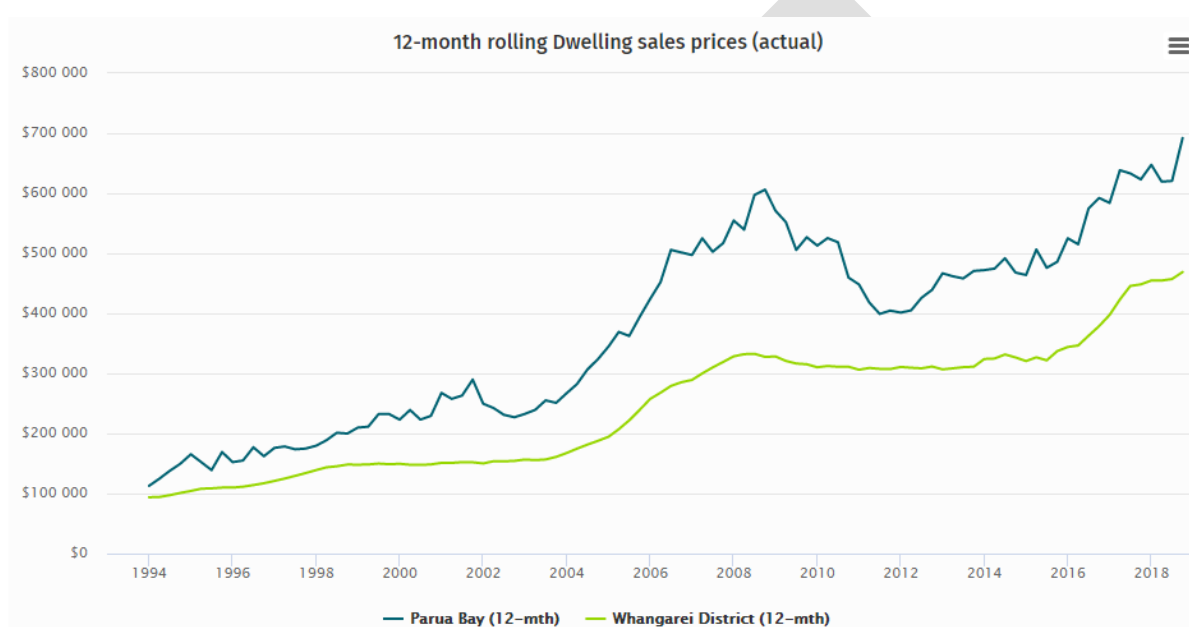


Map 9 Marsden - Ruakaka

## Parua Bay

Parua Bay is a coastal village located at the entrance to Whangarei Heads. Growth and development over the past decade has resulted in Parua Bay becoming a significant growth node for the District and a hub with a thriving Primary School, medical facility, commercial business, retail and hospitality/tourism opportunities. As growth continues, Parua Bay will have even more of a strategic role for the District.

Figure 10 Dwelling price trends for Parua Bay



Our Growth Model projects the following estimate resident population for the Parua Bay Area Unit

Table 14 growth strategy projections

Year	2018	2023	2028	2033	2038	2043	2048
Parua Bay	2,410	2,590	2,710	2,800	2,880	2,940	3,001

### Strategic focus areas for Parua Bay

- Address traffic safety and connectivity concerns in Parua Bay through a well-designed solution that caters for vehicles as well as pedestrians.
- Enable and support quality design and infrastructure outcomes for newly zoned land around the village



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## Waipu

Waipu is the most southerly node in our District and has therefore attracted a lot of development and visitors due to its proximity to Auckland. Waipu benefits from a vibrant main street, which due to its distance from Whangarei, serves large rural catchment.

The pressures from growth have resulted in a significant number of subdivisions which has increased the size of the settlement bringing it close to Waipu Cove along the coast and Ruakaka in the North. To respond to this the Waipu growth node now includes both Waipu Cove and Langs Beach. This enables better integrated management of growth in the wider Waipu area.

Figure 11 Dwelling price trends for Waipu

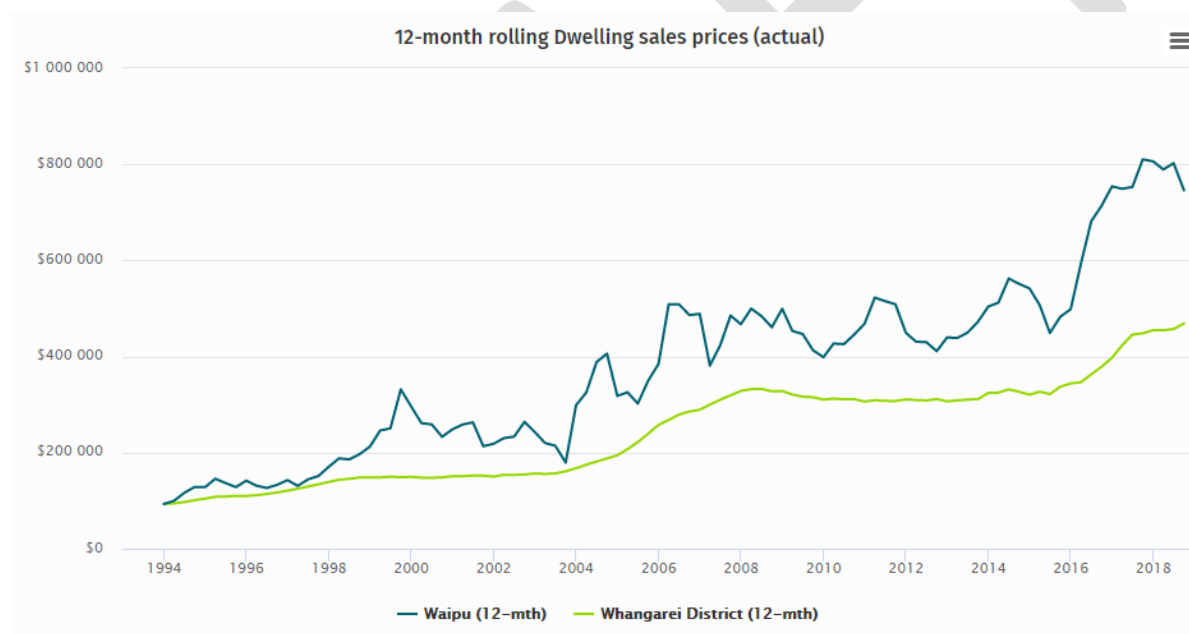


Table 15. Our Growth Model projects the following estimate resident population for the Waipu Area Unit

Year	2018	2023	2028	2033	2038	2043	2048
Waipu	1,780	2,190	2,480	2,650	2,790	2,900	3,000

### Strategic focus areas for Waipu

- Manage future growth to ensure integrate infrastructure provisions, for example better connected stormwater networks.

- 
- Continue to improve cycling and walking connectivity between Waipu, Waipu Cove and Langa Beach
  - Enable and support quality design and infrastructure outcomes for newly zoned land around the village
  - Maintain the distinct and consolidated settlements of Waipu, Waipu Cove and Langa Beach

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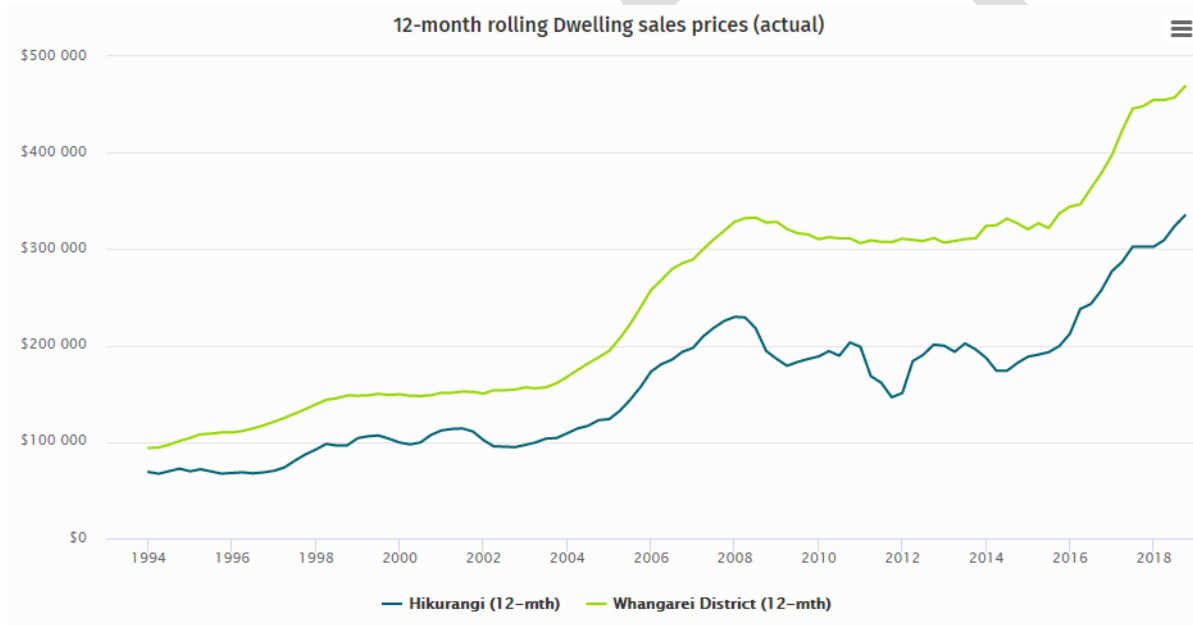


## Hikurangi

Hikurangi is a historic settlement located to north of Whangarei. The mining and agricultural history of the area has shaped its development with a cluster of older dwellings around the centre and more recent larger lot development around the periphery.

The rate of growth has not been as high as other areas of the District. But the relatively low land and property values to create significant development opportunities as values in other parts of the District continue to rise.

Figure 12 Dwelling price trends for Hikurangi



Our Growth Model projects the following estimate resident population for the Hikurangi Area Unit

Table 16 Growth model projections

Year	2018	2023	2028	2033	2038	2043	2048
Hikurangi	1,630	1,670	1,700	1,730	1,750	1,760	1,770

### Strategic focus areas for Hikurangi

- Continue to work on improved and safer access to and from Hikurangi onto State Highway 1

- 
- Focus housing development in and around the settlement in a way that is well designed and integrated with existing infrastructure.
  - Continue to improve cycling and walking connectivity between the Centre of Hikurangi, the School and Lake Waro.
  - Maintain the commercial and industrial zoned land at Kauri and in Hikurangi.
  - Investigate future public transport service between Hikurangi and the City

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## Coastal and Rural Villages

These settlements are located along our coast in the west or in our rural areas to the east of the District. They are generally small, but vibrant and enduring. They often provide a focal point for the surrounding rural areas and are popular destinations for visitors.

However, these settlements will not be a primary focus for growth. The topographical constraints, infrastructure limitations and the sensitive nature of the surrounding natural and coastal landscapes limit the ability for these areas to grow.

Despite the focus on minimal growth, it is still important that the established communities in these locations remain well served by our Council and we continue to monitor and respond to their needs.

## Whangarei Heads

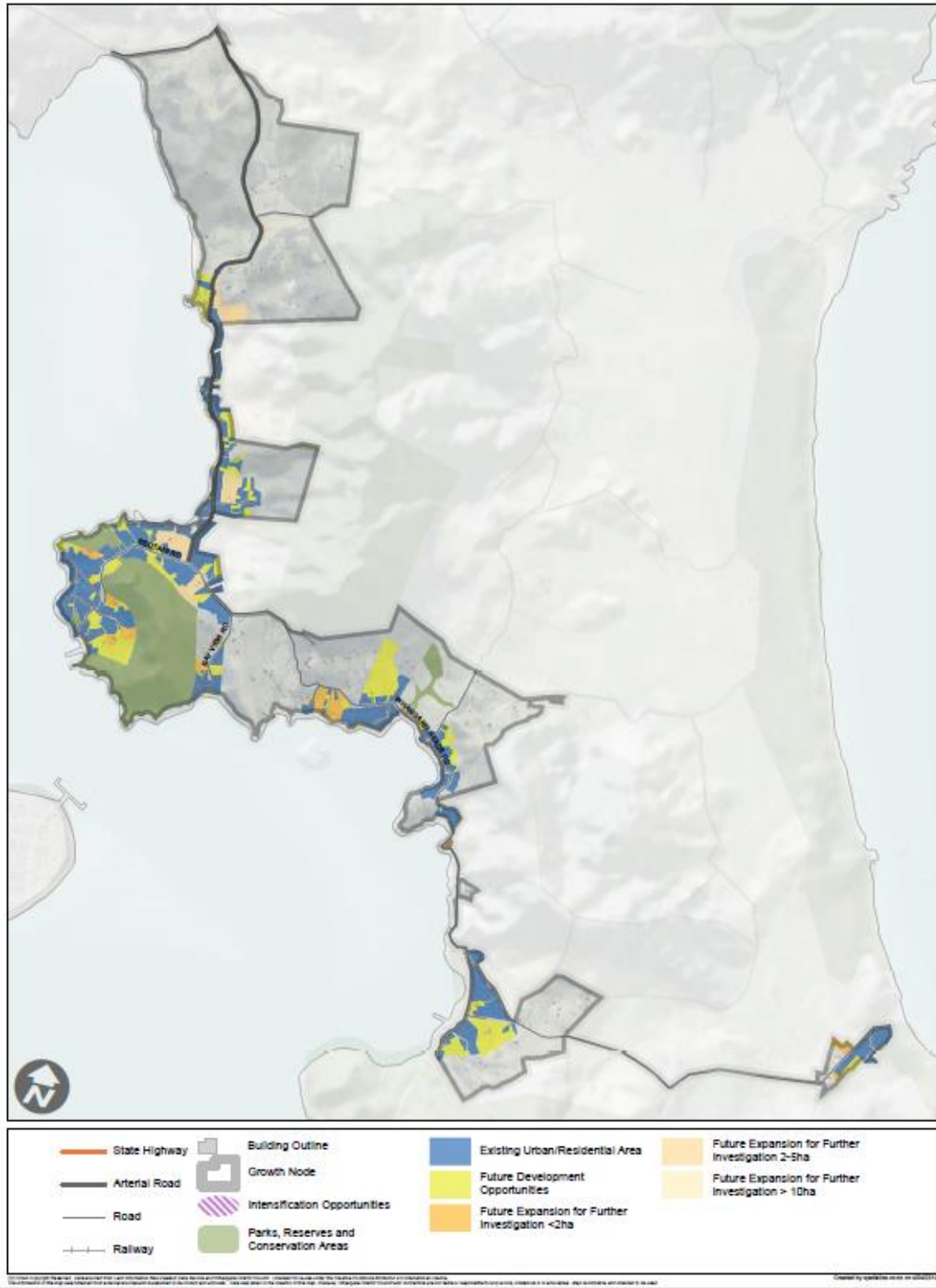
Supporting Parua Bay as the main growth node are several settlement areas in the Whangarei Heads:

- McLeod Bay
- Reotahi
- Pataua
- McGregors Bay
- Taurikura
- Urquharts
- Ocean Beach

The character of this area is defined by its dramatic coastal and harbour landscape. Mt Mania, Mt Aubrey, Matariki and Te Whara create a unique backdrop to the coastal settlements in the area. The Whangarei Heads is becoming an increasing popular as a visitor destination to for beach activities and surfing at Ocean Beach and Pataua North, tramping at Bream Head and recreation fishing in the Harbour.

Residential development in the area is focused primarily around McLeod Bay and Reotahi. This settlement supports a number of hospitality business as well as a school.





Map 13 Whangarei Heads

## Tutukaka Coast

The Tutukaka Coast is world renowned for its coastline including Ngunguru Sandspit, Te Maika Headland and beaches at Matapouri, Whale Bay, Woolleys Bay and Sandy Bay.

From a settlement perspective, the Tutukaka Coast includes

- Ngunguru
- Tutukaka
- Matapouri

Located on the banks of the Ngunguru River Ngunguru is the largest settlement on the Tutukaka Coast. Along with residential development it supports several businesses as a school. However, growth is limited due to the challenging topography and constraints on infrastructure.

To the north Tutukaka as large commercial hub around the marina and is a focal point for tourist related activities such as big-game fishing, boat tours to the Poor Knights Islands and supporting surfing at beaches to the north.

Matapouri and Woolleys Bay are small coastal settlements on small sandy beaches to the northern end of the Tutukaka Coasts. There is a concentration of holiday homes as well lifestyle blocks in the surrounding area.



## Oakura

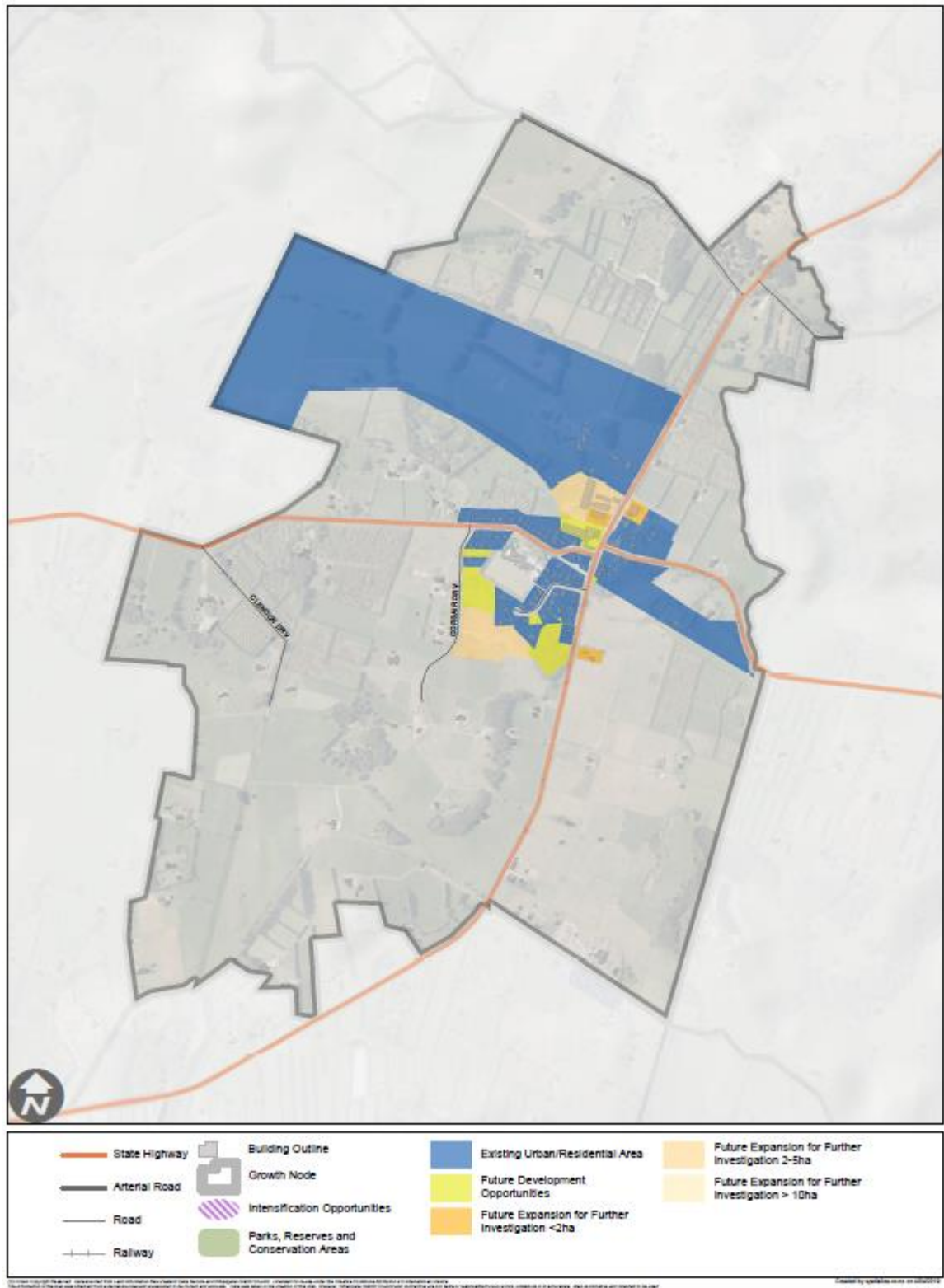
Oakura is the most northerly settlement in Whangarei District, located on the coast just off the Old Russell Road that connects Whangarei and Far North Districts via Opuha and Russell. It lies within the southern portion of Whangaruru Harbour

## Maungakaramaea

Maungakaramaea is a small rural settlement located south-west of Whangarei. It is notable for its distinct historic/rural character. It also serves the surround community with its school, community hall, sports centre and recreational facilities. Due to the scenic backdrop of Mount Maugakaramaea and the Tangihua Range with the surrounding agricultural land, any further expansion needs to be carefully considered and planned.

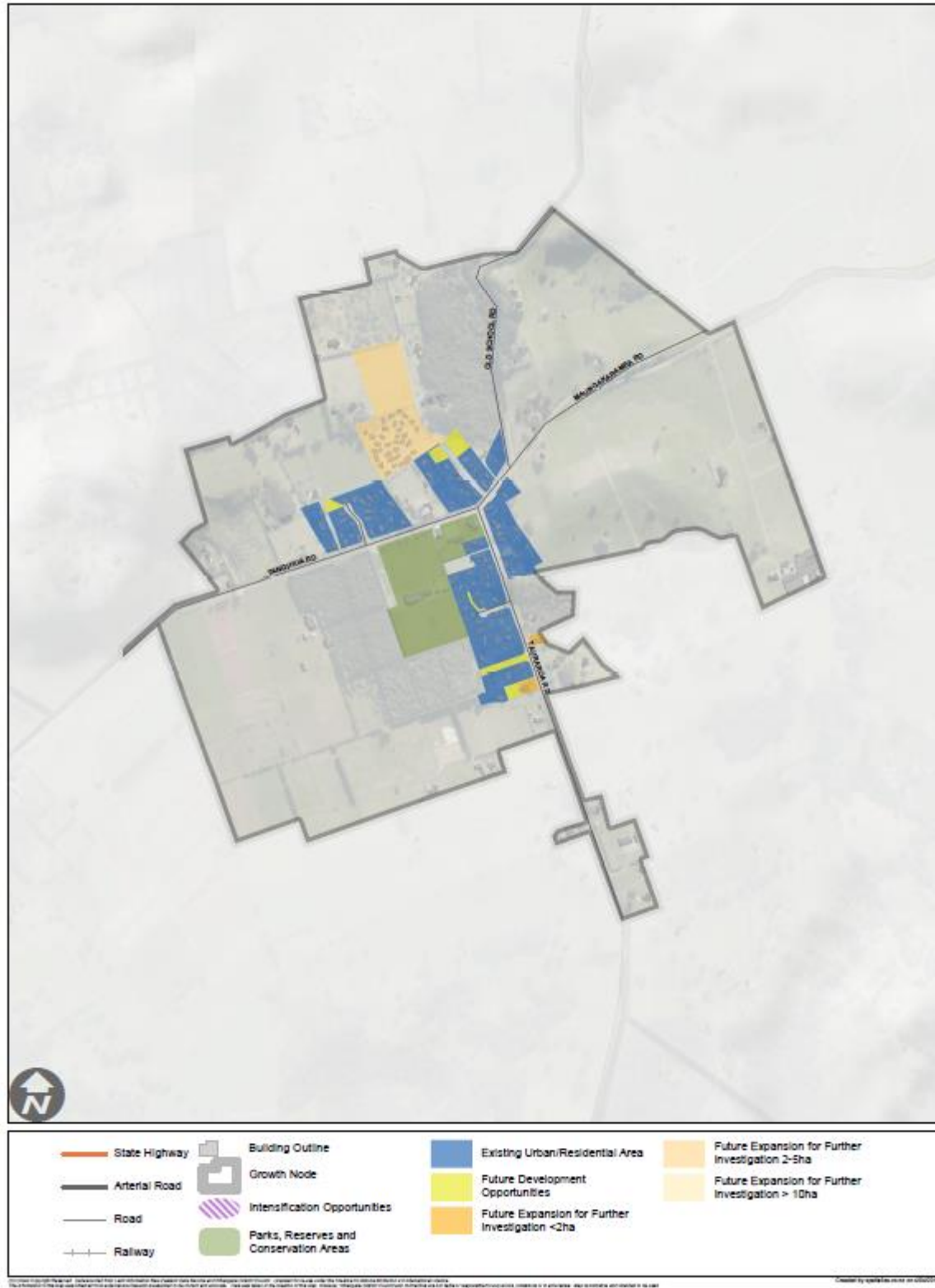
## Maungatapere

Maungatapere is a small settlement inland from Whangarei City, developed around a dairy factory that used to process milk from the Mangakahia valley. Whilst the dairy factory is no longer in several other small businesses operate around the village centre. Maungatapere is an important 'crossroads' location as it is the gateway to both the Mangakahia Valley on the way to Kaikohe, and the rural farming areas of the hinterland on State Highway 14 to Dargaville and the Kauri Coast.



Map 15 Maungatapere





Map 16 Maungakaramea

# Actions

This section outlines the actions which are needed to deliver the key outcomes of this Growth Strategy.

These actions have been informed by a full review of the Sustainable Futures 30 / 50 Implementation Plan. This implementation plan set out several actions linked to Long Term Planning cycles. Our review showed that for actions identified for the year 2015 – 2018 36 out of 47 action are either underway or have been completed. To ensure we continue that success, this action plan will continue the link with the Long Term Plan. The actions will also be reviewed frequently to ensure they are still relevant and fit for purpose.

The actions have been structured into the following groups:

## **Monitoring and review**

This relates to the ongoing monitoring and review framework set out in this strategy

## **Consultation and engagement**

We needed to engage on an ongoing basis and develop key relationships to drive the delivery of this strategy

## **Spatial Planning**

The spatial planning is a key tool, these actions set out a framework for how we will deliver it.

## **Strategic Response**

These actions relate to our response to key strategic issues such as Climate Change

## **Housing Choice**

Housing choice is a key issue for this strategy, these actions set out a response for how we will enable greater choice

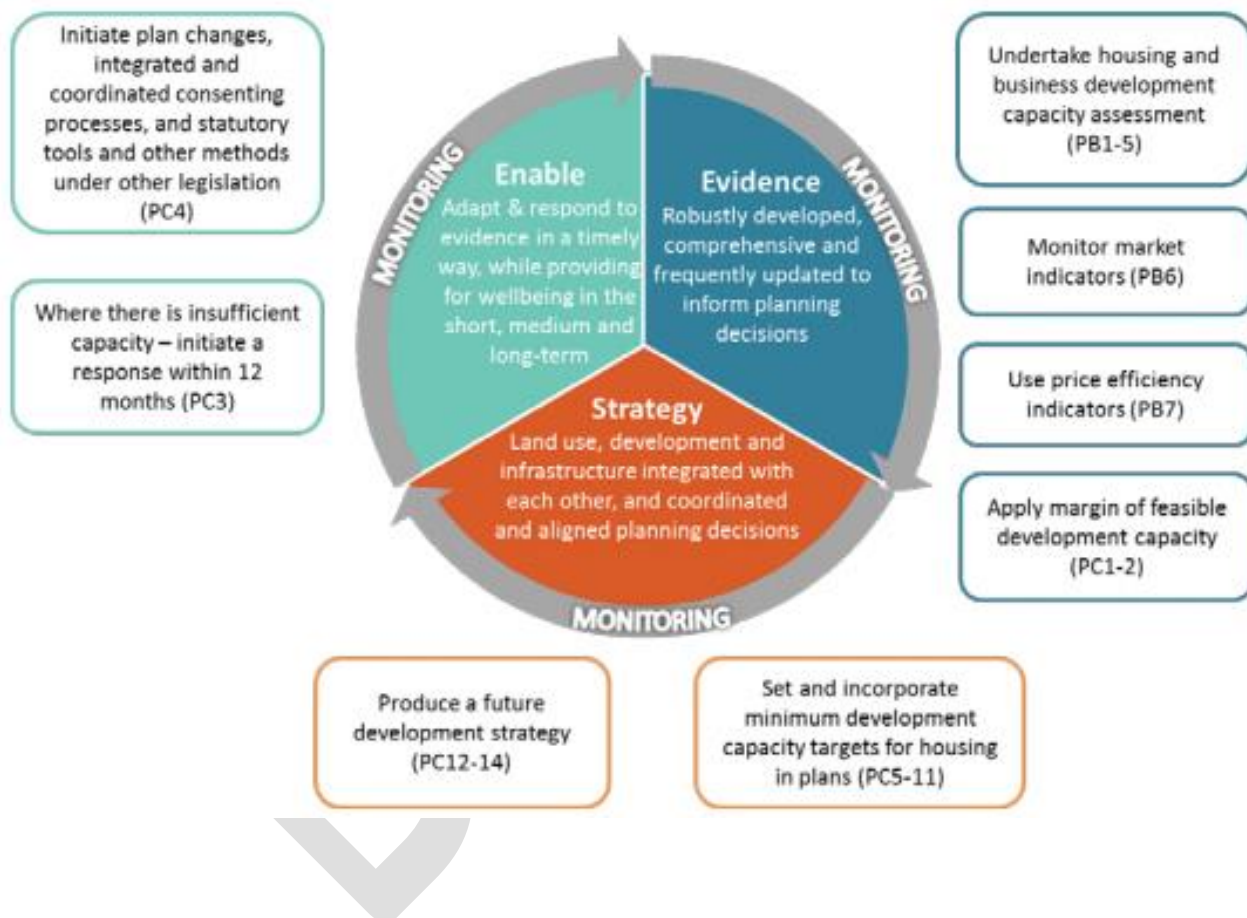
## **Growth Opportunities**

These actions relate to specific growth opportunities in the District

## Monitoring and Review

To keep this strategy relevant, it is essential that we continually monitor and check our strategy and the key indicators that have informed it. This means looking at our consents data and our property market to ensure we continue to effectively provide for housing and development whilst maintaining the values of our District.

To complement this, the NPS-UDC also requires framework of monitoring:





To reconcile the needs of our District with our statutory requirements under the NPS-UDC. The following framework has been developed:

When	Every 1Month	Every 4 Months	Every 12 months	Every 3 years	Every 3 years
What	Report on building consents and resource consents	Report on changes to the property market indicators (house sales, sale values, rents)	Annual summary report on building and resource consent trends, market Indicator trends and action implementation	Review Housing and Business Land Capacity Assessments	Review Growth Strategy with a key focus on the action implementation
Inform	This will inform the 12 month summary report	This will inform the 12 month summary report	This will inform the Review of the Housing and Business Land Capacity Assessments and the Review of the Growth Strategy	This will inform the review of the Growth Strategy	This will inform the Long Term Plan, Asset Management Plans and the District Plan
How	Operational report to the Planning and Development Committee	Quarterly Reports the Planning and Development Committee	Annual Report the Planning and Development Committee	Revised Capacity Assessments to Council	Revised Strategy Document reviewed and adopted by Council.

All of the reports will be made available to the public as well as to a key stakeholder network.

Monitoring and review				
#	Action	Lead	Detail	LTP Cycle
1.1	Monthly reports on Building Consents and	Building Consents and	Reports on consent numbers through the Planning and	Ongoing (monthly)

	Resource Consents	Resource Consents	Development Committee Operational Report	
<b>1.2</b>	Quarterly Market Indicator Reports	Strategy	Report on key indicators through the Planning and Development Committee. Indicators include: House sale values and numbers Rent values Housing affordability indicators Business/commercial sale data	Ongoing (quarterly)
<b>1.3</b>	Annual summary report on: Building and resource consent trends Market Indicator trends Action implementation	Strategy	This report summarises the key trends seen over the previous 12 months in building and resource consents as well as the market indicators.  It will also review the implementations of actions in this strategy.  The report will, if necessary, make recommendations to change the action tables and programme.	Ongoing (Annual)

<b>1.4</b>	Review Housing and Business Land Capacity Assessments	Strategy	<p>This will review two areas:</p> <p>Changes in demand for housing and business land</p> <p>Changes in capacity to respond to the demand for housing and business land.</p>	Ongoing (Three years)
<b>1.5.</b>	Review of the Whangarei District Growth Strategy	Strategy	<p>This will be a full review of the Growth Strategy incorporating changes informed by actions 1.1 – 1.4.</p>	Ongoing (Three years)
<b>1.6</b>	Whangarei District Growth Model	Strategy	<p>Our Growth Model supports decision making for the Whangarei District Growth Strategy and the Long Term Plan.</p> <p>It will include projections for population changes, households, business floor area.</p> <p>It will be prepared every three years in advance of the Long Term Planning process.</p>	Ongoing (Three years)

Consultation and engagement				
#	Action	Lead	Detail	LTP Cycle
2.1	Stakeholder network	Strategy	<p>Identify and support a stakeholder network. This network will be made of key stakeholders (government agencies, ngo's, developers and landowners)</p> <p>The network will help inform future reviews of the Growth Strategy and be forum to identify key issues</p>	2018 - 2021
2.2	Growth Strategy portal	Strategy and Communications	Create a dedicate area of our website for Council to share its Monitoring reports (Actions 1.1 – 1.4) that can be accessed by our Stakeholder network and the public	2018 - 2021
2.3	Communication and engagement plan.	Strategy, Democracy and communications	Develop a communication and engagement plan to inform how we consult and engage on future Growth Strategy review and the Spatial Planning Programme	2018 - 2021

Spatial Planning Programme				
#	Action	Lead	Detail	LTP Cycle
3.1	Spatial Plan Implementation Programme	Strategy	<p>Develop a programme which will set out:</p> <p>How we work with the community to develop the plan</p> <p>Stakeholder involvement</p> <p>Expert input and data/information requirements</p> <p>Template for the plan</p> <p>Timeframes</p> <p>Budget</p> <p>Implementation and links back to LTP and Annual Planning</p> <p>This is an important to ensure communities, council and stakeholders are clear on the process and deliverables and implementation</p>	2018 - 2021
3.2	Spatial Planning	Strategy	Begin Spatial Planning programme, working through the priority list of locations that will be decided after we consult on draft strategy.	2018 - 2021

<b>3.3</b>	Spatial Planning Review	Strategy	After the completion of each spatial plan complete a review which will inform future Spatial Plans.	2018 - 2021
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Strategic Response				
#	Action	Lead	Detail	LTP Cycle
<b>4.1</b>	Active Recreation and Sports Strategy	Strategy and Parks	This strategy will establish the sports and recreational needs of our communities and align with future growth.	2018 - 2021
<b>4.2</b>	Open Space Strategy	Strategy and Parks	The open space strategy will be used to ensure growth is accompanied with the appropriate amount and type of open space.	2018 - 2021
<b>4.3</b>	Climate Change Adaptation Strategy	Infrastructure and Strategy	<p>This is an ongoing programme of work which will:</p> <ul style="list-style-type: none"> <li>Improve our knowledge and understanding of climate change risks</li> <li>Identify key actions to respond climate change risk</li> <li>Implementation of actions</li> </ul>	2018 – 2021 2022 - 2025

<b>4.4</b>	Whangarei City Centre Plan and Precinct Plans	Strategy	<p>Continue the city center work programme to support:</p> <p>More inner city living options</p> <p>Improved vitality in the city</p> <p>More business opportunities</p> <p>Better connectivity and amenity</p>	<p>2018 – 2021</p> <p>2022 – 2025</p> <p>2026 - 2029</p>
<b>4.5</b>	Urban Design	Strategy	<p>To support and incentivize quality urban design outcomes, and to complement our District Plan, we will develop urban design guidance and investigate the use of urban design review panels.</p> <p>This is particularly important to achieve quality infill and redevelopment opportunities</p>	<p>2018 – 2021</p> <p>2022 – 2025</p>
<b>4.6</b>	Transport strategies	Northland Transport Alliance	<p>Support transport resilience through enabling:</p> <p>Greater transport choice with a focus public transport and active modes</p>	<p>2018 – 2021</p> <p>2022 – 2025</p>

			<p>Indicative transport networks for areas of growth and redevelopment</p> <p>Identification of networks at risk from natural hazards and climate change</p>	
<b>4.7</b>	Stormwater Catchment Planning	Infrastructure	Continue the ongoing stormwater catchment planning with a key priority being catchments that include our urban area and growth nodes	2018 – 2021
<b>4.8</b>	Water supply	Infrastructure	<p>Continue to model future water use across the District.</p> <p>Deliver key strategic projects such as Whau Valley Water Treatment Plant</p> <p>In the long term, identify where future water treatment, storage and distribution infrastructure is needed to support growth</p>	<p>2018 – 2021</p> <p>2022 – 2025</p> <p>2026 - 2029</p>

Housing Choice				
#	Action	Lead	Detail	LTP Cycle



5.1	Inner city living	Strategy, District Development, District Plan	<p>Continue to promote inner city living opportunities through:</p> <p>Proactively working with prospective developers and land owners</p> <p>Ensuring our regulatory framework enables such activity</p> <p>Improve our public spaces and amenities to encourage inner city living</p> <p>Investigate the potential for Design Competitions or partnerships to fast-track delivery on inner city living.</p> <p>Investigate regulatory or financial incentives for inner city living</p>	2018 - 2021
5.2	Density mix	Strategy and District Plan	<p>Through the Urban Plan Change and future District Plan reviews ensure that the zones enable a mix of housing types and densities to be provided, with a focus on:</p> <p>Land either side of public transport corridors/nodes</p>	2018 - 2021

			<p>Land in and around town centers</p> <p>Land in proximity to amenities such as public spaces</p> <p>Incentives to enable greater housing choice</p>	
<b>5.3</b>	Alternative housing models	Strategy, District Development, District Plan	Explore opportunities for different housing models to maximize choice and affordability. Examples could include Co-housing models of development	2018 - 2021
<b>5.4</b>	Papakianga	District Plan, Resource Consents, Building Consents	Through Papakianga provisions in the District Plan and Papakianga tool kit, continue to support appropriate opportunities for Papakianga as a means of providing housing choice on Maori land.	Ongoing

### Growth Opportunities

#	Action	Lead	Detail	LTP Cycle
<b>6.1</b>	Infill, redevelopment and intensification opportunities	Strategy, District Plan, District Development	To accommodate growth in our existing urban area and nodes, ensure that:	2018 – 2021 2022 – 2025 2026 - 2029

		and Resource Consents	<p>The District Plan enables higher density housing in appropriate urban locations</p> <p>Infrastructure is planned, funded and implemented to support further intensification of housing and business uses</p> <p>Urban design is prioritised to ensure we deliver quality intensification</p> <p>Ensure amenity in public open space and streetscapes support intensification.</p> <p>Appropriate locations should include land either side of key public transport routes, centres and areas of public amenity.</p>	
<b>6.2</b>	Future Development areas	Strategy and District Plan	<p>Use Future development areas identified in this strategy to:</p> <p>Inform Spatial plans</p> <p>Guide future District Plan reviews</p> <p>The future development areas</p>	2018 - 2021

			<p>require further investigation through the Spatial Planning programme.</p> <p>Future development areas will be reviewed and amended following the completion of Actions 1.3 and 1.4.</p>	
<b>6.3</b>	Marsden - Ruakaka	Strategy, District Plan and infrastructure	<p>Continue to support and enable residential, commercial and industrial development in Marsden – Ruakaka</p> <p>Invest appropriate in infrastructure to enable further development in a manner that is well planned, integrated and delivers an appropriate level of amenity.</p>	<p>2018 – 2021</p> <p>2022 – 2025</p> <p>2026 - 2029</p>
<b>6.4</b>	NorthPort and Marsden Point Refinery	Strategy, District Plan and infrastructure	<p>Ensure that the successful operations of the Port and Refinery are maintained through:</p> <p>Ongoing provision of infrastructure and level of service to meet the needs of the Port and Refinery</p> <p>Provision of adequate commercial and</p>	<p>2018 – 2021</p> <p>2022 – 2025</p> <p>2026 - 2029</p>

			<p>industrial land to allow for future growth and expansion</p> <p>Ensure operations aren't compromised by inappropriate residential development</p> <p>Support and advocate for improved transport and rail links</p>	
6.5	Port Nikau	Strategy, District Plan and Resource Consents	Continue to work towards the development of the Port Nikau area for housing, commercial use and open space	Ongoing

## Creation of this Growth Strategy

To be developed after consultation and stakeholder engagement

Overview of the process

Community consultation

Tangata Whenua

Stakeholder engagement and input

Internal collaboration

Elected member involvement

DRAFT

## 5.1 Planning and Development and Strategy Operational Report - May

**Meeting:** Planning and Development Committee

**Date of meeting:** 16 May 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 May 2019.

### 3 Discussion

#### 3.1 Planning and Development

In April, results have been affected by the Easter and Anzac statutory holiday period where many people took the opportunity to take an extended break, both within and outside the organisation, which affected business activity. Resource consent applications decreased slightly compared with last year but building consent application increased by 11%. Building consent throughput continues to remain at 100% throughput in 20 days.

Consultation on the Building System Legislative Reform has begun and a response to MBIE is being prepared for submission by 16 June. The review covers:

- Building Products and methods,
- Occupational regulation of the Licenced Building Practitioner (LBP) Scheme
- Risk and Liability
- Building Levy Offences,
- Penalties and public notification and
- provides an opportunity for overall feedback.

A summary of the proposed changes is attached to this report.

The final introduction of the Food Act has already made a difference to our operation by providing greater ability to enforce standards where safety concerns exist. Over recent weeks the Environmental Health team had to temporarily close at least five premises for

breaches of food safety. Closure of premises is a strong motivator for operators to improve their standards.

It was a significant achievement for the District Plan team to gain sign-off from the Council on the Urban and Services Plan changes at our April Planning and Development committee meeting. It is unfortunate that there were some technical hitches following this. However, it was through the diligence of our team that these issues were spotted early and we were able to correct them before the Plan Change was publicly notified. This public notification will involve sending individual letters to 45,000 landowners across the District and more specifically, to 25,000 landowners who have been identified as being directly affected by the changes. This is a significant task involving painstaking checking and rechecking.

### 3.2 Strategy

Following the formal consultation period for the Annual Plan submissions were compiled for hearings on 16 April, before being summarised in a draft Community Feedback report for councillors to review the 30 April Briefing. Feedback provided by councillors in the Briefing was then included in the report for deliberations on 09 May.

Another key project has been the review of Sustainable Futures 30/50 and National Policy Statement on Urban Development Capacity (NPS-UDC). A consultation draft of the Strategy was worked through in the April Planning and Development Scoping meeting, along with the final draft of the City Core Precinct Plan.

Feedback received within, and subsequent to, the scoping meeting has been considered before finalising these documents for the May Planning and Development (consultation draft of the NPS-UDC) and Council (final draft of the City Core Precinct Plan) meetings.

Outside of the regular work programme the reintroduction of the four well beings to the Local Government Act 2002 is of note. At the time of writing the Bill to reintroduce the well beings had commenced its third reading. It is expected to pass through Parliament quickly.

With the reintroduction of the four well-beings, and Central Government's commitment to a Wellbeing Budget 2019, Government has highlighted the 'opportunity to harness local government's strengths and proximity to its communities and explore how central and local government can align its well-being objectives, frameworks and measures'. In doing so the Department of Internal Affairs (DIA) have signalled a programme that:

*"will focus on how our two levels of government can and should work together to deliver intergenerational well-being, and on the future role of local governance in New Zealand in strengthening local democracy, instilling greater trust and confidence in local governance and supporting regional growth. It will explore what settings, conditions and resources are required to support local government in this work".*

Staff have had initial discussions with the DIA on the potential scope of the programme, and will report back through the Planning and Development Scoping meeting once this becomes clear.

#### Coming up

- Active Recreation and Sport Strategy open for public consultation until 5 June.
- The final draft of the City Core Precinct Plan will be sent to May Council meeting.
- The consultation draft of the NPS-UDC on today's Agenda, consultation period proposed runs from 20 May to 22 June.
- Draft scope for the Climate Change Adaption Strategy being finalised
- Consultation underway on Class 4 Gambling, submissions close 31 May



#### **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 Attachments**

1. Planning and Development Operational Report – May 2019
2. Building law reforms: Raising the bar across the sector



## May Operational Report

### Planning and Development and Strategy Operational Report (reporting on April 2019)

#### Procurement update - Summary of Contracts Approved Under Delegated Authority

This provides a summary of the award process and works being undertaken for contracts awarded under Chief Executive and General Manager delegated authority.

#### Planning and Development

Nil to report
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#### Strategy

CON18085
Professional Services for Complete Streets Masterplan and Streetscape Design Manual

#### Background

This contract is for Professional Services to develop the 'Complete Streets Masterplan' and 'Streetscape Design Manual' for Whangarei city core.

These documents will inform public space improvements for streets within the city centre of Whangarei. This will include an integrated response which aligns with the vision and key outcomes of The Whangarei City Centre Plan but also takes into account traffic modelling. The primary deliverables of the project, is to prepare:

- Complete Streets Masterplan: A Streetscape Plan for Whangarei City Centre
- Streetscape Design Manual for Whangarei City Core

Although professional services are being sought for this project, the successful consultants will be working collaboratively with a multi-disciplinary council project team. This project team includes representatives from:

#### Tender

The contract went out to open tender via Tenderlink on the 4th December 2018 and closed on 22nd January 2019 with a total of seven submissions received. Tenders were evaluated using the price / quality method in accordance with the New Zealand Transport Agency Procurement Manual. The submission from LandLAB was eliminated as it was non-conforming due to the lack of Health and Safety information and not meeting the required delivery date.

The following tenders were received;

Tenderer	Scoring (out of 1000)
Isthmus Group	838.8
Boffa Miskell	782.8
Beca	771.7
MRCagney	735.4
Reset Urban Design (RUD)	730.0
WSP Opus	610.7
LandLAB	-

### Financial

The available budget for this project is \$250,000. This is held in Opex budget for the Strategy Department (\$199,000) and Sense of Place: Whangarei City Centre Plan Implementation LTP year 1 (\$51,000).

### General Manager Approval

The contract for Professional Services for Complete Streets Masterplan and Streetscape Design Manual (Con18085) be awarded to Isthmus Group Ltd for the tendered sum of \$228,773.40 (two hundred and twenty eight thousand, seven hundred and seventy three Dollars, forty cents)

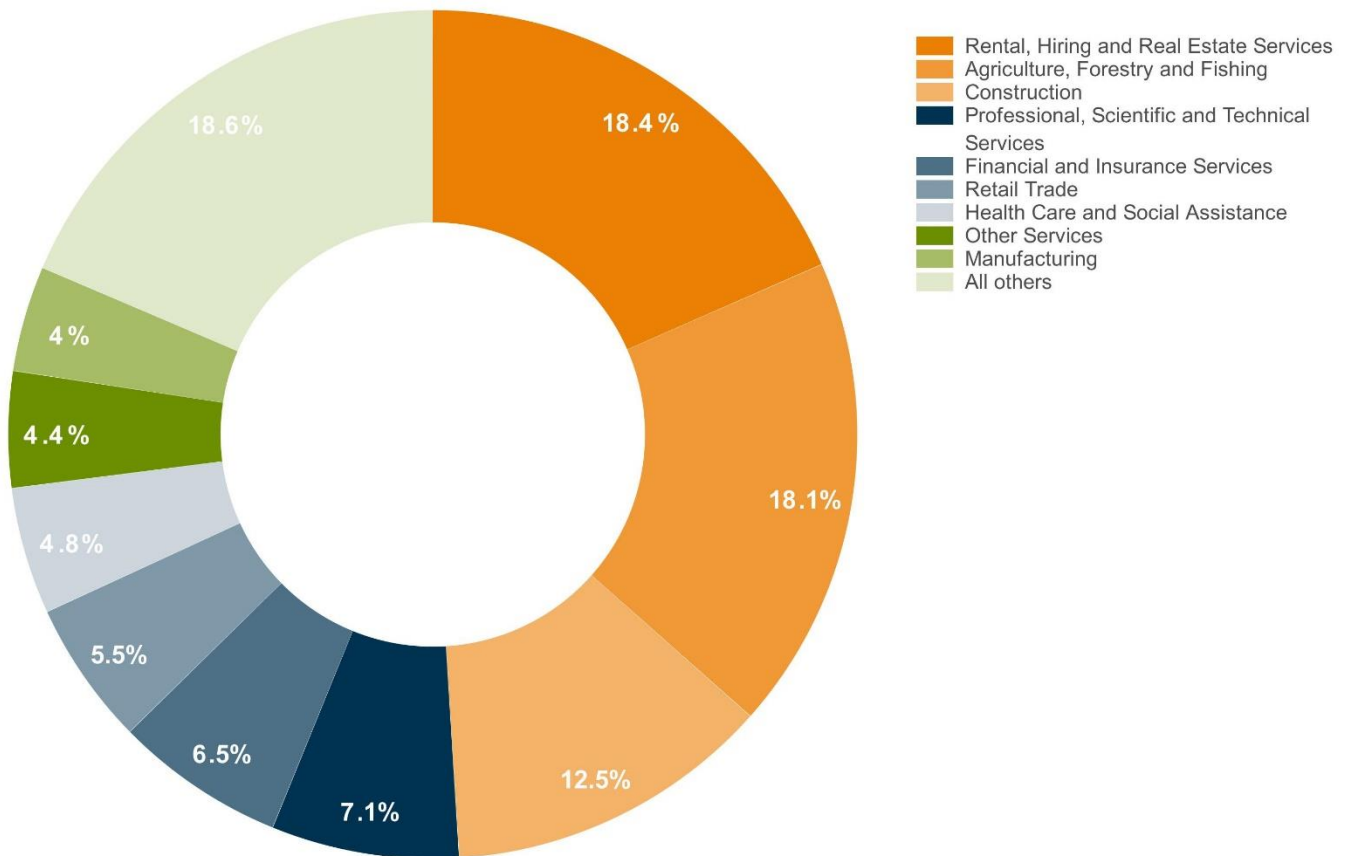
## District Development

### Economic Development

District Development continues to work with Northland Inc who at the time of writing have not yet appointed a replacement for out-going CE Dr David Wilson. However there have been several other key personnel changes within their organisation and in particular within their Destination Management Department. Council staff are building strong working relationships with the new staff.

At last month's meeting councillors ask for information in regards to industry sector profile and specifically the contribution that agricultural engineering businesses make to the District. This information has not been able to be obtained to date in a meaningful format.

However, the follow information is useful in understand the nature of Whangarei businesses, their growth and contribution to GDP and employment.



## Biggest contributors to growth in business units last 10 years

Financial and Insurance Services	150
Health Care and Social Assistance	87
Professional, Scientific and Technical Services	84
Other Services	51
Rental, Hiring and Real Estate Services	45
All other industries	-219
<b>Total increase</b>	<b>198</b>

Business units, 2018		
LEVEL	REGIONAL GROWTH	NATIONAL GROWTH
<b>9,840</b>	<b>0.2%</b>	<b>0.7%</b>
Units	Whangarei District	New Zealand

A total of 9,840 business units were recorded in Whangarei District in 2018, up 0.2% from a year earlier. The number of business units in New Zealand increased by 0.7% over the same period. Growth in the number of business units in Whangarei District averaged 0.2% pa over the past 10 years compared with 1.0% pa in the national economy. Business unit growth in Whangarei District varied from a high of 7.2% in 2004 to a low of -2.0% in 2010.

Although an industry may be growing rapidly, if it is small relative to a region's total economy its contribution to overall GDP growth may also be small. At a broad level, taking into account their relative sizes, the industries that made the largest contribution to the overall growth of Whangarei District's economy are manufacturing which grew by 2.6% over the year and contributed 0.56 percentage points to the district's total growth of 2.6% and health care and social assistance (0.44 percentage points) followed by retail trade (0.36 percentage points).

Those industries which made the largest contribution to economic growth last year were Health Care & Social Assistance which grew by 5.0% over the year and contributed 0.44 percentage points to the district's total growth of 2.6%, petroleum & coal product manufacturing (0.38 percentage points) followed by professional, scientific & tech services (0.29 percentage points).

A high concentration of certain industries in a region may be indicative of that region having a comparative advantage in those industries. This may be due to its natural endowments, location, skills of its labour force or other reasons. The location quotient indicates in which industries a region has comparative advantage. A region has a location quotient larger (smaller) than one when the share of that industry in the regional economy is greater (less) than the share of the same industry in the national economy. Not surprisingly the industries in which Whangarei District has the largest comparative advantages are Petroleum & Coal Product Manufacturing (location quotient 25.2), Wood Product Manufacturing (2.9), and Non-Metallic Mineral Product Manufacturing (2.5).

Construction made the largest contribution to employment growth in Whangarei District between 2017 and 2018 with the industry adding 253 jobs. The next largest contributor was Manufacturing (148 jobs) followed by Public Administration and Safety (135 jobs).

In relation to employment growth, House Construction was the largest creator of jobs in Whangarei District between 2017 and 2018 generating an additional 96 positions, followed by Cheese and Other Dairy Product Manufacturing, which added 63 jobs over the same period.

There have been no significant new approaches to Council in the last month by private sector for incoming businesses but several existing approaches have been advanced and assistance to these entities is ongoing.

Work has been progressed with other Northland Councils in relation to the findings of the July 2017 Section 17A Martin Jenkins Consultant's review of Northland's local authority economic development. At time of writing this work was on schedule to deliver an initial business concept report to the CEO Forum that details; existing issues, the features of each model, how the model could work, the benefits and dis-benefits, how the model could interface with industry/iwi/business and the implications of implementing include feedback from Mayoral Forum and Northland Elected Members.

## District Promotions

### February 2019 Guest Nights

		NEW ZEALAND	NORTHLAND	WHANGAREI	FAR NORTH	KAIPARA
MONTH	2018	4,030,944	212,723	61,290	136,004	15,429
	2019	4,015,374	206,504	56,417	131,864	18,222
	volume +/-	-15,570	-6,219	-4,873	-4,140	2,793
	% change	-0.4%	-2.9%	-8.0%	-3.0%	18.1%
YEAR END	2018	39,615,912	1,946,963	549,648	1,268,404	128,914
	2019	40,350,011	1,955,275	569,518	1,251,455	134,301
	volume +/-	764,099	8,312	19,870	-16,949	5,387
	% change	1.9%	0.4%	3.6%	-1.3%	4.2%

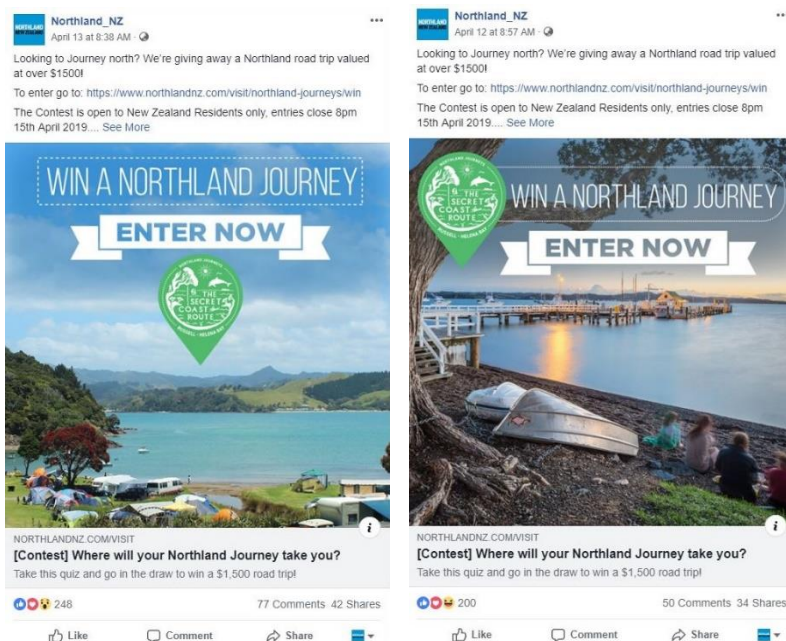
Whangarei Guest Nights at Year End show an increase of 3.6%. February Guest Nights dropped 8%. The largest drop in Whangarei Guest Nights for February was recorded by Holiday Parks, with recorded Guest Nights down from 33,124 to 29,985, a difference of 3,139. Motels recorded a decrease of 1,000 Guest Nights.

### Digital Marketing

District Development partnered with Northland Inc to deliver a Northland Journeys Domestic Campaign via a Facebook and Instagram competition. The aim of the campaign was to raise brand awareness of the Northland region (and Whangarei District) as a desirable destination. The campaign is being undertaken in two parts. The first part, which ran 2 to 15 April, showcased the newest Journeys and featured the (Whangarei District) Secret Coast Route. The second part, launching in May, will feature the Whangarei District Journeys, 'Where Giants Gather' and 'Into the Wild Blue Yonder'.

The first part of the campaign resulted in over 25,000 webpage views with 15,389 entries to the competition. A similar campaign undertaken in 2016 delivered 17,861 entries in total.

The competition has added over 12,000 subscribers to the consumer database, now 27,067 (including previous campaign) for future direct marketing.





## Facebook

Facebook advertising for April focused on promotion of the Whangarei Heads Arts Trail event and marketing Whangarei as a walking destination.

Results for each advertisement were:

- Arts Trail  
Reach\* 45,076  
Likes 107 Likes  
Shared 38 times
- Walks  
Reach\* 68,972  
Likes over 1,500 Likes  
216 comment  
Shared 359 times

\*Reach – the estimated number of people who saw the advert at least once.

**Whangarei District Love It Here**  
Published by Stephen Grant-Jones [?] · April 10 at 9:58 AM · 🌐

2019 Whangarei Heads Arts Trail, Saturday & Sunday Easter Weekend.  
Have a fantastic day enjoying superb art from 45 artists at studios, galleries and community venues around the spectacular Whangarei Heads peninsular. The Arts Trail is an easy driving route and most art is available for purchase. Enjoy!  
Event details 📄 <https://bit.ly/2I9HQKQ...> See More



45,076 People Reached 846 Engagements [Boost Post](#)

👍 🥰 🤔 Jamie Lorton, Sarah Ann Welsh and 107 others · 6 Comments · 38 Shares

**Whangarei District Love It Here** added 7 new photos to the album: Walks in the Whangarei District.  
Published by Tania Robson [?] · April 18 at 9:33 AM · 🌐

Take a walk in sub-tropical Whangarei. Challenge yourself with an all day hike that follows an ancient Maori trail or meander slowly along an easy pathway through native forest. Discover beautiful waterfalls, streams and rivers, white sand beaches and coastal panoramas that will take your breath away. Learn more <http://www.whangareinz.com/holiday/about/walks-hikes>



**Walks in the Whangarei District**  
7 Photos

68,972 People Reached 11,308 Engagements [Boost Post](#)

👍 🥰 🤔 1.5K 216 Comments 359 Shares





## Commercial Property

### Town Basin

With the summer season fading, the winter maintenance programme is being coordinated. This will include the washing of buildings and hard surfaces and minor painting and carpentry. An audit of waste being produced will be reviewed as part of looking at sustainable options and or alternatives to what processes are currently in place. Apart from the aim of reducing waste there are potential cost savings for tenancies anticipated.

### Rent Reviews/Renewals

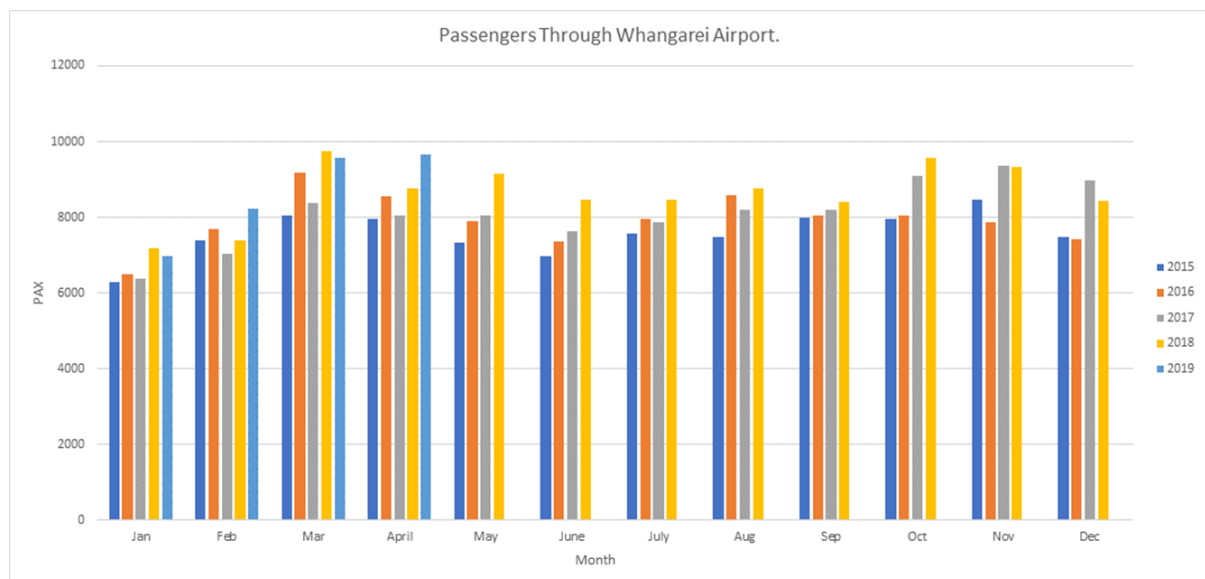
Rental reviews and renewals continue in accordance with both ground and commercial freehold leases. Staff are working with tenants through the process with many rental assessment being accepted.

### Rent Arrears

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

### Airport

March totals are slightly lower than those from the previous year's totals. Passenger numbers in April increased again to 9668. This is an 88.23% capacity on the flights. Last year April was 8757 (increase of 911 for same period)



Fly my Sky CE has indicated the service will continue until June with the hope of increasing numbers. The uptake has been inconsistent with the odd days of encouragement then days of virtually nothing.

### Safety Management System (SMS)

The Safety Management System (SMS) implementation remains on track. Training for key staff is being arranged in the next few weeks and will include the CE. A risk assessment of the main hazards at the airport has been completed as part of the SMS requirements. The main hazards identified include, Vehicles Airside, Navigational Aids Failures, Wild-life, FOD (Foreign Object Debris) Obstructions, Security, Adverse Weather, Works on Airport, Communication Breakdown, Human error.

## **Airport Operations**

The annual independent audit has been completed by GR Consulting. No areas of noncompliance were identified. A continued high level of control over access onto the operational areas was observed, with positive feedback specific to safety, access control and maintenance.

The first month of charges for car parking is nearly completed with no real issues raised. Trends show most people using the airport are able to capitalise on the first free hour while long term parkers are happy to pay the capped \$10/day. The number of overnight parkers has reduced and turn over has increased allowing for more parking at critical flight times. On road parking on Handforth Street is insignificant. A more visual graphical interpretation of data is being developed for future reporting.

Airport and Council staff are looking at a number of projects identified within the current ten-year capital project plan that may meet criteria for funding from the Provincial Growth Fund. One project is the potential for a solar power farm including EV charging. This would provide operational savings re power cost and provide WDA a sustainable point of difference.



## Strategy

### Active Recreation and Sports Strategy

Public feedback on the Active Recreation and Sports Strategy is underway and will continue until 5 June.

Once the feedback has been reviewed, the Project Working Group will present the feedback to our Elected Members with recommended amendments. Once the document is finalised it will go to Whangarei District Council for adoption.

At that point it will be used to inform Council's 2021-2031 Long Term Plan (LTP) and will be updated every 3 years.

### Class 4 Gambling Venue Policy

A Statement of Proposal was presented to the 24 April Council Meeting. This follows a statutory review of the Class 4 Gambling Venue Policy which resulted in a proposal for minor changes to ensure the policy is consistent with the Gambling Act 2003. Submission period will start on 1 May and close on 31 May.

### 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.

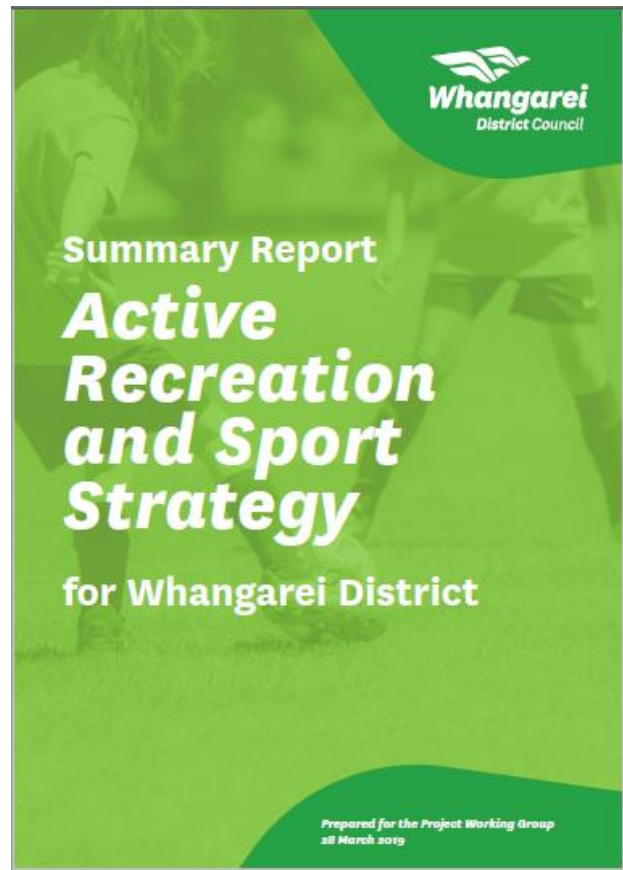
Staff are working with infrastructure teams to develop a scope for the Climate Change Adaption Strategy. This strategy was presented at the Infrastructure Updates meeting on the 9 April. Feedback from Elected Members has been incorporated into a revised scoping document which will be presented to Council in May.

### 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 was presented to Elected Members at the April Planning and Development Scoping Meeting. The plan is proposed for adoption by Council in May.



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.



At the April Planning and Development Scoping Meeting the future precinct plan work programme was discussed. This includes work on the Waterfront Precinct Plan and a Precinct Plan around the Forum North / RSA / Rust Avenue site to support the Civic Centre Development.

### **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.

### **Annual Plan**

Staff have worked across the organisation to process the submissions for the Annual Plan, which closed on the 4 April. Submissions were heard by Elected Members on the 16 April with staff analysis worked through with the Elected Members at a Council Briefing on the 30 April. Formal Deliberations will be held on the 9 May 2019.

### **Kaipara Moana Working Party**

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.

A Kaipara Moana Working Party meeting was held on 1 April. This was followed by a boat trip on the Kaipara attended by Kaipara Uri, Council representatives and Minister for the Environment David Parker.

Matters discussed at both of these meetings include environmental remediation of the Kaipara Harbour, funding and the ongoing treaty settlement negotiations.

A further Kaipara Moana Working Party meeting will be held on the 10 May.



### **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 was presented to Elected Members in April.

Feedback from Elected Members has been incorporated into the document, which will be presented to the Planning and Development Committee in May for endorsement to seek public feedback. The feedback will be provided to Elected Members, along with recommended changes. A final version for adoption will be presented in August.

## **District Plan**

### **PC129 Public and Notable Trees**

Council's decision on PC129 was advertised on 3 April 2019 and notified to submitters. Submitters have 30 working days to appeal the plan change.

### **PC134 Designations**

PC134 was heard on 25 and 26 February 2019. The hearing has now been closed excluding outstanding matters on WDC D-54, and the commissioners are preparing their recommendations which will be reported back to council for adoption.

### **Significant Natural Areas – Mapping Project**

Wildlands consultants have prepared two draft reports, the first describes the ecological character of the Northland Region. The second contains Guidelines for the application of ecological significance criteria. These reports will underpin the mapping project and identification of significant flora and fauna types for the Region, as well as each of the three Districts involved in the project. Staff are reviewing the draft reports and providing feedback to Wildlands.

### **Urban and Services Plan Changes**

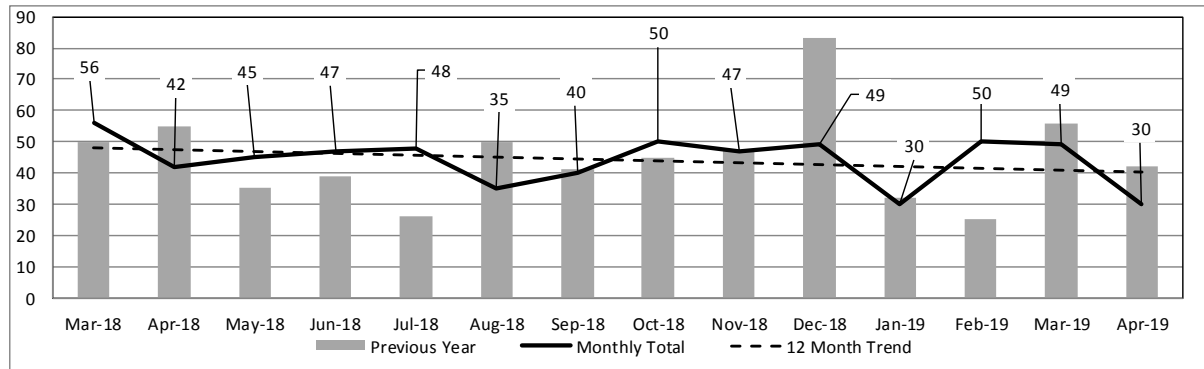
The plan change package was reported to the April Planning and Development Committee Meeting and approved to notify on May 8 2019. The statutory timeframe for submissions has been doubled to give people more time to digest the plan change package.

District Plan staff have briefed the customer services and resource consents departments for the expected increase in enquiries relating to these changes. A planner will be available in customer services to meet with the public face to face to discuss the plan changes and submission process. This service will be available until the end of the notification period.

## Resource Consents

### Resource Consent Processing

The number of applications have decreased slightly during April with 30 applications received, with a further 16 other permission applications. This is likely to have been due to the Easter-Anzac break, with many people taking extended leave. However, it is noted there is a slight downward trend over the last twelve months.



### Subdivision

Subdivision applications equated to 47% of the total number of applications. As is usual at present, the applications are predominantly rural subdivisions under the Boundary Adjustment provisions of the new subdivision rules. A 28 lot residential subdivision has been received at Kotata Rise.

### Landuse

Landuse applications made up 53% of the total number of resource consents for the period. The Housing New Zealand 37 unit residential development and subdivision was received and will be publicly notified (as requested by the applicant).

No hearings were held during April.

### Other Permissions

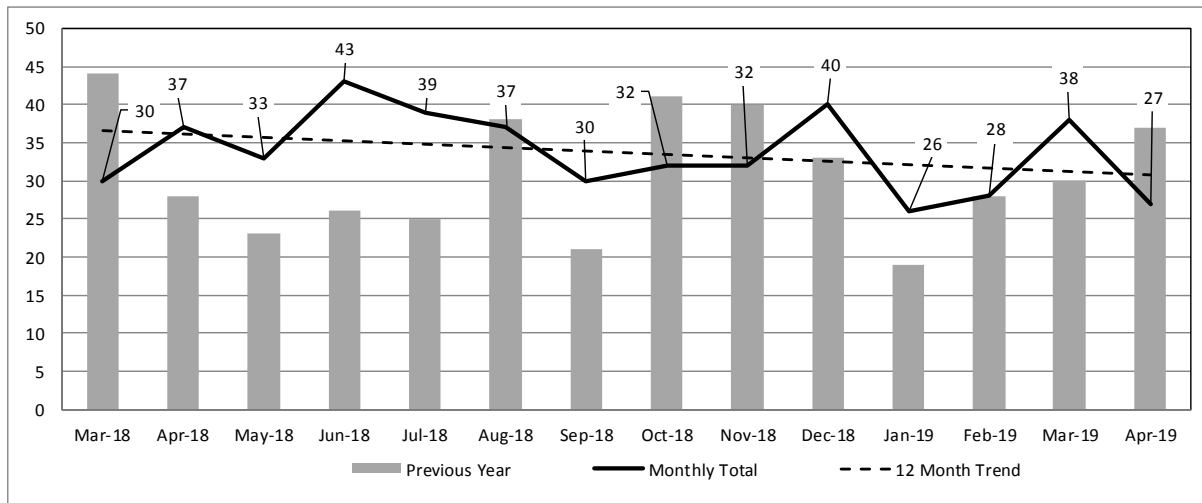
Sixteen (16) other applications were received; Certificate of Compliance (2); Liquor Certificate (3); Permitted Boundaries (5); Notice of Requirement (2); and Consent Notice change (4). Note, these are not included in the charted statistics (above).

### 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 2 meetings in March being a total of 18 for 2019 to date. 80 such meetings occurred during 2018. This is a continuation of the drop off from previous months.

## Post-Approval

The April period application volumes (27) were lower than the previous year, again probably due to the Easter-Anzac holiday period.



## Appeals

No new appeals have been received.



## Building Department

Data set from 1 April – 26 April 2019

### Building update (general)

The E portal project to increase electronic submission of building consent applications has been expanded and is on track. Further training has happened with the second and third groups selected and being trained. The building industry meeting is planned for 9 May 2019 this is to be held at Forum North. There is building presentation being delivered 8 May 2019 with the ANZ bank to support and educate customers buying, selling and renovating homes.

### Operation Splash update

Four pool seminars have now been held with the latest presentation at Barfoot and Thompson there continues to be a good uptake and positive response. Further presentations are planned with updates posted on Council's website.

Approximately 60% inspections have been completed on pools identified on the register. Results to date below these now include the business as usual inspections or 3 yearly audits. These were previously performed by the contractor and are now being performed in house.

Inspections performed as at	Confirmed Compliant pools	Confirmed non-compliant	Cancelled (no pool any more)	3 yearly inspections (Including rechecks)	Total Inspected
26 April 2019	464	251	28	99 (63)	795

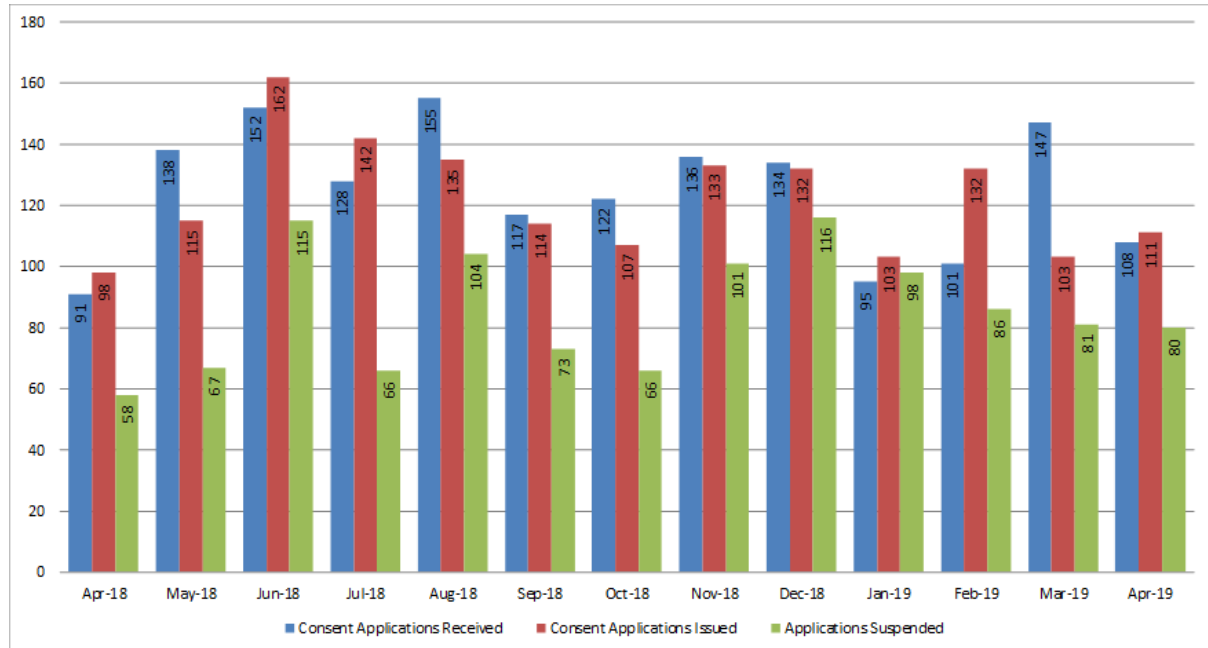
### Building Performance Indicators

Building consent applications have continued to show an increase in activity April is up 11% from last year. The number of consents issued within timeframes has remained high at 100% for the month. LIM's timeframes are at 100%. PIM's continue to be under pressure. The inspection delivery is exceeding the Annual Plan requirement of 98%.

Performance Indicators		April	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%	78%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	100%

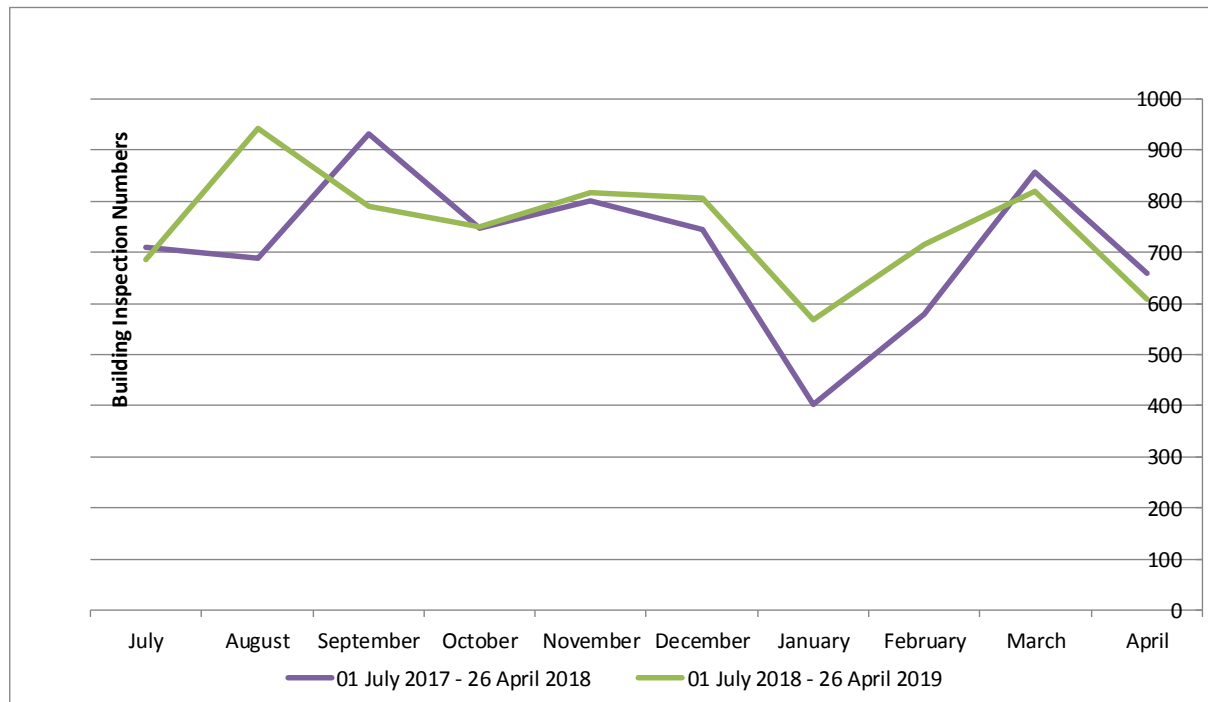
## Building Consent Applications Received, Issued and Suspended

The applications received for the month of April have increased by 11% with the number of issued consents also up by 16% for this period. This is a pleasing result showing our 20 day statutory compliance is well on track.



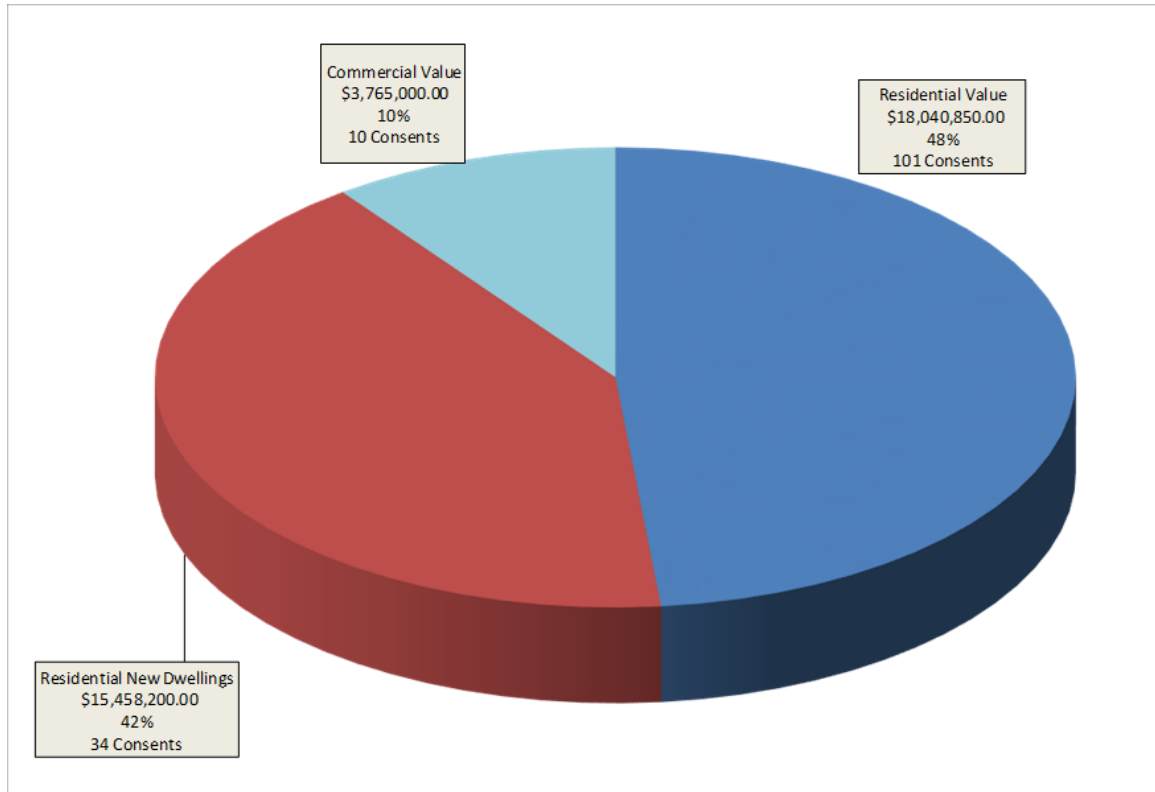
## Inspections

This area continues to provide excellent service levels and high rates of accuracy with experienced and skilled staff. April was a short month for inspection delivery with two periods of public holidays.



## Residential and Commercial trends

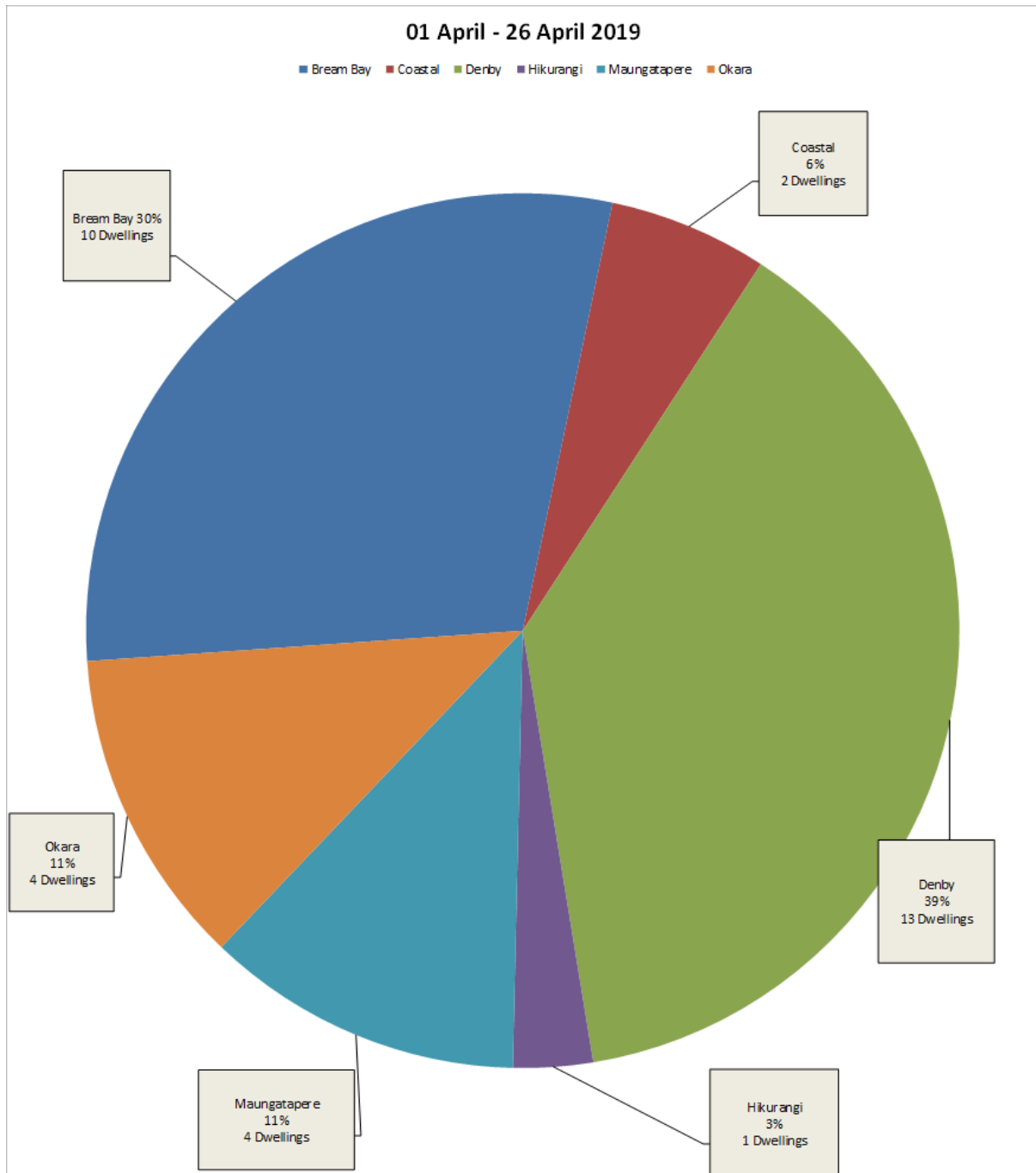
Commercial application values are at 10% and have continued to perform at higher levels compared to last year's statistics. The residential new dwelling percentage has increased to 42% and there is a higher level of interest and enquiry. This shows a positive result overall.



## New Dwelling Geographical Trend

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

- Bream Bay has remained at 30%
- Coastal has shifted from 13% to 6%
- Denby has shifted from 32% to 39%
- Hikurangi shifted from 5% to 3%
- Maungatapere has shifted from 8% to 11%
- Okara has shifted from 12% to 11%



## Health and Bylaws

### Environmental Health

#### Food Act 2014

Over recent weeks the Environmental Health team had to temporarily close at least five food businesses, due to serious food safety concerns. The new Act gives stronger powers to Council's Food Safety Officers to temporarily close (usually for a day or two) food businesses where serious food safety concerns exists. This gives the operator sufficient time and 'motivation' to address any existing concerns. However, this action is usually reserved for more serious or where concerns are ongoing. This has had a positive impact on compliance with the Act and food hygiene / handling practises in general and assists in keeping the public safe from foodborne illnesses.

#### Bylaws

Below follows updated statistics on some of our bylaw enforcement activities through our contractor, Armourguard. For completeness, figures for the corresponding month last year (2018) have also been provided.

<b>DOGS</b>	<b>November 2018</b>	<b>December 2018</b>	<b>January 2019</b>	<b>February 2019</b>	<b>March 2019</b>	<b>March 2018</b>
Wandering	148	124	109	119	123	140
Barking	83	144	132	135	152	124
Attacks	23	16	30	4	16	32
Rushing	19	22	20	17	12	23
Total Dog Complaints	273	306	291	303	315	320

The total number of dog complaints remains static at around the 300 / month mark. Dog attacks numbers during March was the same as during December 2018, but half of those during March 2018. There is no specific reason for this.

<b>NOISE</b>	<b>November 2018</b>	<b>December 2018</b>	<b>January 2019</b>	<b>February 2019</b>	<b>March 2019</b>	<b>March 2018</b>
Complaints	411	464	577	376	305	345
Directives	61	54	55	43	48	66

March has seen a substantial reduction in noise complaints when compared with previous months and the same time last year.

<b>GENERAL BYLAW ENFORCE MENT CRM's</b>	<b>November 2018</b>	<b>December 2018</b>	<b>January 2019</b>	<b>February 2019</b>	<b>March 2019</b>	<b>March 2018</b>
Complaints	49	64	125	67	44	94

The number of General Bylaw enforcement complaints this month are half what they were during the same period last year.

<b>PARKING CRM's</b>	<b>November 2018</b>	<b>December 2018</b>	<b>January 2019</b>	<b>February 2019</b>	<b>March 2019</b>	<b>March 2018</b>
Complaints	54	35	110	126	65	71

Parking complaints numbers halved from last month and are similar to March 2018.



# Building law reforms: Raising the bar across the sector

## The building sector is vital to our social and economic success

The building sector builds and maintains the places New Zealanders work and live. The sector helps deliver on government priorities like KiwiBuild, public housing and infrastructure. The building sector needs to deliver safe and durable buildings while being able to innovate as methods and practices evolve.

### What we can achieve together

An efficient building regulatory system isn't the sole responsibility of government. Everyone in the sector must work together to lift quality so things go right the first time and, if they do go wrong, there are fairer outcomes.

## Why reforms are needed

The building sector faces a number of long-standing problems. These problems range from low productivity and inefficient practices and processes, to skills and labour shortages, to poor health and safety.

We've talked to people across the sector about problems with how the regulatory system functions. Our conversations revealed three common themes:

- ✗ Roles and responsibilities are not clear.
- ✗ Information isn't available when it's needed.
- ✗ It's difficult to hold people to account for the quality of their work.



### Have your say

We welcome your feedback on some or all of our proposals. Tell us what you think at:

[www.MBIE.govt.nz/building-reform](http://www.MBIE.govt.nz/building-reform)





## What's in the reform package?

These are the most significant reforms since the current *Building Act* was introduced in 2004. They affect people, products and practices across the sector. The proposals are summarised below. There are more details about these proposals in the full discussion paper and summaries of each part.

### PART 2

#### Building products and methods

- clarify roles and responsibilities for building products and methods
- require manufacturers and suppliers to provide information about building products
- strengthen the framework for product certification
- make consenting easier for modern methods of construction including off-site manufacturing.

### PART 3

#### Occupational regulation

- change the licensed building practitioners scheme to raise the competence standards and broaden the definition of restricted building work
- introduce a new licensing scheme for engineers and restrict who can carry out safety-critical engineering work
- remove exemptions that allow unlicensed people to carry out plumbing, gasfitting and drainlaying work.

### PART 4

#### Risk and liability

- require a guarantee and insurance product for residential new builds and significant alterations, and allow homeowners to actively opt out of it
- leave the liability settings for building consent authorities unchanged.

### PART 5

#### Building levy

- reduce the building levy from \$2.01 including GST to \$1.50 including GST (per \$1,000)
- standardise the building levy threshold at \$20,444 including GST
- allow MBIE to spend funds raised by the building levy on broader stewardship of the building sector.

### PART 6

#### Offences, penalties and public notification

- increase the maximum financial penalties
- set different maximum penalties for individuals and organisations
- extend the time enforcement agencies can lay a charge from six months to 12 months
- modify the definition of 'publicly notify' in section 7 of the *Building Act*.



**Submissions close  
on 16 June 2019**

## Next steps

We will use the information from the submissions to refine our proposals. The Minister for Building and Construction will then decide what changes to recommend to Cabinet.



**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.*