

# Planning and Development Committee Agenda

**Date:** Thursday, 19 September, 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>	
3.1 Minutes Planning and Development Committee 15 August 2019	5
<b>4. Decision Reports</b>	
4.1 Urban and Services Hearing Commissioner Delegation	9
4.2 New Road Name - RMA Consents - Limestone Lands Ltd	15
4.3 New Road Name - RMA Consents - Triple A Property Investments	21
4.4 New Road Name - RMA Consents - Gillespie	29
4.5 New Road Name - RMA Consents - Kotata Developments Ltd - SL1800017	39
4.6 New Road Name - RMA Consents - Kotata Developments Ltd - SL1900011	47
<b>5. Information Reports</b>	
5.1 Improvements to RMA and Building Compliance and Monitoring	59
5.2 Planning and Development and Strategy Operational Report - September 2019	65
<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

**Date:** Thursday, 15 August, 2019  
**Time:** 9:00 a.m.  
**Location:** Council Chamber  
 Forum North, Rust Avenue  
 Whangarei

<b>In Attendance</b>	<b>Cr Greg Innes (Chairperson)</b> <b>Her Worship the Mayor Sheryl Mai</b> <b>Cr Gavin Benney</b> <b>Cr Vince Cocurullo</b> <b>Cr Tricia Cutforth</b> <b>Cr Sue Glen</b> <b>Cr Phil Halse</b> <b>Cr Greg Martin</b> <b>Cr Sharon Morgan</b>
<b>Not in Attendance</b>	<b>Cr Anna Murphy</b> <b>Cr Crichton Christie</b> <b>Cr Shelley Deeming</b> <b>Cr Cherry Hermon</b>
<b>Scribe</b>	<b>C Brindle (Senior Democracy Adviser)</b>

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### 1. **Declarations of Interest**

There were no declarations of interest made.

### 2. **Apologies**

Crs Crichton Christie and Cr Cherry Hermon (leave of absence)

**Moved By** Cr Greg Innes

**Seconded By** Cr Anna Murphy

That the apologies be sustained.

**Carried**

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

**3.1 Minutes Planning and Development Committee meeting held**  
**20 June 2019**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Tricia Cutforth

That the minutes of the Planning and Development Committee meeting held on Thursday 20 June 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 Whangarei District Council Annual Report on Dog Control Policy and Practices**

**Moved By** Cr Sue Glen

**Seconded By** Cr Sharon Morgan

That the Planning and Development Committee

1. Notes the Whangarei District Council Report on Dog Control Policy and Practice.
2. Adopts the Whangarei District Council Report on Dog Control Policy and Practice, pursuant to Section 10A of the Dog Control Act 1996.

**Carried**

##### **4.2 Urban and Services Plan Change Hearing Commissioners**

**Moved By** Cr Sue Glen

**Seconded By** Cr Sharon Morgan

That the Planning and Development Committee determines that the Urban and Services Plan Changes will be heard by a panel of independent hearing commissioners who hold delegation under Section 34A of the Resource Management Act.

**Carried**

*Crs Cocurullo and Halse requested their votes against be recorded.*

##### **4.3 New Road Name - RMA Consents - Kotata Developments SL1800017 Stage 4A**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Greg Martin

That the Planning and Development Committee:

1. Approve the name of a new private Right of Way off Kotata Rise as Eastern Terrace.

**Carried**

#### **4.4 New Road Name - RMA Consents - Kotata Developments SL1900014 – Stage 3**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Tricia Cutforth

That the Planning and Development Committee:

1. Approve the name of five new private Right of Ways (A, B, C, H and J respectively) off Kotata Rise and Evergreen Place in Raumanga as Axis Place, Overland Way, Mystic Close, Leeward Terrace and Arrondi Terrace.

**Carried**

#### **4.5 New Road Name - RMA Consents - Brydes Ltd**

**Moved By** Cr Phil Halse

**Seconded By** Cr Vince Cocurullo

That the Planning and Development Committee:

1. Approve the name of a new private Right of Way off The Braigh in Waipu as Caber Lane.

**Carried**

#### **4.6 Northland Regional Plan - GMO Decision and Appeal**

**Moved By** Her Worship the Mayor

**Seconded By** Cr Anna Murphy

That the Planning and Development Committee resolve to appeal the Northland Regional Council, Regional Plan Decision with respect to Genetically Modified Organisms under Clause 14 of Schedule 1 of the Resource Management Act 1991.

*On the motion being put Cr Cutforth called for a division:*

<b>Recorded</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>
Cr Greg Innes (Chairperson)	X		
Her Worship the Mayor	X		
Cr Crichton Christie	X		
Cr Vince Cocurullo	X		

Cr Tricia Cutforth	X		
Cr Sue Glen	X		
Cr Phil Halse	X		
Cr Greg Martin	X		
Cr Sharon Morgan	X		
Cr Anna Murphy	X		
<b>Results</b>	<b>10</b>	<b>0</b>	<b>0</b>
		<b>Carried (10 to 0)</b>	
		<b>Unanimous</b>	

*Crs Christie, Deeming and Hermon were absent.*

## 5. Information Reports

### 5.1 Planning Development and Strategy Operational Report

**Moved By** Cr Greg Martin

**Seconded By** Cr Tricia Cutforth

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

**Carried**

## 6. Public Excluded Business

There was no business conducted in public excluded.

## 7. Closure of Meeting

The meeting concluded at 10.45am.

Confirmed this 19<sup>th</sup> day of September 2019

Councillor Greg Innes



## 4.1 Urban and Services Hearing Commissioner Delegation

**Meeting: Planning** Planning and Development Committee Meeting  
**Date of meeting:** 19 September 2019  
**Reporting officer:** Eden Edwardson, District Plan Support Officer

### 1 Purpose

To confirm the third Commissioner of the Urban and Services Plan Change Package Hearings.

### 2 Recommendation

That the Planning and Development Committee:

1. Appoint Rachel Dimery under Sections 34 and 34A of the Resource Management Act to deliberate and make a recommendation on the Urban and Services Plan Changes under the First Schedule of the Resource Management Act and be authorised to make such recommendations required in terms of the First Schedule to the Resource Management Act 1991.

### 3 Background

The Planning and Development Committee resolved on 22 August 2019 that the Urban and Services Plan Changes will be heard by a panel of independent hearing commissioners who hold delegation under Section 34A of the Resource Management Act.

Council has a list of preferred independent hearing commissioners with existing delegation. Two independent hearing commissioners from Council's preferred list have been confirmed. Due to the length and nature of the hearing the third position was unable to be filled from the preferred list.

### 4 Discussion

Council staff contacted over 15 independent commissioners from the Ministry for the Environment's "Certificate holders - non-local body elected members" list. Due to the scale of the project and the short notice, the majority of commissioners were unavailable. Rachel Dimery confirmed her availability for the hearings and was the most cost-effective option.

#### 4.1 Financial/budget considerations

Hearing commissioners are provided for as a part of the District Plan Department's operational budget. This will have no significant financial impact on the budget for this Plan Change.

**4.2 Policy and planning implications**

Rachel has 19 years of Planning experience both in the public and private sector and was a key leader in the Infrastructure work on Auckland Council's Unitary Plan. She will sit on a Panel of 3. Together they will make recommendations of a final decision for Council.

**5 Significance and engagement**

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

**6 Attachment**

Rachel Dimery CV.



## **RACHEL DIMERY | PLANNER | DIRECTOR**

I am the director of Dimery Consulting Limited, which I formed in 2015. I have practised as a planner for 19 years, with roles in both the public and private sectors.

The key areas of my practice include policy development, site feasibility studies and consenting development and large-scale infrastructure projects. I have appeared as an expert witness before the Environment Court and at council hearings around New Zealand.

My recent projects have involved a diverse range of topics including infrastructure, rural land use policy, outstanding natural landscapes, urban development and coastal development. Many of the projects I have been involved in have required close collaboration with other disciplines including engineering, surveying, ecology, landscape architecture and design.

I am an accredited Independent Commissioner and recently sat on the hearings panel for Stage Two of the Queenstown Lakes Proposed District Plan.

## **EDUCATION & AFFILIATIONS**

Master of Planning Practice (Honours), University of Auckland

Bachelor of Arts (Geography), University of Auckland

Making Good Decisions certification (Chair endorsed)

Member, New Zealand Planning Institute

Member, Resource Management Law Association

Member, International Association for Public Participation

## **CAREER SUMMARY**

### **Dimery Consulting Limited, Planner and Director**

I formed Dimery Consulting in 2015. I advise clients on all aspects of resource management and statutory planning to help them to realise their vision, whether it be the successful delivery of a development or a policy project.

I am currently working on a range of projects including residential and rural development. Recent projects have traversed topics including retirement village development, restoration of a scheduled war memorial, residential development in special character areas, rural land use policy, coastal development and streetscape/public realm projects.

In 2017 I provided planning services to Auckland Council for the processing of resource consent for developments in special housing areas. These developments ranged in scale from 16 units to 170

units, with a mix of terrace housing and apartment style development. The developments were in newly urbanised areas including Hobsonville and Flatbush, as well as established residential areas such as Onehunga and Mt Roskill.

I have been appointed to the independent hearings commissioner panels for Queenstown Lakes District Council, Christchurch City Council, Ōpōtiki District Council and Bay of Plenty Regional Council. My most recent hearings panel engagement was for Stage 2 of the Queenstown Lakes District Plan review. Other recent engagements have included resource consent hearings for rural subdivision, a heliport and a church.

I am an experienced expert witness and have prepared evidence for council, Environment Court and High Court hearings for private and public sector clients. Hearing topics have included residential development, retirement village development, urban development policy, historic heritage policy and large-scale infrastructure projects.

### **The Property Group, Planning Manager**

The Property Group is a national firm of planning and property consultants. I was the manager in the Auckland Office and was involved in providing planning advice predominantly to Crown agencies and local authorities. I prepared planning assessments and site feasibility studies for Crown agencies, including Housing New Zealand, Ministry of Education and New Zealand Transport Agency. These studies informed land acquisition and disposal decisions.

I had extensive involvement in the preparation of Christchurch Replacement District Plan as one of the lead peer reviewers. I peer reviewed the section 32 and draft chapters for Rural, Transport, Special Purpose and New Neighbourhood zone chapters. This project was

I prepared expert evidence for Council, Environment Court and High Court hearings on the Auckland Unitary Plan. Hearing topics included designations, framework plans (a planning tool for the integrated development of brownfield and greenfield land) and electricity transmission.

### **Auckland Council, Principal Planner: Unitary Plan**

The Unitary Plan is the statutory planning document that will shape the development and growth of Auckland over the next ten years.

I led the work on Infrastructure, which covered the topics of airports, energy, network utilities, transport and designations. I also assisted with the development of place-based planning provisions for residential and commercial precincts. My role involved project managing a core team of five planners, the procurement and management of consultant contracts and preparing the Infrastructure section of the Unitary Plan. Core to my success in this role was my proactive approach to building and maintaining collaborative relationships with key stakeholders within council, Council Controlled Organisations and external stakeholders, including Chorus, Vector and Transpower. I was known for my ability to provide clear advice on often complex issues to councillors and local board members.

### **Waitākere City Council, Development and Investment Group, Senior Project Manager**

The Development and Investment Group was charged with the development and implementation of projects to encourage economic development across Waitākere city. I was responsible for project managing the Merchant Quarter Precinct redevelopment project in New Lynn. This project was a joint venture with Infratil Developments, which delivered a public car park, commercial development and new shared space, with future proofing for apartment development (now constructed). I also assisted in the project management of the Crown Lynn Precinct redevelopment project, a mixed use/residential development and new regional park.

### **Waitākere City Council, Team Leader: Resource Consents**

The Waitākere City Council Resource Consents department was responsible for council's regulatory functions under the Resource Management Act including resource consents, monitoring and enforcement. I led a team of nine planning and technical (surveying) staff. My portfolios included Team Leader for Subdivision, Planning Team Leader for Plan Change 15 Massey North and Planning Team Leader for Plan Change 14 Hobsonville Village. I appeared at numerous council hearings for resource consent applications, including the Massey North town centre development (Northwest Shopping Centre).

### **Burton Consultants Limited, Planner**

Burton Consultants was an Auckland based planning consultancy and is now part of 4Sight Consulting. I was involved in a broad range of work across the policy and regulatory spectrums of planning and resource management. I undertook work for a variety of clients including local government, commercial and public sector clients throughout New Zealand.

I appeared at hearings before councils and the Environment Court in respect of proposed regional and district plans. Over the course of four years I successfully negotiated the settlement of over 30 Environment Court appeals through mediation. These appeals related to a diverse range of planning issues including zoning; contaminated land; coastal development; network utilities; discharges to land, water and air.

I secured consents for countless different projects including residential developments, retail and commercial developments, electricity transmission networks and rural subdivisions.



## 4.2 New Road Name – RMA Consents – Limestone Lands Ltd

**Meeting:** Planning and Development Committee  
**Date of meeting:** 19 September 2019  
**Reporting officer:** Dee du Toit – Team Leader - RMA Support

### 1 Purpose

To name an extension of Limeworks Road.

### 2 Recommendation

That the Planning and Development Committee:

1. Approve the continuation of Limeworks Road to be named as Limeworks Road.

### 3 Background

A new proposed four lot subdivision under application SD1800177 requires approval for the continuation of the road name, Limeworks Road, as it will affect the street numbers for the four new proposed lots.

### 4 Consultation

The road naming policy (5.2.3) stipulates that extensions to roads will be automatically named as per the existing name. As such, the extension of Limeworks Road shall be named Limeworks Road.

No further consultation is required as all land is owned by the developer Limestone Lands Ltd.

### 5 Significance and engagement

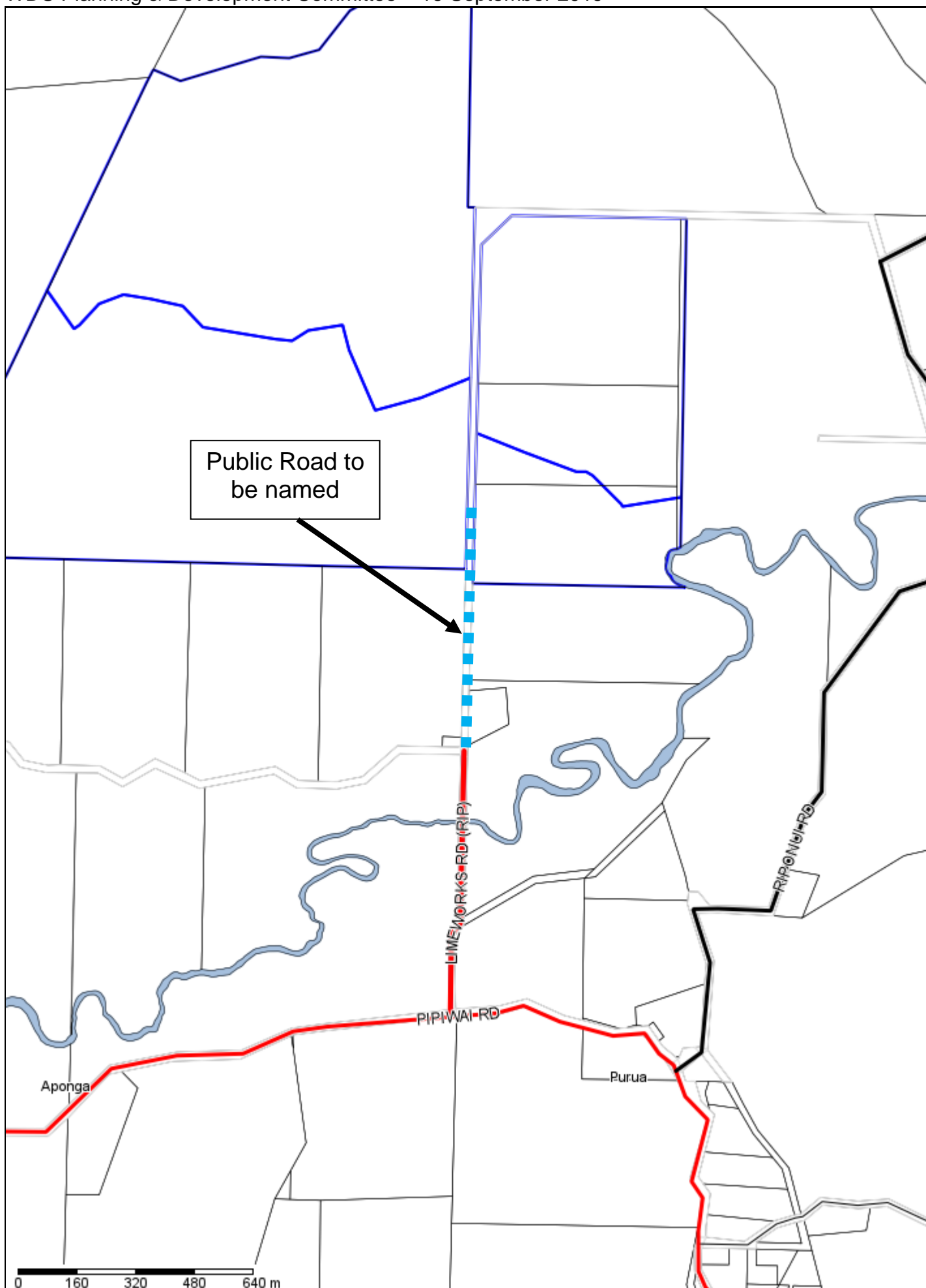
Having considered Council's Significance and Engagement Policy, this proposal or decision is not considered significant, and the public will be informed via agenda publication on Council's website.

### 6 Attachments

- Location Map – Limestone Lands Ltd – SD1800177;
- Correspondence between Olga Rozov and Ricardo Zucchetto.









**From:** [Ricardo Zucchetto](#)  
**To:** [Murray McDonald](#); [Olga Rozov](#)  
**Cc:** [Nadia de la Gustrre](#); [Des du Toit](#)  
**Subject:** RE: SD1800177 - Road naming query - Limeworks Road (road extension)  
**Date:** Thursday, 11 July 2019 3:01:26 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

Hi Murray,

This one was done by a consultant (Stantec) – so no road naming added at condition. However the application is really around reconfiguring the older titles to match the farming operation.

However, the consent notice is a little more geared to the future with restrictions on vehicle crossings off the paper road for the non-amalgamation titles. I think Olga's suggestion of having the existing road name extended is a good (simple) option and should be put forward as a Council item.

Regards

**Ricardo Zucchetto**

Post Approval RMA Officer

RMA Consents Department

Ext. 8826 | DDI 09 945 4326

\*Please note my new hours of work\*

Mon-Tue-Thur-Fri 7.30 to 4.30

Wed-away

**From:** Olga Rozov

**Sent:** Friday, 28 June 2019 9:56 AM

**To:** Ricardo Zucchetto <[Ricardo.Zucchetto@wdc.govt.nz](mailto:Ricardo.Zucchetto@wdc.govt.nz)>

**Cc:** Murray McDonald <[murray.mcdonald@wdc.govt.nz](mailto:murray.mcdonald@wdc.govt.nz)>

**Subject:** SD1800177 - Road naming query - Limeworks Road (road extension)

**Importance:** High

Good Morning Ricardo,

I am looking into plotting 223 scheme layer in GIS for this subdivision and noticed, that Limeworks Road (road vector in GIS) stops between 73 and 74 Limeworks Road properties:



Council Maintenance road sign stops at the same point:



I am just wondering what a decision was made for the extension of this road from road naming perspective, as it affects street numbering for the proposed new four lots of this subdivision.

I mean that this situation will require an agenda item for council's decision anyway to extend Limeworks Road or ....name? Extension of roads (like a new road name) require an agenda item and council's approval. There is another legal road corridor on the left as well.

Just wanted to alert you, as I was always in contact with Keryn in the past, if I have street numbering concerns.

Thanks,  
Olga

**Olga Rozov**

Property Data Analyst | Revenue

Whangarei District Council | Forum North | Private Bag 9023, Whangarei 0148 | [www.wdc.govt.nz](http://www.wdc.govt.nz)

P 09 430 4200 | DDI 09 470 3160 | E [olga.rozov@wdc.govt.nz](mailto:olga.rozov@wdc.govt.nz)

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**From:** Ricardo Zucchetto

**Sent:** Thursday, 27 June 2019 4:20 PM

**To:** Andy Keith <[Andy.Keith@wdc.govt.nz](mailto:Andy.Keith@wdc.govt.nz)>; Ann Cross <[Ann.Cross@wdc.govt.nz](mailto:Ann.Cross@wdc.govt.nz)>; Casper Kandori <[Casper.Kandori@wdc.govt.nz](mailto:Casper.Kandori@wdc.govt.nz)>; Christine Niblock <[christine.niblock@wdc.govt.nz](mailto:christine.niblock@wdc.govt.nz)>; Heather Osborne <[heather.osborne@wdc.govt.nz](mailto:heather.osborne@wdc.govt.nz)>; Hilary Malcolm <[Hilary.Malcolm@wdc.govt.nz](mailto:Hilary.Malcolm@wdc.govt.nz)>; Jo Floyd <[jo.floyd@wdc.govt.nz](mailto:jo.floyd@wdc.govt.nz)>; Judith Collett <[judith.collett@wdc.govt.nz](mailto:judith.collett@wdc.govt.nz)>; Judith Ellensohn <[judith.ellensohn@wdc.govt.nz](mailto:judith.ellensohn@wdc.govt.nz)>; Katherine Voelkerling <[katherine.voelkerling@wdc.govt.nz](mailto:katherine.voelkerling@wdc.govt.nz)>; Liz Newson <[liz.newson@wdc.govt.nz](mailto:liz.newson@wdc.govt.nz)>; Mike Huxtable <[mike.huxtable@wdc.govt.nz](mailto:mike.huxtable@wdc.govt.nz)>; Nick Marshall <[nick.marshall@wdc.govt.nz](mailto:nick.marshall@wdc.govt.nz)>; Olga Rozov <[Olga.Rozov@wdc.govt.nz](mailto:Olga.Rozov@wdc.govt.nz)>; Pania Baker <[Pania.Baker@wdc.govt.nz](mailto:Pania.Baker@wdc.govt.nz)>; Robyn Shanks <[Robyn.Shanks@wdc.govt.nz](mailto:Robyn.Shanks@wdc.govt.nz)>; Scott Verevis <[Scott.Verevis@wdc.govt.nz](mailto:Scott.Verevis@wdc.govt.nz)>; Shaun Dixon <[shaun.dixon@wdc.govt.nz](mailto:shaun.dixon@wdc.govt.nz)>; Sonya Seutter <[Sonya.Seutter@wdc.govt.nz](mailto:Sonya.Seutter@wdc.govt.nz)>

**Subject:** Plan Notification - s223 on P074124

Hi there,

4 Lots – Limeworks Road

Please find attached a copy of the newly approved s223 plan. In many instances there will be nothing to note and no additional actions are required. Sometimes there will be items of interest (e.g. conservation covenant, road to vest, reserve to vest and the like). I will leave it for you to decide.

[SD1800177 - Section 223 Signed Survey Plan - LT 537189 - Certificate - 27 June 2019.pdf](#)

[SD1800177 - Section 223 Signed Survey Plan - LT 537189 - Plan - 27 June 2019.pdf](#)

This is an auto generated email.

Regards

**Ricardo Zucchetto**

Post Approval RMA Officer | RMA Consents Department

Whangarei District Council | Forum North | Private Bag 9023, Whangarei 0148 | [www.wdc.govt.nz](http://www.wdc.govt.nz)

P 09 430 4200 | DDI 09 945 4326 | E [ricardo.zucchetto@wdc.govt.nz](mailto:ricardo.zucchetto@wdc.govt.nz)

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\*Please note my new hours of work\*

Mon-Tue-Thur-Fri 7.30 to 4.30

Wed-away

## 4.3 New Road Name – RMA Consents – Triple A Property Investments

**Meeting:** Planning and Development Committee Meeting  
**Date of meeting:** 19 September 2019  
**Reporting officer:** Dee du Toit – Team Leader - RMA Support

### 1 Purpose

To name a private Right of Way in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee:

1. Approve the name of the new private Right of Way off Tauroa Street as Thorntree Lane.

### 3 Background

A road naming application to satisfy conditions of a subdivision consent for Triple A Property Investments was received on 25 June 2019 to name a new private Right of Way off Tauroa Street, Raumanga.

### 4 Consultation

Consultation has been undertaken with affected property owners. The proposed road name is considered in accordance with Council's Road Naming Policy.

### 5 Significance and engagement

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

### 6 Attachments

- Road Naming Application – Triple A Property Investments – Raumanga
- Location Map – Triple A Property Investments
- Consultation Summary



## Application for Road Naming

Thank you for making an application to name a proposed road.

### Points to remember when making an application

- ❖ Please print clearly to ensure the form is easy to read.
- ❖ We will respond in writing to every application received. Please ensure that you provide appropriate contact details so that our response gets back to you.
- ❖ Your application will not be returned to you once it is lodged with Council. Please keep a copy for your reference.

### Important Considerations

- ❖ Please refer to the **Road Naming Policy** and **Road Naming Index** prior to making your application. These documents will be helpful when proposing road names. Both documents can be found on the Council website at [www.wdc.govt.nz](http://www.wdc.govt.nz)

### How to get this application to us

Mail to: Attn: Administration Team Leader – Resource Consents  
 Whangarei District Council  
 Private Bag 9023  
 WHANGAREI 0148

Fax to: 09 438 7632

Email to: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)

### Applicant Details

First name(s) TRIPLE A PROPERTY INVESTMENTS (2015) LIMITED

Last name G- Rayburn and Bryant

Postal address \_\_\_\_\_

Best day-time phone number 09 438 3563 Mobile \_\_\_\_\_

Email phil@rayburnandbryant.co.nz

### Resource Consent Details

Resource Consent application number SD1900013

### Agent Details

Name of Agent PHIL LASH Agent ref 15116

Agent postal address PO BOX 191, WHANGAREI 0140

Best day-time phone number 09 438 3563 Mobile -

Email phil@rayburnandbryant.co.nz

## Proposed Road Name Details

Please indicate whether the road is Public or Private (✓ box)

☐ Public

☒ Private

**Proposed road name 1**

THORNTREE LANE

**Reason**

Geographical - Due to the vegetation surrounding Tauroa Street. Thorntree is a species of Acacia.

**Proposed road name 2**

JUNIPER WATTLE LANE

**Reason**

Theme - Continuing on with the other roads and lanes off Tauroa Street. Juniper Wattle Lane is due to the surrounding Wattle trees connecting with the reserve.

**Proposed road name 3**

MIMOSA LANE

**Reason**

Geographical - Continuing on with the theme of the other roads and private lanes off Tauroa Street. Mimosa is a species of Acacia.

❖ Please supply a scheme plan map in Black and White with Road or ROW clearly marked when submitting your application.





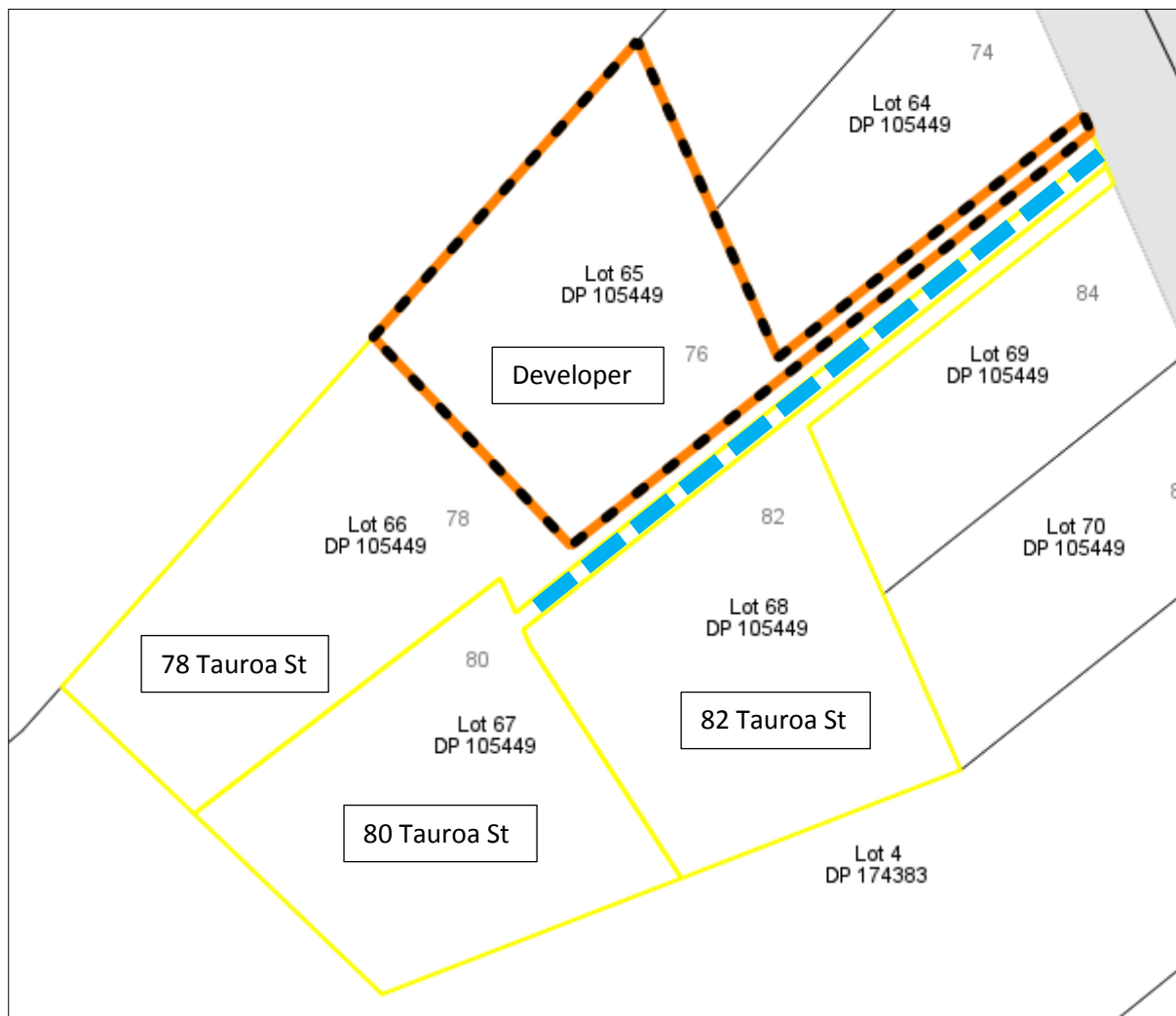


## Summary of Consultation 76 Tauroa Street – Road Naming

Subdivision of 76 Tauroa Street is resulting in an additional user to the common access. Condition of consent, based on NZ Addressing Standard (4819:2011), that the common access be given a road name.

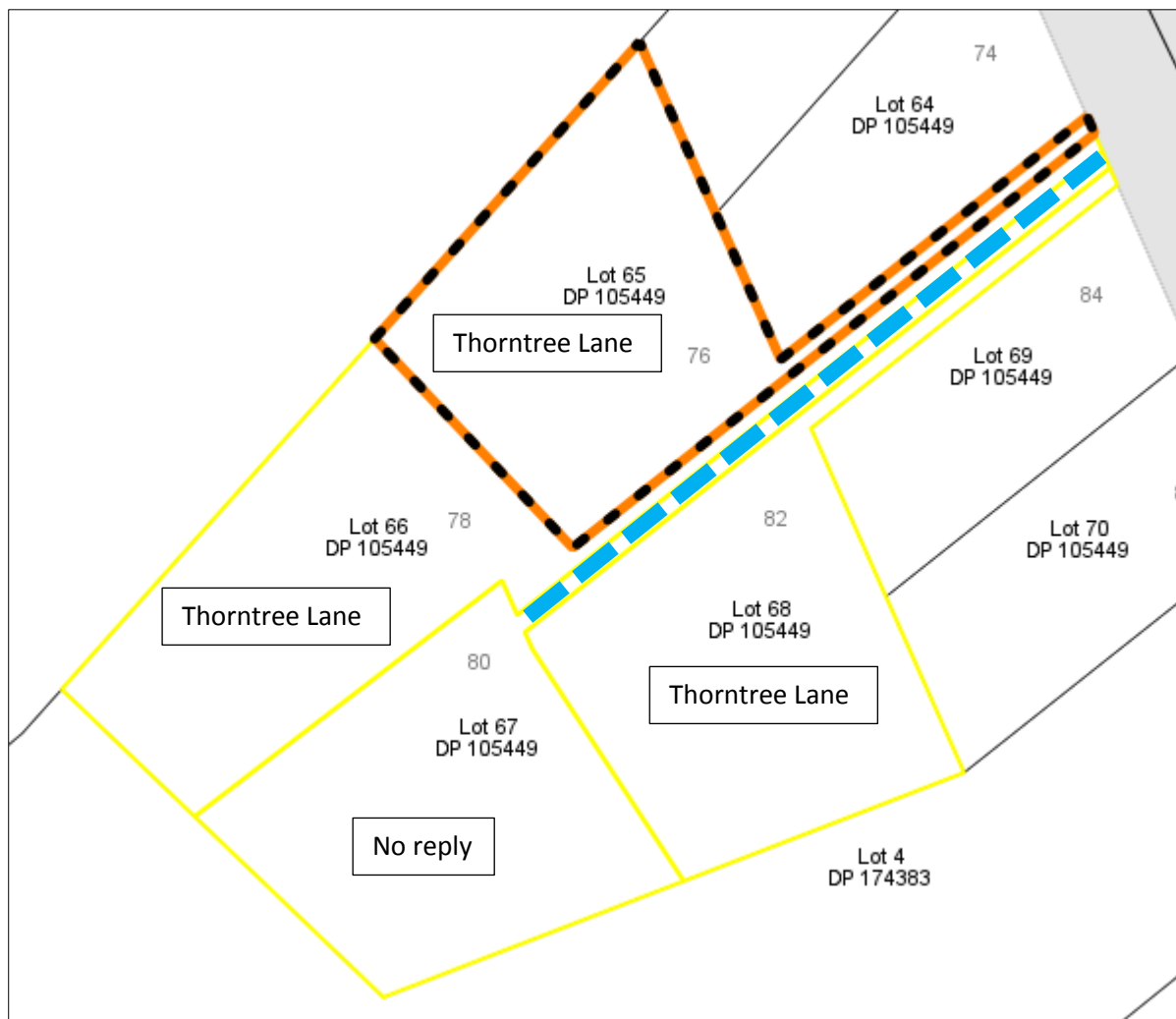
Three users of the common access, 78, 80 & 82 Tauroa Street are affected parties, i.e. part-owners and users of the common access.

### Location:



**Summary of Consultation:**

Party	Letter #1	Letter #2	Email	Preference
78 Tauroa St	24/06/2019 – no reply	11/07/2019 – no reply	22/08/2019 – replied 24/08/2019	Thorntree Lane
80 Tauroa St	24/06/2019 – no reply	11/07/2019 – no reply	22/08/2019 – no reply	No reply
82 Tauroa St	24/06/2019 – no reply	11/07/2019 – replied 30/07/2019	NA	Thorntree Lane

**Results:**

## 4.4 New Road Name – RMA Consents – Gillespie

**Meeting:** Planning and Development Committee  
**Date of meeting:** 19 September 2019  
**Reporting officer:** Dee du Toit – Team Leader - RMA Support

### 1 Purpose

To name a new private Right of Way in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee:

1. Approve the name of a new private Right of Way off Te Rongo Road as Ardeevin Rise.

### 3 Background

A road naming application to satisfy conditions of a subdivision consent for Gillespie was received on 15 April 2019 to name a new private Right of Way off Te Rongo Road in Parua Bay.

### 4 Consultation

Extensive consultation has taken place between the developer and the affected parties. A summary of this is attached. The proposed road name is considered in accordance with Council's Road Naming Policy.

### 5 Significance and engagement

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

### 6 Attachments

- Application for Road Naming – Gillespie;
- Location Map – Gillespie – SD1900009;
- Consultation Summary.



## Application for Road Naming

Thank you for making an application to name a proposed road.

### Points to remember when making an application

- ❖ Please print clearly to ensure the form is easy to read.
- ❖ We will respond in writing to every application received. Please ensure that you provide appropriate contact details so that our response gets back to you.
- ❖ Your application will not be returned to you once it is lodged with Council. Please keep a copy for your reference.

### Important Considerations

- ❖ Please refer to the **Road Naming Policy** and **Road Naming Index** prior to making your application. These documents will be helpful when proposing road names. Both documents can be found on the Council website at [www.wdc.govt.nz](http://www.wdc.govt.nz)

### How to get this application to us

Mail to: Attn: Administration Team Leader – Resource Consents  
 Whangarei District Council  
 Private Bag 9023  
 WHANGAREI 0148

Fax to: 09 438 7632

Email to: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)

### Applicant Details

First name(s) STEVEN M

Last name GILLESPIE

Postal address 234B TE RONGO RD  
PARUA BAY

Best day-time phone number \_\_\_\_\_ Mobile 0274 966 799

Email coastlineexcavators@gmail.com

### Resource Consent Details

Resource Consent application number SD 1900009 P78448.

### Agent Details

Name of Agent Guy McGregor Agent ref 14136

Agent postal address 2 Norfolk Street Whangarei

Best day-time phone number 8am - 5pm weekdays Mobile 021 0672 633

Email guy@coco.co.nz

## Proposed Road Name Details

Please indicate whether the road is Public or Private (✓ box)

☐ Public

☐ Private

Proposed road name 1

ARDEEVIN RISE

Reason

Meaning - 'HIGH AND MIGHTY' Gaelic  
 My grandfather lived in a large house named  
 'ARDEEVIN HOUSE' in Ireland which overlooked the sea.  
 My house at the end of this road is a two story rammed  
 earth house overlooking valleys and out to sea.

Proposed road name 2

ROCKFORT HEIGHTS.

Reason

my large two story rammed earth house was  
 built using the local brown rock from the house  
 excavation. it is 200m above sea level facing the  
 rising sun and looking over native bush in the  
 valley.

Proposed road name 3

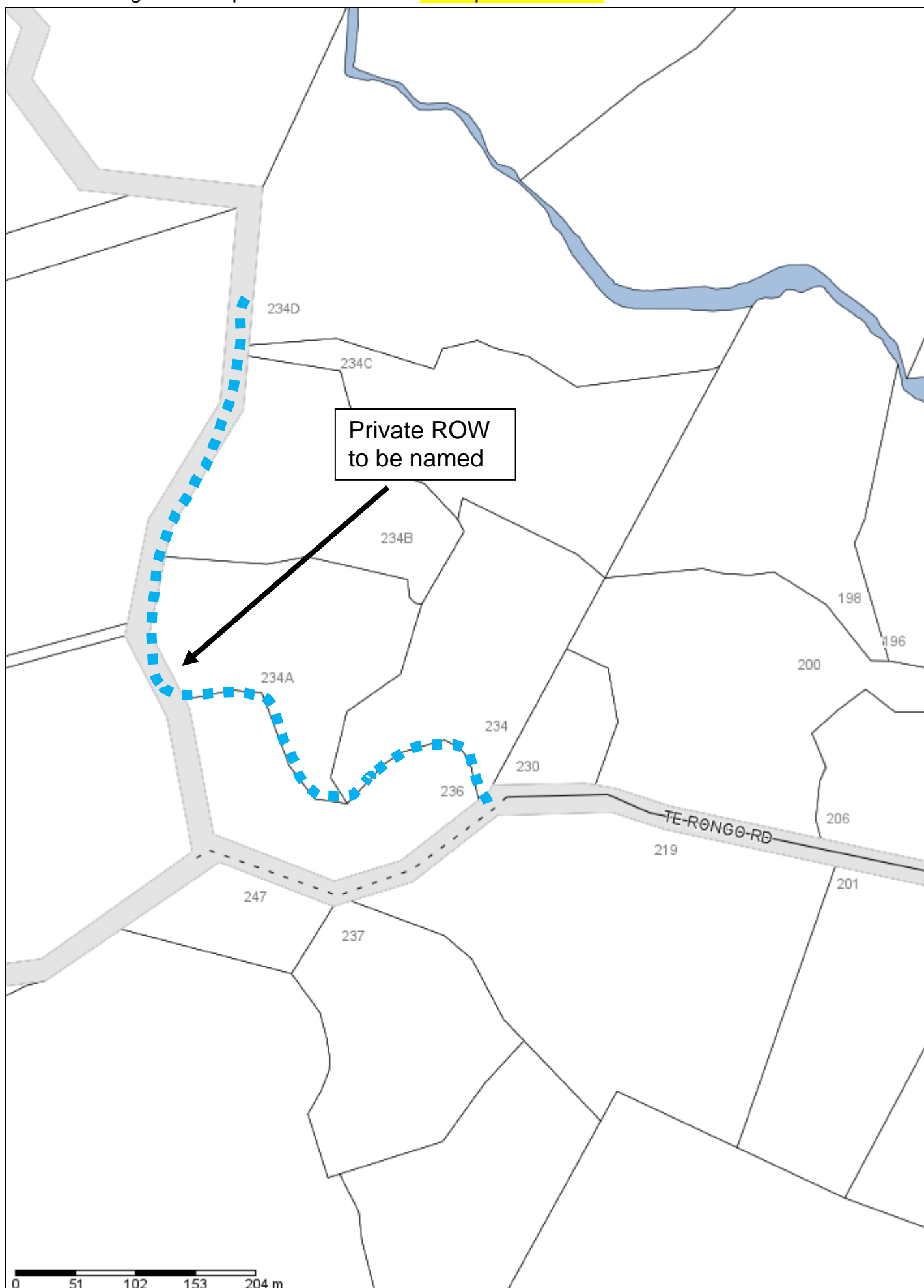
BROWN ROCK RISE

Reason

The meandering 650m LONG Road rises to the  
 brown rock ridge and follows along past one  
 brown rock rammed earth cottage to end at the  
 big house which is also brown rock rammed.

❖ Please supply a scheme plan map in Black and White with Road or ROW clearly marked when submitting your application.





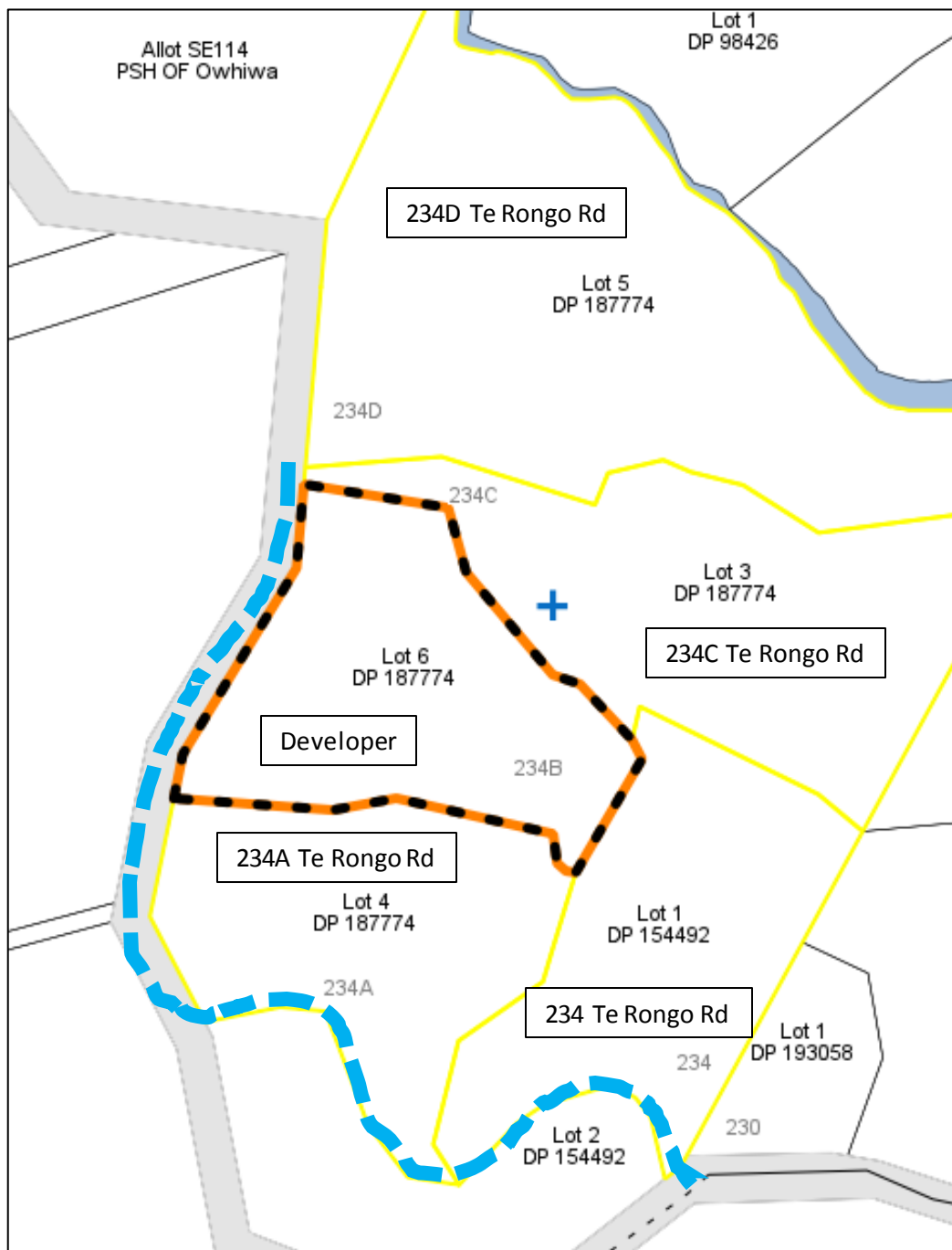


## Summary of Consultation 234 Te Rongo – Road Naming

Subdivision of 234B Te Rongo Road is resulting in an additional user to the common access. Condition of consent, based on NZ Addressing Standard (4819:2011), that the common access be given a road name.

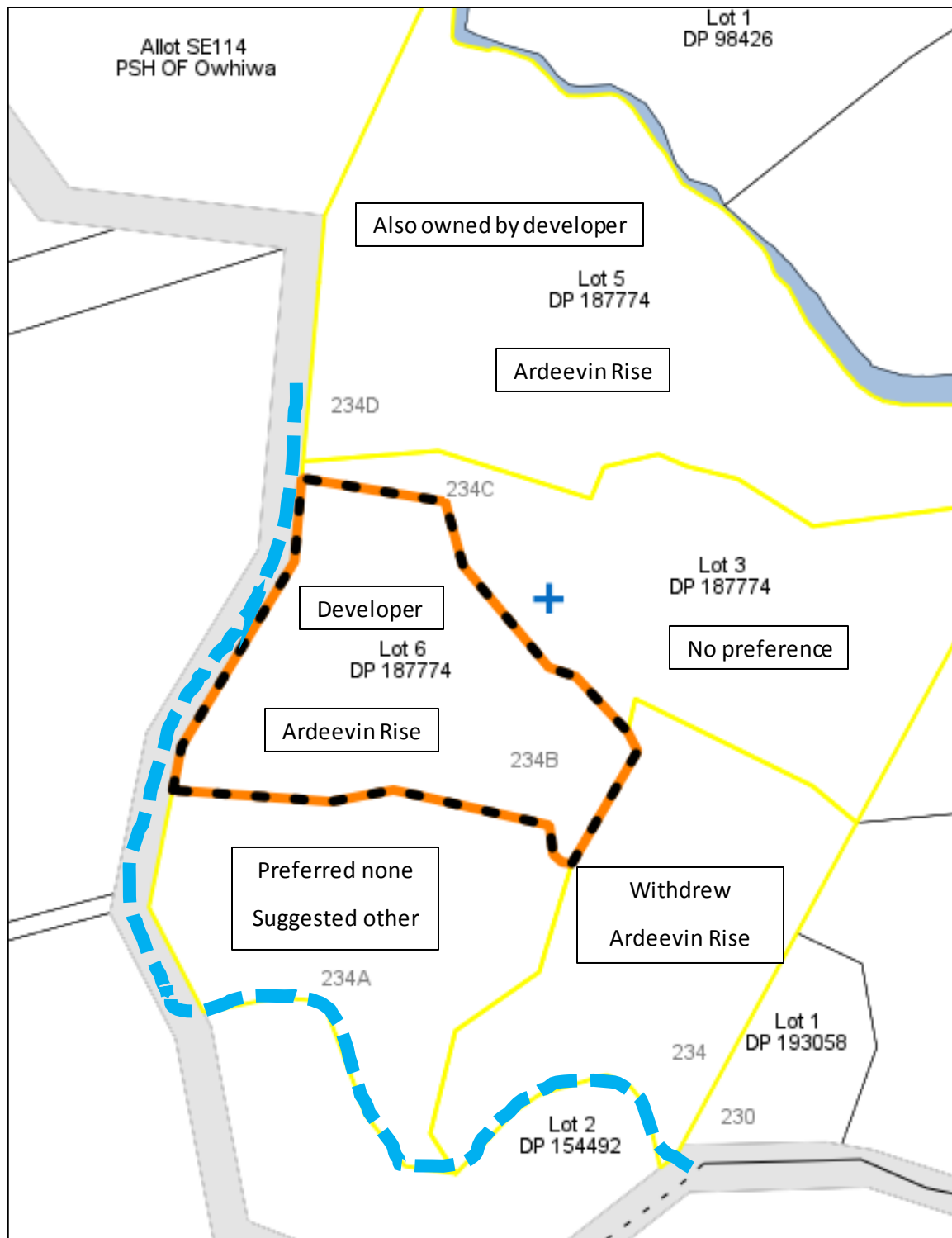
Four users of the common access, 234, 234A, 234C & 234D are affected parties, i.e. part-owners and users of the common access.

### Location:



**Summary of Consultation:**

Party	Email #1	Re-consultation (new staff in role)	Email #3	Preference
234 Te Rongo Road	29/05/2019 – replied 10/06/2019	01/08/2019 – replied 02/08/2019	NA	Ardeevin –but then withdrew support due to address change
234A Te Rongo Road	29/05/2019 – replied 30/05/2019 – suggested new name	01/08/2019 – no reply	22/08/2019 – no reply	None – suggested alternatives that developer declined to use
234C Te Rongo Road	29/05/2019 – replied 10/06/2019	01/08/2019 – no reply	22/08/2019 – replied via phone	No preference – but understands address will change
234D Te Rongo Road (also owned by developer)	NA	01/08/2019	NA	Ardeevin

**Results:**



## 4.5 New Road Name – RMA Consents – Kotata Developments Ltd SL1800017 Stage 4a

**Meeting:** Planning and Development Committee Meeting  
**Date of meeting:** 19 September 2019  
**Reporting officer:** Dee du Toit – Team Leader - RMA Support

### 1 Purpose

To name a private Right of Way in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee:

1. Approve the name of the new private right of Way off Kotata Rise as Fieldstone Terrace.

### 3 Background

A road naming application has been received to satisfy conditions of a subdivision and land use consent for Kotata Developments Ltd to name a new private Right of Way off Kotata Rise as Fieldstone Terrace.

The proposed road name which subsequently accepted at the Planning and Development Committee meeting of 15 August 2019 was later rejected by LINZ as the name contained a directional reference (Eastern Terrace).

### 4 Consultation

No consultation is considered necessary in this instance as the affected lots are owned by the developer. The proposed road name is considered in accordance with Council's Road Naming Policy.

### 5 Significance and engagement

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

### 6 Attachments

- Application for Road Naming – Kotata Developments Ltd;
- Location Map – Kotata Developments Ltd – SL1800017.





## **Application for Road Names**

### **Kotata Developments SL1800014, SL1800017, SL1900011 Stages 3 and 4**

Kotata Developments is submitting an application for names of six private right of ways shown on the attached plan.

#### ***Subdivision***

The subdivision is named 'Kōtātā Heights'. The name reflects the New Zealand native fern bird.

This application is for naming of six private right of ways in Stage 3 and 4. Note that the vested road Lot 100 was named during Stage 1 as Evergreen Place.

#### ***Stage 4 Road to Vest***

1. Stage 3 ROW 'A'
2. Stage 3 ROW 'B'
3. Stage 3 ROW 'C'
4. Stage 3 ROW 'H'
5. Stage 3 ROW 'J'
6. Stage 4 ROW 'C'
7. Stage 4 ROW 'D'
8. Stage 4 Road to vest

The applicant has drawn on the ecology, topography and history of the land for inspiration. Combined, the applications reflect local iwi history, European history as well as physical attributes of the land, its flora and fauna.

#### ***SL1800014***

##### ***Stage 3 Right of Way A***

Theme: Location attributes – To recognise the East/West orientation of the ROW

- Option 1 Axis Place (on the East/West axis)
- Option 2 Eastwest Place (lying from West to East)
- Option 3 Eastridge Place (lying from West to East)

##### ***Stage 3 Right of Way B***

Theme: Location attributes – To recognise the elevated location and long straight route along the top of the hill.

- Option 1 Overland Way

Option 2 Longvue Place  
Option 3 Longreach Place

### ***Stage 3 Right of Way C***

Theme: Hidden/discreet – off the end of ‘B’

Option 1 Mystic Close (hidden, secret)  
Option 2 Longreach Lane (lane at the end of a long reach)  
Option 3 Southpoint Lane (reaching the south point of the ridge)

### ***Stage 3 Right of Way H***

Theme: Sheltered by the hill

Option 1 Leeward Terrace (leeward/sheltered side of the hill)  
Option 2 Leeseide Terrace (sheltered, on the lee side of the hill)  
Option 3 Rearward Lane (the lane is behind the houses)

### ***Stage 3 Right of Way J***

Theme: Location attributes - on top of the ridge with sunny aspect

Option 1 Arrondi Terrace (rounded or curved – to reflect the ‘s’ shaped street)  
Option 2 Arc Way (to reflect the arc in the road shape)  
Option 3 Snaky Place (to reflect the snake bend in the road shape)

## ***SL1800017***

### ***Stage 4A Right of Way C***

Theme: Location attributes, flat terrace on eastern side of Kotata Rise

Option 1 Fieldstone Terrace – views over fields  
Option 2 Greenlea Terrace - an open area of grassy or arable land.  
Option 3 Stonecast Terrace – literary term for ‘short distance’ to reflect that this is a short ROW

## ***SL1900011***

### ***Stage 4 Right of Way D***

Theme: Location and ecology attributes, flat terrace on eastern side of Kotata Rise, overlooking Kioreroa wetlands

Option 1 Taitua Terrace (location) the farther side (of a solid body), beyond, other side, opposite – to reflect location on the far side of Kotata Rise  
Option 2 Pae Place (bench, shelf, anything horizontal)  
Option 3 Fernbird Place To recognize the Kotata (Fernbird) previously native to the area. This is the translation of ‘Kotata’.

***Stage 4 Road to Vest***

Theme: Location and ecology attributes, flat terrace on eastern side of Kotata Rise, overlooking Kioreroa wetlands

Option 1 Tuna Drive (ecology) name of fresh water eels found in inland creeks and streams

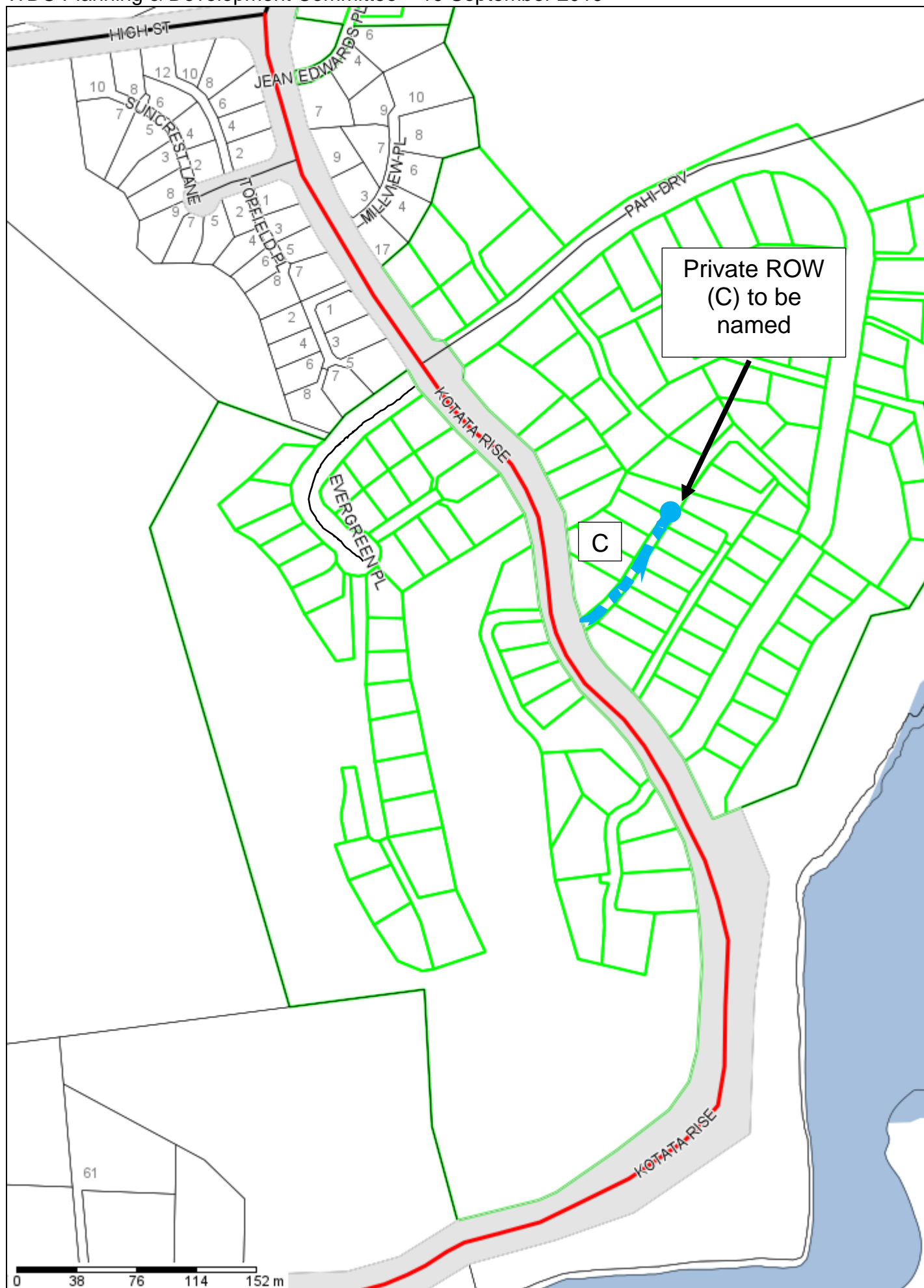
Option 2 Eeling Place (ecology) continuation of fresh water eel theme

Option 3 Gumtree Place - to recognise view of Gum Trees on neighbouring property

***Consultation***

Consultation with iwi representatives Marina Fletcher and Mira Harris resulted in three Te Reo options being removed as considered incorrectly interpreted.





Scale: 1:3151  
 Original Sheet Size A4

Print Date: 19/07/2019 3:29 PM

Projection: NZGD2000 / New Zealand Transverse Mercator 2000

Cadastral Information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED  
 Information shown is the currently assumed knowledge as at date printed.  
 If Information is vital, confirm with Whangarei District Council, Customer Services.



## 4.6 New Road Name – RMA Consents – Kotata Developments Ltd – SL1900011 Stage 4

**Meeting:** Planning and Development Committee Meeting  
**Date of meeting:** 19 September 2019  
**Reporting officer:** Dee du Toit – Team Leader - RMA Support

### 1 Purpose

To name 1 private Right of Way and 1 public road to vest in the Whangarei District.

### 2 Recommendations

That the Planning and Development Committee:

1. Approve the name of 1 private Right of Way, off Kotata Rise, as Taitua Terrace.
2. Approve the name of 1 public road to vest, off Kotata Rise, as Tuna Drive.

### 3 Background

A road naming application to satisfy conditions of a subdivision and land use consent for Kotata Developments Ltd has been received to name 1 private Right of Way as Taitua Terrace, and 1 public road to vest as Tuna Drive.

The proposed road names are considered in accordance with Council's Road Naming Policy.

### 4 Consultation

Consultation with iwi representatives Marina Fletcher and Mira Norris resulted in three Te Reo options being removed as they were considered incorrectly interpreted. Andre Hemara, Council's Maori Engagement Officer has confirmed the proposed names as appropriate, a copy of this correspondence is attached.

### 5 Significance and engagement

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

### 6 Attachments

- Application for Road Naming – Kotata Developments Ltd;
- Location Map – Kotata Developments Ltd – SL1900011;
- Consultation Correspondence – Andre Hemara with Marina Fletcher and Mira Norris.





## **Application for Road Names**

### **Kotata Developments SL1800014, SL1800017, SL1900011 Stages 3 and 4**

Kotata Developments is submitting an application for names of six private right of ways shown on the attached plan.

#### ***Subdivision***

The subdivision is named 'Kōtātā Heights'. The name reflects the New Zealand native fern bird.

This application is for naming of six private right of ways in Stage 3 and 4. Note that the vested road Lot 100 was named during Stage 1 as Evergreen Place.

#### ***Stage 4 Road to Vest***

This has been redesigned and is now a continuation of previously named 'Pahi Drive.

1. Stage 3 ROW 'A'
2. Stage 3 ROW 'B'
3. Stage 3 ROW 'C'
4. Stage 3 ROW 'H'
5. Stage 3 ROW 'J'
6. Stage 4 ROW 'C'
7. Stage 4 ROW 'D'

The applicant has drawn on the ecology, topography and history of the land for inspiration. Combined, the applications reflect local iwi history, European history as well as physical attributes of the land, its flora and fauna.

### ***SL1800014***

#### ***Stage 3 Right of Way A***

Theme: Location attributes – To recognise the East/West orientation of the ROW

- Option 1 Axis Place (on the East/West axis)
- Option 2 Eastwest Place (lying from West to East)
- Option 3 Eastridge Place (lying from West to East)

### ***Stage 3 Right of Way B***

Theme: Location attributes – To recognise the elevated location and long straight route along the top of the hill.

- Option 1 Overland Way
- Option 2 Longvue Place
- Option 3 Longreach Place

### ***Stage 3 Right of Way C***

Theme: Hidden/discreet – off the end of 'B'

- Option 1 Mystic Close (hidden, secret)
- Option 2 Longreach Lane (lane at the end of a long reach)
- Option 3 Southpoint Lane (reaching the south point of the ridge)

### ***Stage 3 Right of Way H***

Theme: Sheltered by the hill

- Option 1 Leeward Terrace (leeward/sheltered side of the hill)
- Option 2 Leeseide Terrace (sheltered, on the lee side of the hill)
- Option 3 Rearward Lane (the lane is behind the houses)

### ***Stage 3 Right of Way J***

Theme: Location attributes - on top of the ridge with sunny aspect

- Option 1 Arrondi Terrace (rounded or curved – to reflect the 's' shaped street)
- Option 2 Arc Way (to reflect the arc in the road shape)
- Option 3 Snaky Place (to reflect the snake bend in the road shape)

## ***SL1800017***

### ***Stage 4A Right of Way C***

Theme: Location attributes, flat terrace on eastern side of Kotata Rise

- Option 1 Eastern Terrace
- Option 2 Eastland Terrace
- Option 3 Eastward Terrace

## ***SL1900011***

### ***Stage 4 Right of Way D***

Theme: Location and ecology attributes, flat terrace on eastern side of Kotata Rise, overlooking Kioreroa wetlands

Option 1 Taitua Terrace (location) the farther side (of a solid body), beyond, other side, opposite – to reflect location on the far side of Kotata Rise

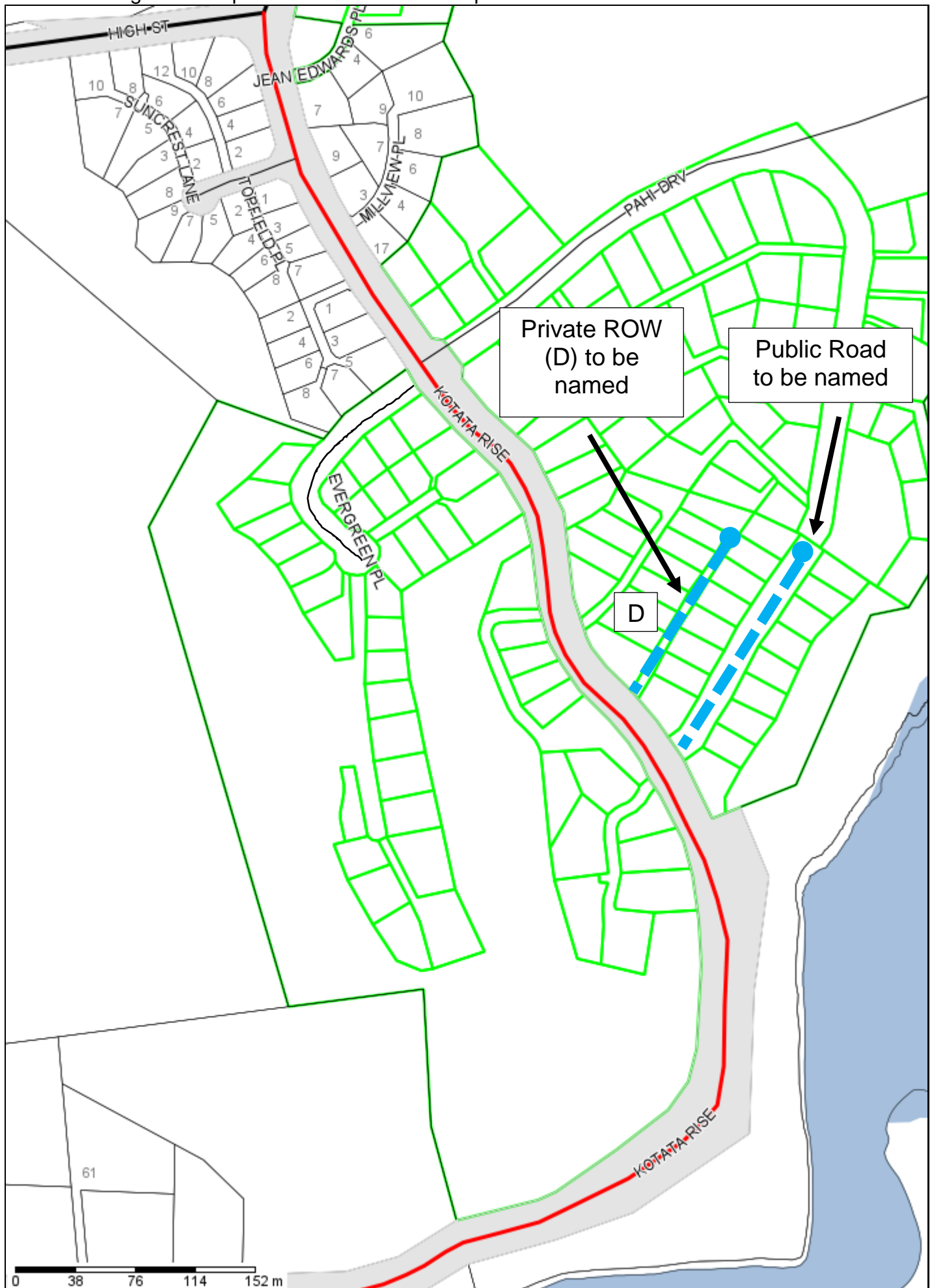
Option 2 Pae Place (bench, shelf, anything horizontal)

Option 3 Fernbird Place To recognize the Kotata (Fernbird) previously native to the area. This is the translation of 'Kotata'.

### ***Consultation***

Consultation with iwi representatives Marina Fletcher and Mira Harris resulted in three Te Reo options being removed as considered incorrectly interpreted.







**From:** [Ricardo Zucchetto](#)  
**To:** [Dee du Toit](#)  
**Subject:** FW: Road names  
**Date:** Monday, 29 July 2019 10:49:20 AM

---

-----Original Message-----

From: Selwyn Norris <selwynandmira@gmail.com>  
Sent: Monday, 15 July 2019 11:54 AM  
To: Ricardo Zucchetto <Ricardo.Zucchetto@wdc.govt.nz>  
Cc: Andre Hemara <Andre.Hemara@wdc.govt.nz>  
Subject: Road names

Morena,  
Marina and I (Mira Norris) did work in with Claire for naming roads at Kotata Development. We also agreed as the owner Claire had final say.  
That decision was confirmed by Marina Fletcher.

Nga mihi  
Mira

**Dee du Toit**

---

**From:** Ricardo Zucchetto  
**Sent:** Monday, 29 July 2019 10:50 AM  
**To:** Dee du Toit  
**Subject:** FW: Road naming application - Kotata Development - Approval please

---

**From:** Andre Hemara <Andre.Hemara@wdc.govt.nz>  
**Sent:** Monday, 15 July 2019 11:21 AM  
**To:** Ricardo Zucchetto <Ricardo.Zucchetto@wdc.govt.nz>  
**Subject:** FW: Road naming application - Kotata Development - Approval please

Mōrena

A response from Marina Fletcher.

---

**From:** Marina Fletcher [<mailto:marinafletcher12@gmail.com>]  
**Sent:** Monday, 15 July 2019 11:18 AM  
**To:** Andre Hemara <[Andre.Hemara@wdc.govt.nz](mailto:Andre.Hemara@wdc.govt.nz)>  
**Cc:** Mira Norris <[otaika@xtra.co.nz](mailto:otaika@xtra.co.nz)>; Jade Kake <[jade@twoarchitects.co.nz](mailto:jade@twoarchitects.co.nz)>  
**Subject:** Re: Road naming application - Kotata Development - Approval please

Tena koe e Andre,

Thank you for hour email. Yes we did - way back when. We advised against using tupuna names as road names and then, in my case, got distracted probably by incoming pressing matters then forgot to check with Mira for her follow up. I think I mentioned to Claire (ph con) that she consider naming those roads after birds. My thinking was, and still is, that this would be in line with her naming the development 'Kotata Development.' I don't think I carried that thought any further but now that I'm back thinking about this issue, I suggest to Claire that she use the Maori name for the bird on the road signpost in recognition of support for Te Reo Maori.

Helpful Hint: DOC staff seems to know the Maori names of all the birds of Aotearoa.

Nga mihi

Marina

Ps: Received email from Jade Kake about this issue so have included her in.

On 15/07/2019, at 10:37 AM, Andre Hemara <[Andre.Hemara@wdc.govt.nz](mailto:Andre.Hemara@wdc.govt.nz)> wrote:

Kia ora kourua,

Road naming for Kotata Development. The developer mentions your names as having a discussion with yourselves.

Kia ora ra

Andre

---

**From:** Ricardo Zucchetto  
**Sent:** Friday, 12 July 2019 7:30 AM  
**To:** Andre Hemara <[Andre.Hemara@wdc.govt.nz](mailto:Andre.Hemara@wdc.govt.nz)>  
**Subject:** RE: Road naming application - Kotata Development - Approval please



Sure?

**Ricardo Zucchetto**

**Post Approval RMA Officer**

RMA Consents Department

**Ext. 8826 | DDI 09 945 4326**

\*Please note my new hours of work\*

Mon-Tue-Thur-Fri 7.30 to 4.30

Wed-away

---

**From:** Andre Hemara

**Sent:** Thursday, 11 July 2019 8:09 PM

**To:** Ricardo Zucchetto <[Ricardo.Zucchetto@wdc.govt.nz](mailto:Ricardo.Zucchetto@wdc.govt.nz)>

**Cc:** Dee du Toit <[dee-anne.dutoit@wdc.govt.nz](mailto:dee-anne.dutoit@wdc.govt.nz)>

**Subject:** RE: Road naming application - Kotata Development - Approval please

Am I able to send this Marina and Mira to check?

---

**From:** Ricardo Zucchetto

**Sent:** Thursday, 11 July 2019 11:34 AM

**To:** Andre Hemara <[Andre.Hemara@wdc.govt.nz](mailto:Andre.Hemara@wdc.govt.nz)>

**Cc:** Dee du Toit <[dee-anne.dutoit@wdc.govt.nz](mailto:dee-anne.dutoit@wdc.govt.nz)>

**Subject:** FW: Road naming application - Kotata Development - Approval please

Kia ora Andre,

I have some road names in the attachments that I would like you to confirm that they are acceptable. The developer has sought consultation with Marina Fletcher and Mira Harris prior to them submitting these.

Can you please confirm at your earliest convenience.

Regards

**Ricardo Zucchetto**

**Post Approval RMA Officer** | RMA Consents Department

**Whangarei District Council** | Forum North | Private Bag 9023, Whangarei 0148 | [www.wdc.govt.nz](http://www.wdc.govt.nz)

**P 09 430 4200 | DDI 09 945 4326 | E [ricardo.zucchetto@wdc.govt.nz](mailto:ricardo.zucchetto@wdc.govt.nz)**

[Like us on Facebook](#)

<image002.png>

\*Please note my new hours of work\*

Mon-Tue-Thur-Fri 7.30 to 4.30

Wed-away

<190520 Road naming Stage 3 & 4 V2 10-7-19.pdf>



## 5.1 Improvements to RMA and Building Compliance and Monitoring

**Meeting:** Planning & Development Committee  
**Date of meeting:** Thursday 19 September 2019  
**Reporting officer:** Alison Geddes – General Manager, Planning & Development

### 1 Purpose

To provide Council with an update on progress in the compliance and enforcement capacity and capability in WDC.

### 2 Recommendation

That the Planning and Development Committee notes improvements that have been made to capability and capacity in RMA and Building compliance and monitoring at WDC.

### 3 Background

Over the past few years WDC has been improving its capability and capacity in compliance and enforcement. This has followed on from some significant compliance issues (e.g. Marsden City subdivision, swimming pool inspections) where Council could have found the problem earlier with a more proactive compliance model.

Through its responses to issues such as the NZTA compliance failures and others, the current Government is making it increasingly clear that the previous model of “education first - formal enforcement action last” is no longer acceptable and compliance agencies need to use the formal enforcement tools more readily. Further, except for criminal matters, there seems to be an increasing social trend to blame the regulator as much as the perpetrator when non-compliance occurs. In short, society is increasingly expecting regulators to prevent the problem rather than just taking action against the perpetrator.

In the past, the RMA and Building Act compliance and monitoring was undertaken by a small multi-disciplinary team who were stretched both in terms of the large number of issues they had to respond to and the range of matters (all RMA and Building Act issues) they were responsible for. That RMA/Building compliance team was entirely consumed by responding to complaints and had thus fallen behind in proactive monitoring. We were also struggling to check that subdivisions were meeting WDC’s engineering standards.

In addition, we did not have strong processes for deciding what was the appropriate enforcement action and some on-going compliance issues and prosecution had not been followed through to conclusion. Compliance and monitoring was very reactive and there was at times inadequate follow-through.

Councillors had been concerned for some time that the compliance area needed improvement.

## **4 Discussion**

### **WDC Response**

A three-pronged strategy has been implemented to respond to the challenge. The three prongs are:

- Increase staff and contractor resources
- Improve staff capability and training and
- Move towards a proactive and risk based approach to compliance and monitoring

#### **Increased staff and contractor resources**

During the WDC reorganisation in April 2017, two separate compliance and monitoring teams were established, aligned with the technical areas of expertise. This allowed staff to specialize in either RMA or Building Act compliance, both of which can be quite technical.

At that time the Development Engineering function was transferred from Planning and Development to Infrastructure and a qualified engineer was appointed as Manager to provide greater engineering oversight to that function. The Manager has been conducting an ongoing review of practices and procedures and has significantly increased the technical rigour of that function over the past year.

Since 2017 Compliance (RMA, Health and Bylaws, Development Engineering, building inspectors and Building compliance) staff numbers have increased from 30 to 39. In the regulatory and bylaws area, our contractor, Armourguard, has also increased their staff resource to meet the levels of service we require.

#### **Increased capability**

There has been an emphasis in recruiting experienced compliance professionals into the senior roles. In the RMA sphere we managed to bring a very experienced team leader out of retirement, Building recruited an experienced staff member from Christchurch, and recruited a senior bylaws officer to manage the Armourguard contract. These staff were then able to mentor others and put strong processes in place for compliance inspections.

Comprehensive training has also been done to ensure staff are up to date with legislative changes and how to conduct inspections on-site. For example, 27 building staff were given in-depth training on the changes to legislation on Pool Barriers (Swimming Pool fences) and RMA Compliance staff have attended specific training in compliance and monitoring of RMA matters.

#### **Proactive Risk Based approach**

As would be expected we have a backlog of unmonitored consents which we are working our way through. A Consent Monitoring Matrix has now been developed and all consents are allocated according to level of risk. The team have categorized these legacy consents into high, medium and low risk. Resourcing has been allocated accordingly with the high risk consents the most urgent.

All the high risk consents have now been checked. There remain 247 low to medium risk consents on the backlog list and we are reducing this by 5% to 10% per month.

As new consents arrive on stream they are monitored. This is a significant improvement from 2017/18 where we were unable to meet standards set in the LTP. However, since then the increases in capacity and capability has meant that we are now achieving 100% compliance with timeframes for monitoring new consents.

The Consents Monitoring Matrix sets targets for ongoing management of consent monitoring: i.e. high-risk consents be reviewed before works commence and receive 5 or more site visits (as required), medium risk consents reviewed within 3 months of issue of consent and receive 3-4 site visits and low risk consents reviewed within 6 months of issue and receive 1-2 site visits.

Most of our consents only require “one off” monitoring (e.g. during construction) but a small number of consents require regular ongoing monitoring over the life of the consent. We have now categorised these ongoing consents and continue to monitor them.

Complaints that come in through the CRM (Customer Relationship Management) System and changes to policies can change priorities and resource allocation.

### **Other related regulatory compliance initiatives**

#### **Prosecution Processes**

As part of improving our capability we have implemented a robust system for deciding when to prosecute dog owners. The process is based on the Solicitor General’s guidelines and has significantly improved the robustness of decision making. We are about to commence preparing a policy for enforcement action to cover other functions such as RMA and Building Act.

#### **Swimming pool fencing**

Some time ago we discovered that there were issues with the standard of compliance and monitoring being undertaken. Subsequently, WDC launched ‘Operation Splash’ to recheck all swimming pool barriers for compliance. Two contractors were employed on fixed-term contracts to undertake the recheck. This process is now half way through and the two contractors have been approved for another year.

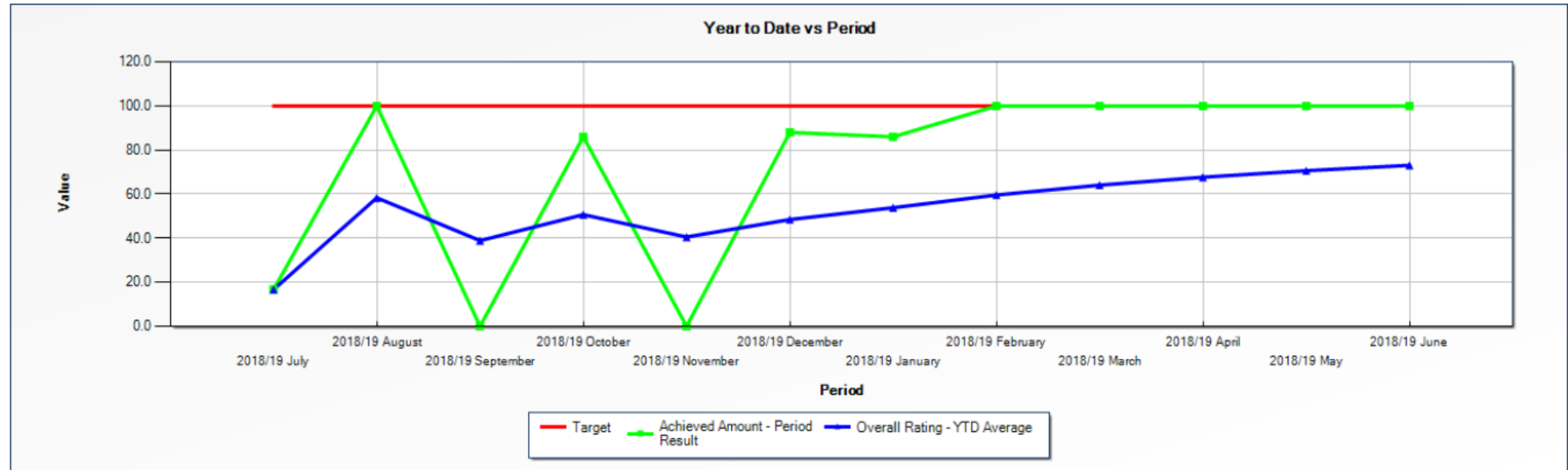
Swimming Pool fencing is no longer controlled by a stand-alone act and is now incorporated into the Building Act. In February 2018, ongoing, ‘BAU’ checks were brought in-house and the function was transferred from Health and Bylaws to the Building Approvals and Compliance team. Once the recheck is completed, ongoing resource will be required to undertake BAU checks.

## **5 Attachment**

Percentage of land-use consent conditions monitored July 2017- July 2019.



## Percentage of land-use consent conditions monitored July 2018 – July 2019







## 5.2 Planning and Development and Strategy Operational Report

**Meeting:** Planning and Development Committee

**Date of meeting:** 19 September 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 September 2019.

### 3 Discussion

#### 3.1 Planning & Development

The June Quarterly Economic Monitor Report recorded slower economic growth in the Whangarei economy over the last year, however building consent figures still show strong activity in the building sector. Tourism figures have softened over June 2019. Preapplication meetings with potential investors have increased including one which could result in significant employment opportunities for Whangarei.

Rent reviews are continuing for both ground and commercial freehold leases. The increases in property values in the District has filtered through to calculation of values for these reviews and there has been some push-back on these increases. We have worked through these with the parties involved and resolved the issues.

Airport passenger numbers are strong and continue to exceed the previous year's monthly totals.

Plan changes for Public and Notable Trees, Designations and Urban and Services are continuing, on schedule, and 80 further submissions have been received to the Urban and Services Plan Changes.

The number of resource consent applications have increased after a lower than expected previous month. A nine-lot residential subdivision was received near the airport and a six lot UTE subdivision at Vinegar Hill. The joint hearing for the new Marina development was held during August and a decision is expected soon. Monitoring of conditions of resource consents for new consents continues at 100%.

Pre-lodgment meetings for RMA consents has slowed which is different from that reported by District Development. This could indicate that follow-through from ideas to more concrete

proposals is not happening at the same level as it once was. These are all indicators of economic conditions which we watch closely.

Performance has picked up against the internal turnaround measures for PIMs and we are now achieving 98% within 5 days. Applications received are at the same level as this time last year and the numbers issued has increased. We have been successful in recruiting a number of well-qualified and experienced building officers in the building consents area and as they settle into their roles, we will be able to process a greater proportion of consents in-house.

The Health team has been active in taking corrective action against two premises which were not up to standard and have spent considerable time responding to an increased number of rat infestation complaints which have resulted from the mild winter conditions.

### **3.2 Strategy**

Staff are working across several streams of forward planning including the Active Recreation and Sports Strategy, traffic modelling for the Streetscape Master Plan and improving how we gather information for our next Growth Model. Decisions made by Council on these initiatives will inform and feed into the 2021 – 2031 Long Term Plan process, for which early project planning has begun.

Alongside the normal work programme, the team continue to work through the Central Government reform programme. In terms of the Urban Growth Agenda key initiatives include:

- RMA reforms
- Transport policy
- Planning policies (National Policy Statements and National Environmental Standards)
- Local government funding and financing

In addition, consultation processes have recently been commenced on:

- Draft National Policy Statement for Highly Productive Land
- Draft National Policy Statement on Urban Development
- Action for healthy waterways, which includes:
  - Draft National Policy Statement for Freshwater Management
- Review of Transmission Pricing Methodology
- Localism New Zealand discussion paper

Given the extent of changes proposed, and the importance of having a voice in engagement, staff are working to pick out the key areas of focus for Council. This is being done collaboratively through the use of multi-disciplinary teams, with a functional/technical lead.

As a number of the consultation processes close after the last committee meeting where possible an overview will be provided to councillors in the September Planning and Development Scoping meeting, with any formal submissions then being made under delegation.

## **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

## **5 Attachments**

- Planning and Development Operational Report – September 2019

# September Operational Report

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

### Economic Development

Infometrics have released their June Quarterly Economic Monitor for Whangārei. It reports slower economic growth in the Whangārei economy over the last year, with provisional estimates economic activity increased only 1.6% over the 12 months to June 2019. In part, this continued, albeit low growth stems from a growing population who contribute to economic activity, this population growth is demonstrated with health enrolments in Whangārei increasing 2.3% pa over the same period. Households also continue to show confidence in the economy with consumer spending increasing 3.8% over the June 2019 year according to Marketview data.

Population growth has driven continued investment in Whangārei, with non-residential consents up 55% over the last year. This has been in part the result of the need for increased commercial stock for our growing population. This has been accompanied by need to replace or upgrade existing commercial stock that no longer meets market demand, the associated services required to deliver this and a flow-on impact to increased commercial vehicle registrations (up 8.1%).

Other parts of the local economy are showing early signs of the predicted slowdown across the country. Traffic flows in Whangārei declined for the first time over the year to June 2019, down 0.1%. Part of this fall may be due to higher fuel prices over the April to June period, but the lower traffic activity also highlights less general activity occurring. Although unemployment continues to decline further, down to 5.5% over the period, Jobseeker Support recipients continue to increase in Whangārei as those ready and able to get into employment starts to soften.

A key driver of this softer growth is a decline in tourist activity in Whangārei over the June 2019 year. Guest nights fell 0.4% in Whangārei, even as Northland and New Zealand-wider guest nights increased slightly. Compounding lower guest nights, tourism spending continues to fall, down 1.7% over the June 2019 year. Domestic spending, which accounts for 80% of all tourist spending, declined 3.1% over the period.

Despite this reported slow down, the District Development Department has attended an increased number of preapplication meetings with potential investors and Council officers mainly relating to non-residential projects of varying scale including one that would result in significant employment opportunities for Whangārei.

## District Promotions

### June 2019 Guest Nights

		NEW ZEALAND	NORTHLAND	WHANGAREI	FAR NORTH	KAIPARA
MONTH	2018	2,267,738	81,699	25,259	52,371	4,069
	2019	2,297,971	82,395	24,520	53,246	4,630
	volume +/-	30,233	696	-739	875	561
	% change	1.3%	0.9%	-2.9%	1.7%	13.8%
YEAR END	2018	39,893,225	1,958,463	565,207	1,261,759	131,497
	2019	40,408,352	1,961,433	562,853	1,259,753	138,827
	volume +/-	515,127	2,970	-2,354	-2,006	7,330
	% change	1.3%	0.2%	-0.4%	-0.2%	5.6%

June 2019 total Whangarei Guest Nights fell 2.9% with Whangarei's Motel Guest Nights falling by 1,673. Note that in June 2018, 31 Motels provided Guest Night data to Statistics NZ, this year only 30 have. Whangarei Guest Nights at Year End show a decrease of 0.4%, Far North Guest Nights record a YE drop of -0.2% and New Zealand Guest Nights +1.3%.

### Current Tourism / Visitor Statistics and Insights available

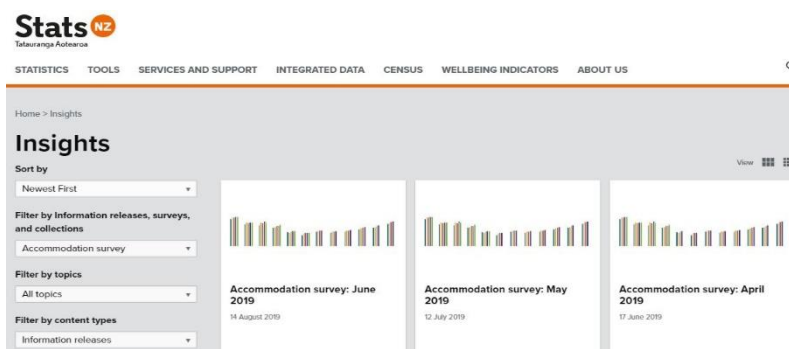
#### Accommodation Survey

Statistics NZ produces the short-term commercial accommodation monitor with results at national, regional, and Territorial Authority levels. Statistics reported at regional level include guest night numbers, capacity, occupancy and origin of visitor.

Data available at district level is limited; for Whangarei 30 Motels, 14 Holiday Parks. Six Hotels and one Backpacker are providing source data. Motel and Holiday Park samples are large enough to report guest night numbers, capacity and occupancy. Hotel and Backpacker samples are too small to be reported and are kept confidential.

The commercial accommodation survey provides historical data back to December 2013 and provides a useful historical picture

However, recently, with the emergence of online accommodation marketplaces like AirBnB, there has been significant disruption in the accommodation sector and the Accommodation Survey does not include any data or visibility on the impact of providers using these platforms to book their product.



## Regional Economic Activity Web Tool

This is an online tool with economic indicators including Guest Nights, occupancy, (sourced from Statistics New Zealand Accommodation Survey) international visitor nights, international visits international visits (sourced from MBIE International Visitor Survey) and Tourism Spend.

Source data for Tourism Spend is the Monthly Regional Tourism Estimates (MRTes).

MRTes are estimates of expenditure on tourism from both international and domestic consumers by region and regional tourism organisation and are created using a base of electronic card transaction data.

However, the raw data provided is only partial and excludes some spend such as cash transactions, and products that are purchased online before arriving in New Zealand.



## MONTHLY REGIONAL TOURISM ESTIMATES (MRTes)

### July 2019 Monthly Regional Tourism Estimates (MRTes)

Monthly tourism spend grouped by RTO and country of origin

Monthly tourism spend grouped by RTO and product category

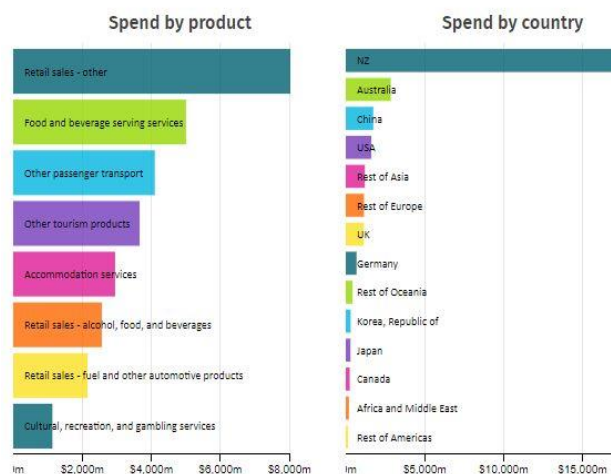
**Annual tourism spend by TA, RTO, country of origin and product category**

Monthly tourism spend grouped by region and country of origin

Monthly tourism spend grouped by region and product category

Annual tourism spend grouped by TA, region, country of origin and product category

MRTes data download



Examples of data and insights available from MRTes

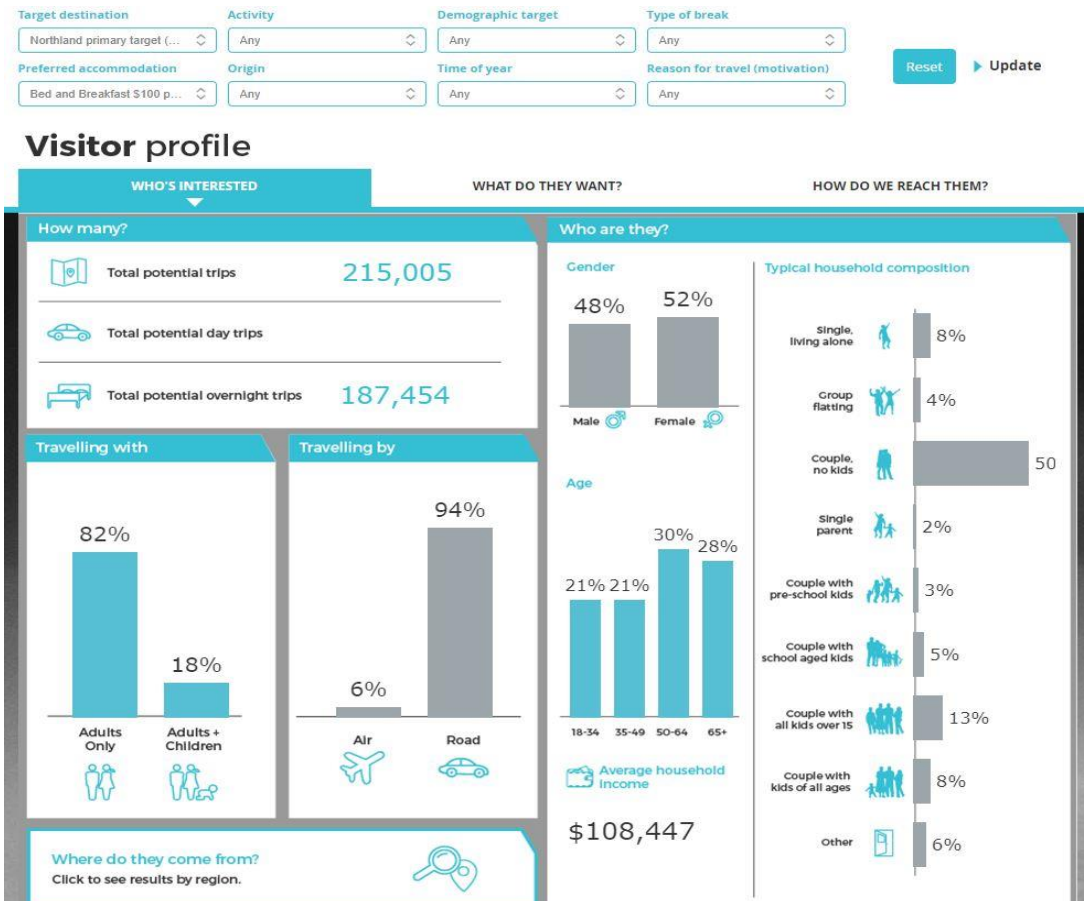
Other tools that include visitor / tourism insights include Infometrics, Figures.nz and Market View. Council subscribes to Infometrics for economic data and Figures is free; both use the same or similar data sources as above. Market View offers reporting on debit/credit card spend across retail and service sector (all personal details are removed) and must be purchased.

## Domestic Growth Insight Tool (DGIT)

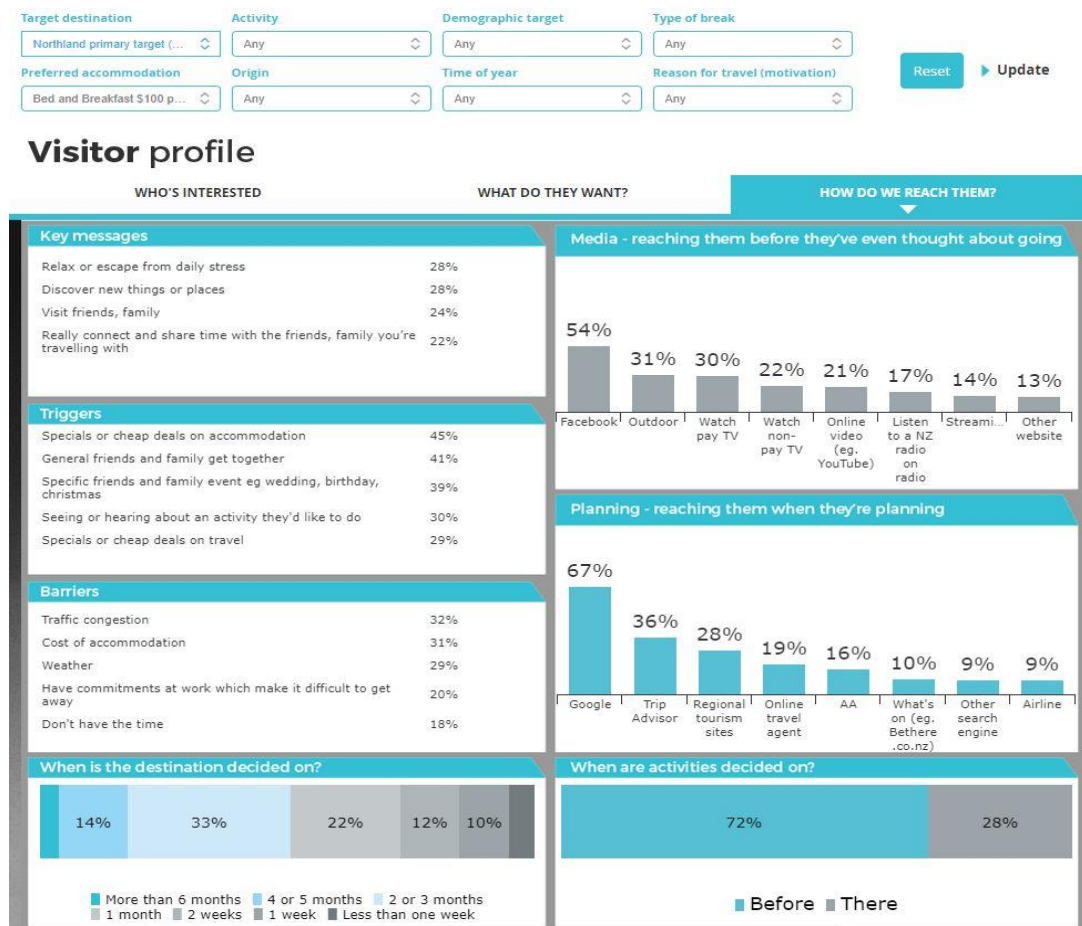
DGIT was developed by the Tourism Industry Association to help activate domestic tourism. In 2016, 6,000 New Zealanders were surveyed by Colmar Brunton, to find out

about their domestic travel behaviour. Updating of the data is scheduled for every three years so should happen towards the end of 2019.

It is a valuable tool to understand who our market is, what motivates them and when and how to reach them. Below are screenshots showing results when using the filter of 'Who is interested in visiting Northland and can easily get here', is applied.







In summary, District Development has measured visitor growth by Guest Nights for ten years or more. Earlier this year, Statistics NZ advised it would cease producing the Accommodation Survey in November 2019 (reporting on September 2019 data).

Tourism NZ, RTONZ (Regional Tourism Organisations NZ) and the Tourism Industry Association are currently lobbying MBIE for the Accommodation Survey to be replaced with the collection and reporting of more relevant visitor statistics. Northland Inc are expecting a request for feedback for input on what statistics are required at regional and district level and we expect an invitation to contribute to their feedback.

Once the outcome is known, District Development will assess options for measuring visitor growth and market behaviour and provide recommendations for the future.

## Commercial Property

### Town Basin

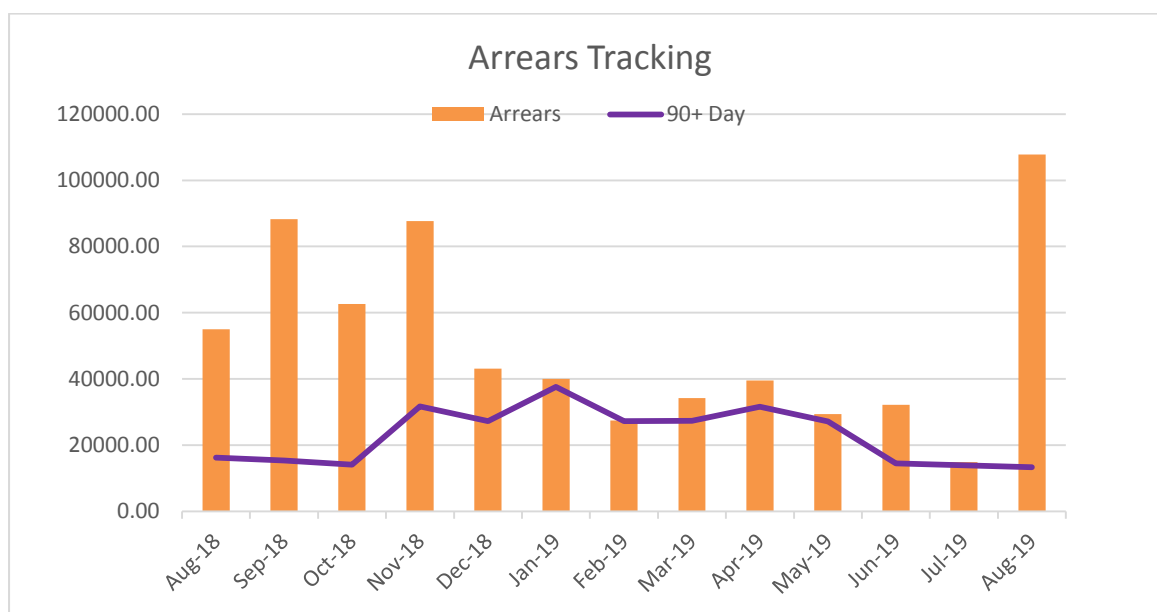
Routine maintenance is nearing completion ready for Labour Weekend. Staff will be conducting a waste management survey in early September 2019 with the aim of reducing waste and exploring more cost-effective ways to manage disposal. Town Basin tenants will be invited to participate with sustainability and cost savings providing motivation.

## Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both ground and commercial freehold leases. Staff continue to work with a number of tenants to achieve suitable outcomes including new agreements with The NorthAble Trust regarding John Street premises and the Ngatiwai Trust regarding James Street Car Park.

## Rent Arrears

Annual invoices for rent have seen a spike in current rental arrears. These are expected to reduce significantly before payment due 20 September 2019. Arrears 90+ days remain stable.



## Central City Car Park

Quotes via the body corporate have been obtained to upgrade John Street verandahs and to replace tired fascia boards. New carpark markings have already been completed.

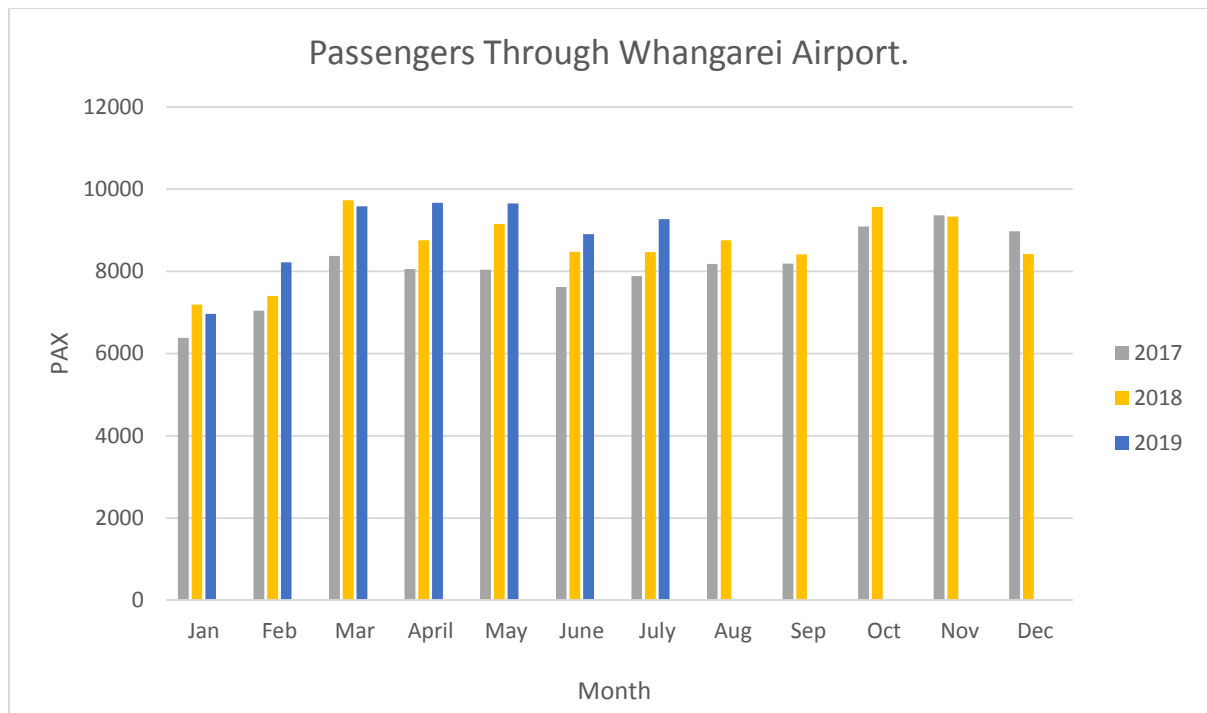
Staff are assisting Cinema City contractors coordinate access to the complex as part of an upgrade to each theatre and toilets. Temporary toilets will be installed at the level 1 entrance with 5 - 7 parking spaces cordoned off as a safety precaution while work commences. Work is expected to start mid-October 2019 after the school holidays to reduce the impact for movie goers and car park users with an expected completion date mid-November 2019.

## Airport

Routine runway inspection identified a small patch of runway that has some surface failure. Air NZ as a precaution cancelled the last flight arrival and contractors repaired the area to ensure scheduled morning flights would commence.

Passenger numbers continue to exceed previous years' monthly totals. July 2019 figures total 9,269, this is 799 (9.4%) higher than July 2018.





### Airport Operations

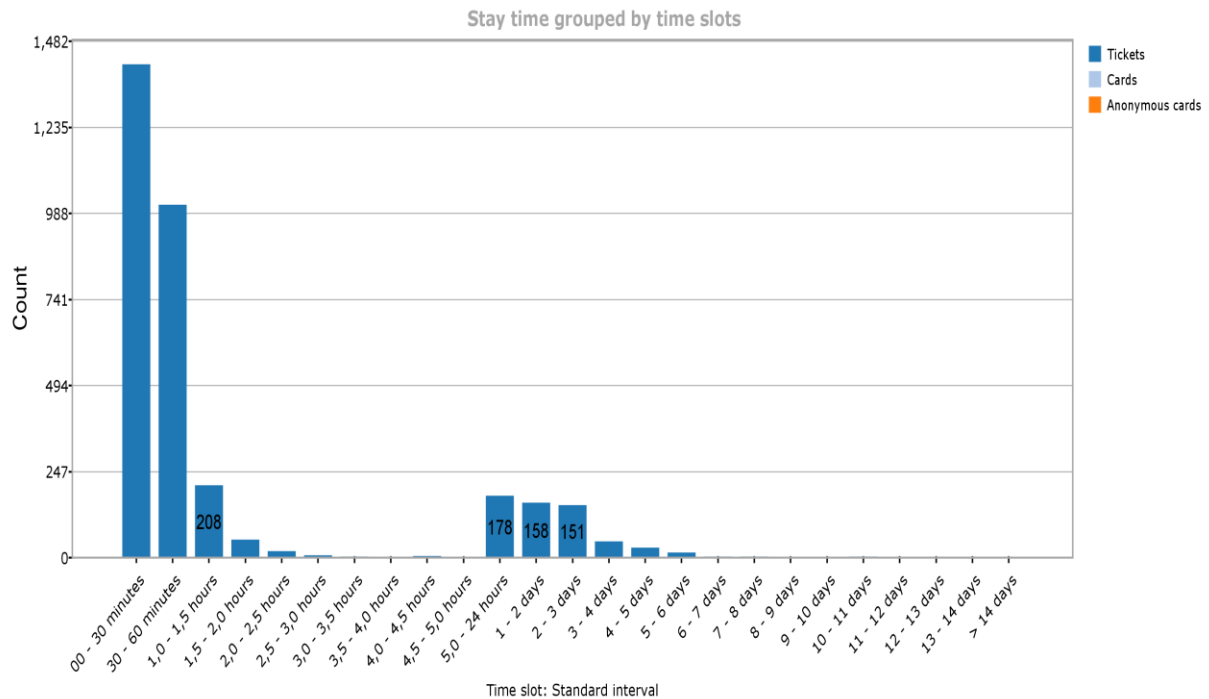
The Airport Manager attended Airport Association meetings regarding proposed amendments to the Civil Aviation Act. Of most concern is the proposed merge of the Airport Authority Act into the CAA that may impact the airports ability to set landing charges. The Airport Association has urged airports to consider this matter important and to lodge submissions. Staff will keep Council updated on the process.

Air NZs policy to cut off check-in 30 minutes before departure has seen an increase in frustrated passengers venting at the airport. Airport staff have asked Air NZ to improve communication where possible to help alleviate the situation. The airport website and Facebook has been updated to help stress the importance of arriving early.

### Airport Parking

Total users appear to have settled around 3,500 per month. Casual users (<1hr) average about 73% with no charge, while approximately 12% of users stay longer than a full day. Average occupancy for August was 45%.

Ticket dispensers are working well and manual barrier activations to exit patrons have reduced.



## Strategy

### Active Recreation and Sports Strategy

Staff are currently reviewing the submissions received on the Active Recreation and Sports Strategy. The submissions will be brought back to elected members for consideration through a workshop (date to be confirmed).

### City Centre Plan / City Core Precinct Plan / Streetscape Master Plan

The Streetscape Master Plan was presented to the Planning and Development Scoping Meeting in August 2019. Staff are continuing to work on the traffic modelling. Once this is completed a working draft will be presented to the new Council for consideration.

### Kaipara Moana Working Party

The last Kaipara Moana Working Party meeting of this term was held on 26 July 2019. The Working Party will reconvene after the local body elections.

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

Central government have released a draft National Policy Statement on Highly Productive Land and a draft National Policy Statement on Urban Development. An overview of these policies will be provided in the Planning and Development Scoping Meeting. The new National Policy Statements will impact on the direction of the Draft Growth Strategy. As reported last month staff are currently working through the implications of these changes.

## **Urban Design**

Staff are developing urban design guidance to encourage better quality development and subdivision. This guidance will be a companion document to the District Plan and will assist staff and applicants when preparing and assessing resource consents. Elected members were given an overview of the design guidance in a scoping meeting in April 2019. Work has proceeded to a draft stage which is currently being reviewed by staff from across the organisation. Once a draft has been finalised, a further update and overview will be provided to elected members. This is likely to be early in 2020.

## **Growth Model**

Staff are developing an improved methodology to inform our next Growth Model. This Growth Model will underpin our next Long Term Plan as well as other strategic documents such as Asset Management Plans, the Infrastructure Strategy and the Growth Strategy.

While we are currently awaiting the 2018 Census release, we have been analysing our building consents and subdivision consents to also consider if these will inform into the next Growth Model. We are also investigating how District Health Board data can inform this work.

## **Productivity Commission report on Local Government Funding and Financing**

A submission was endorsed by Council at the August 2019 meeting and has been sent to the Productivity Commission. Council will be updated when a final report has been released by the Productivity Commission.

## **District Plan**

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

All parties attended a call-over on 13 August 2019, with Environment Court Judge Smith who has reviewed the matters raised by appeals and has set down a single day for mediation, commencing 23 September 2019.

### **PC134 Designations**

Council's recommendation report was notified to the Requiring Authorities on 5 July 2019. The Requiring Authorities had 30 working days to respond with a decision, accepting, rejecting or amending the recommendation. All Requiring Authorities have now issued their decisions and submitters have 30 working days to lodge appeals with the Environment Court. At the date of writing this report no appeals had been received.

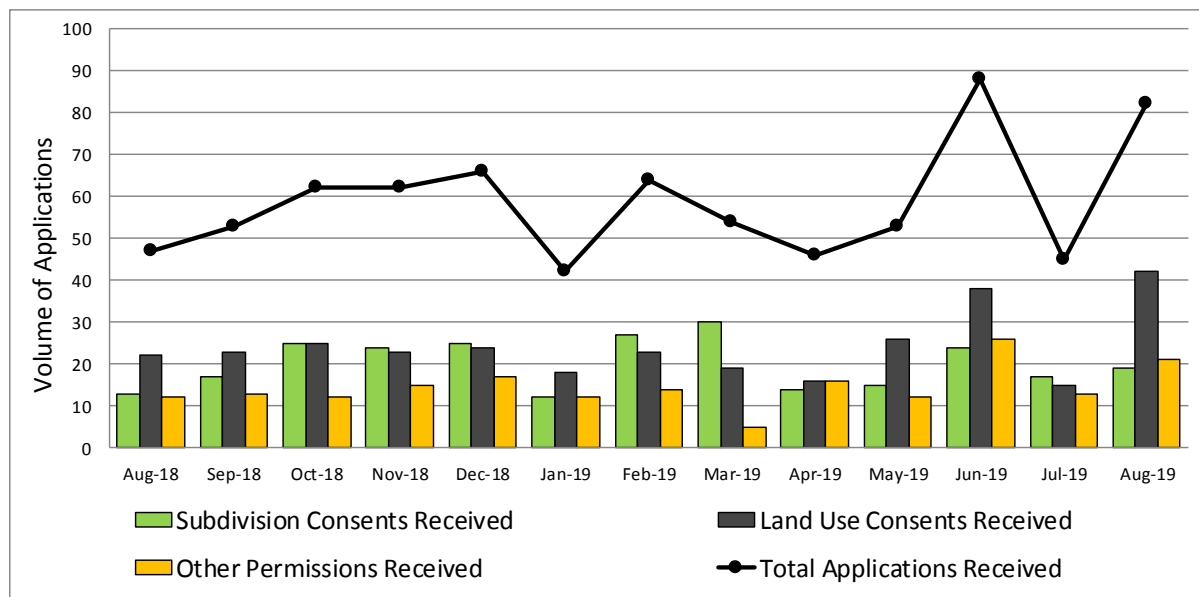
## **Urban and Services Plan Changes**

The notification period for further submissions closed on 28 August 2019. 80 further submissions have been received. Staff are now preparing for hearings and are concentrating on drafting s42A Reports.

## Resource Consents – August

### Resource Consent Processing

The number of applications increased after a lower than expected previous month, with 61 applications received, with a further 21 other permission applications.



### Subdivision

Subdivision applications equated to 31% of the total number of applications. A 9 lot residential development near the airport was received along with a 6 lot UTE subdivision at Vinegar Hill. The majority of subdivisions received in August were a mix of small scale residential subdivisions, rural subdivisions and boundary adjustments.

### Landuse

Landuse applications made up 69% of the total number of resource consents for the period. Applications of interest include the relocation of the canopy bridge markets and the proposed park at the town basin.

### Hearings

The joint hearing for the new marina proposal was held during August 2019 with a decision expected soon. The Environment Court hearing for the Council declaration as to existing use rights at a scoria quarry at Cowshed Lane has been held with the decision reserved.

### Other Permissions

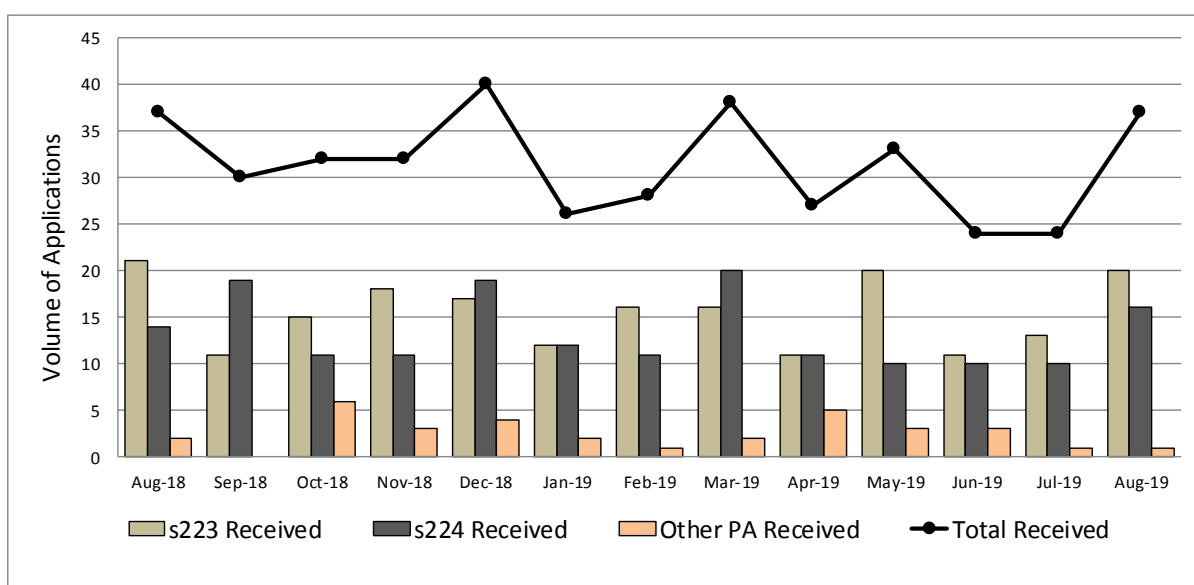
Twenty one other applications were received; Certificate of Compliance (2); Permitted Boundaries (13); Outline Plans (1); Liquor Certificates (2); Requirement (1); Change to consent notice (1); and Extension of time (1).

## 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 6 meetings in August being a total of 37 for 2019 to date. This is again a continuation of the slowing down of applicants making use of this service.

## Post-Approval

Volumes of post-approval applications have increased during August back in line with last year levels.



## Appeals

No new appeals have been received. As reported last month, the Environment Court has refused to grant consent to Haines House Haulage Northland Ltd to establish a house mover's yard at Piano Hill. The applicant has now appealed the decision to the High Court on points of law.

## Building Control

**Data set from 29 July – 30 Aug 2019**

### Building update (general)

The E-portal early expansion has reached its capacity with over 30 local users. This has increased our digital capability and is a great lead into the portal work at the end of this calendar year. Now, approximately 50% of the work is being completed digitally.

### Operation Splash

Five pool seminars have been held with the Real Estate industry with a good uptake and positive response. The presentation content is posted on Council's website for reference. Approximately 70% inspections have been completed on pools identified on the register. Results to date below.

Inspections performed as at	Confirmed Compliant pools	Confirmed non-compliant	Cancelled (no pool any more)	Total Inspected (note that number does not include the re-inspection's)
28 July 2019	634	275	37	946

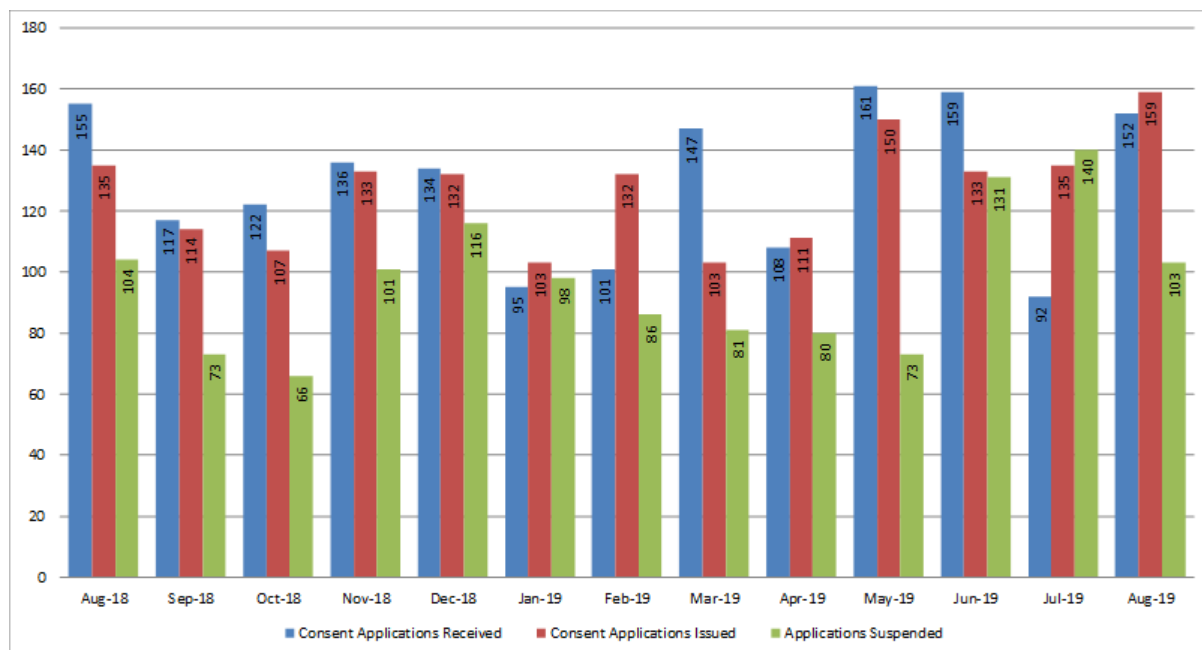
### Building Performance Indicators

Building consents that have been issued within the 20-day time frame are at a high level of compliance. The LIM's timeframe is at 100% for the 10-day requirement and pleasingly the PIM 5- day internal measure has turned around. The inspection delivery is exceeding the Annual Plan requirement of 98% and is at 100%.

Performance Indicators		August	Year's Average To Date
Building Consents	Issued In 20 Days	94%	94%
LIMs	% Within 7 Days	99%	99%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	98%	58%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	100%

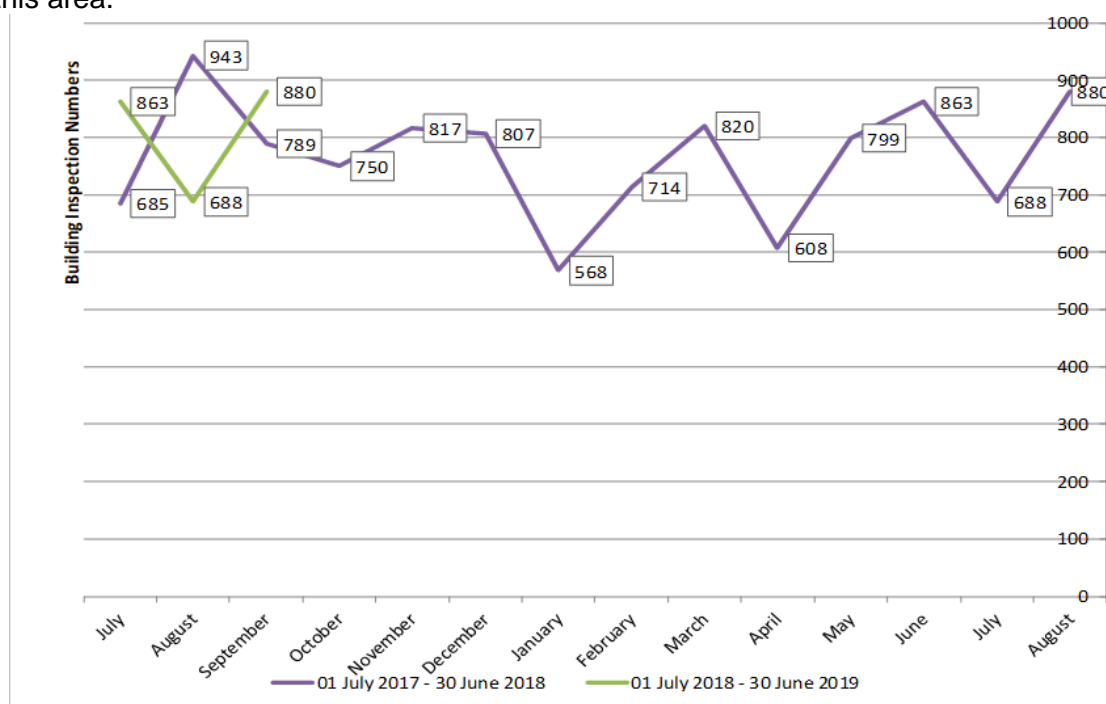
### Building Consent Applications Received, Issued and Suspended

The applications received are at the same level compared to the same period last year. The issued number has increased for this period which is a positive result. The number of suspended applications also aligns to the same period last year.



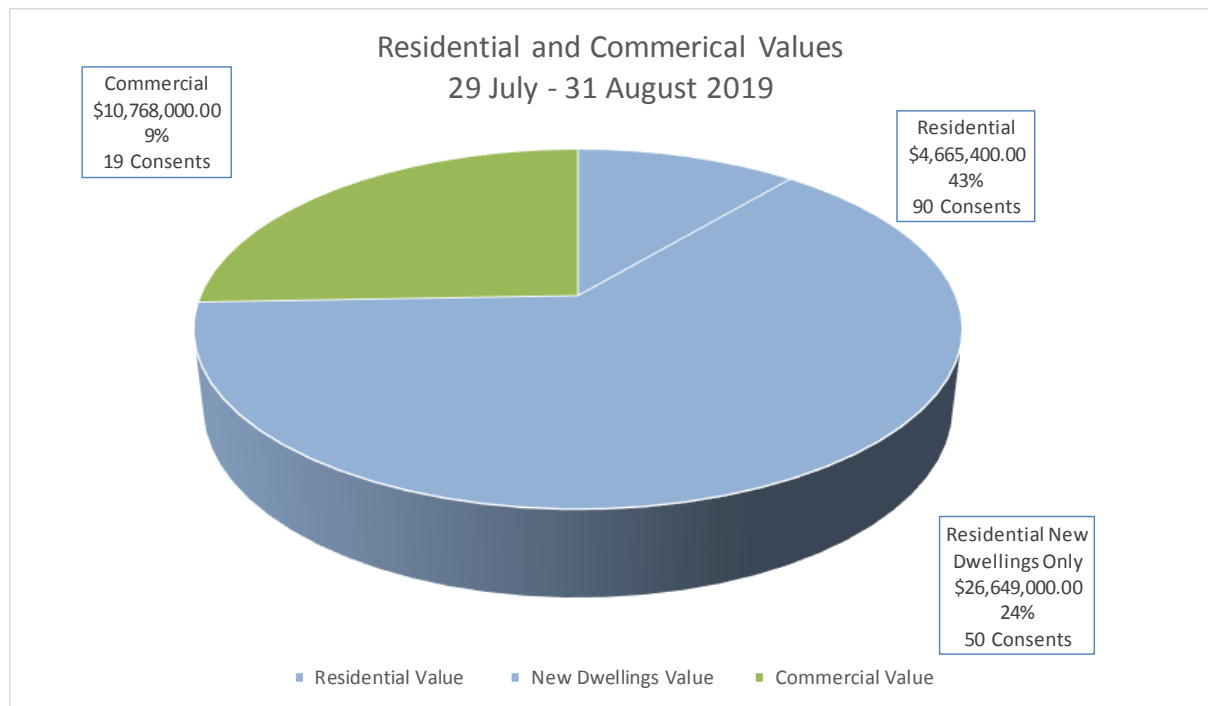
## Inspections

880 building inspections have been carried out during this period. This area continues to provide excellent service levels and high rates of accuracy with experienced and skilled staff in this area.



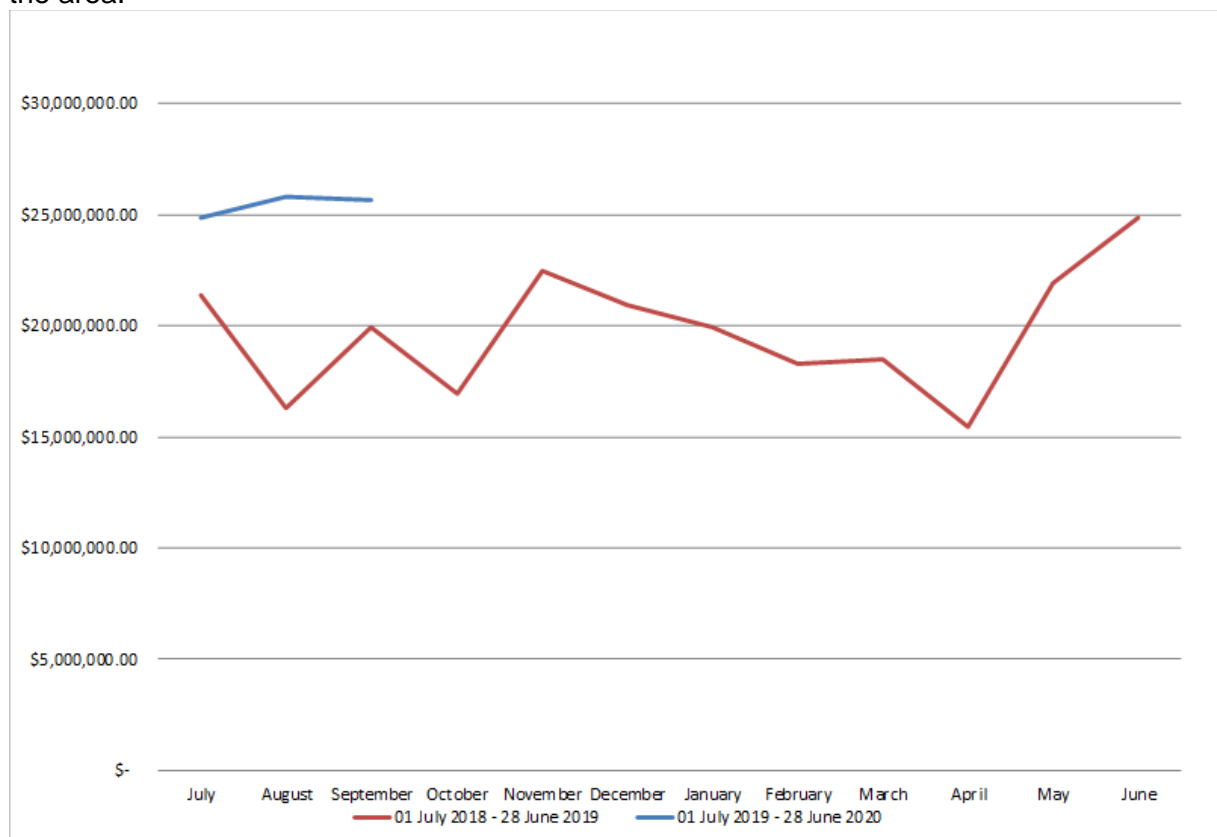
## Residential and Commercial trends (issued)

The mix between commercial and residential work issued is within the normal trend range of 90% residential and 10% commercial. There have been 50 new dwelling consents issued over this month which shows the residential market confidence. Of the value of work \$10,768,000.00 is commercial and \$31,314,000.00 is residential. New residential comprises of \$26,649,000.00 of this total.



### New Dwelling Value of Work

The new dwellings value of work is still at a high level and continues to show confidence in the area.





## **New Dwelling Geographical Trend**

This area pattern that is derived from new dwelling building consents issued, identifies the largest growth in Bream Bay, Coastal and Denby.

- Bream Bay has shifted from 31% to 34% (17 consents)
- Coastal has shifted from 22% to 16% (8 consents)
- Denby has shifted from 28% to 30% (15 consents)
- Hikurangi has shifted from 6% to 4% (2 consents)
- Maungatapere has shifted from 2% to 8% (4 consents)
- Okara has shifted from 11% to 8% (4 consents)

## **Health and Bylaws**

### **Environmental Health**

#### **Food Act 2014**

During the month the Environmental Health team and Food Safety Officers dealt with two food businesses who were failing their responsibilities under the Act in relation to food safety. As a result, these premises will face higher and more frequent scrutiny, as well as increased compliance cost, at least until such time as the Food Safety Officer is satisfied the risks have been minimised. This has been an unusually high number of such actions during a single month. In addition, the team issued a further “D” grade certificate under the Grading Bylaw to a food business and in response to serious food safety concerns. This brings the current number of “D” graded food businesses to three in the district.

#### **Sale and Supply of Alcohol Act 2012**

Section 199 of this legislation requires the Secretariat of the District Licensing Committee annually reports to the Alcohol Regulatory and Licensing Authority statistical data on the Committee’s activities for the year ending 30 June 2019.

During the 2018/19 year the Inspectorate reported on the following applications and the Committee granted the appropriate licences and certificates:

9 new On-licences

7 new Off-licences

79 licence renewals (all categories)

127 Special licences (mainly for events)

26 Temporary Authority certificates (to allow a new owner to continue to trade whilst their new licence applications are being processed)

124 new Manager certificates

205 Manager renewal certificates

#### **Health Act 1956**

Environmental Health Officers continue to receive, investigate and, where possible, resolve high numbers of rodent (rat) complaints in the district. The 2019 winter being worse than previous years also experienced nationwide and widely reported in the media.

## 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>March 2019</b>	<b>April 2019</b>	<b>May 2019</b>	<b>June 2019</b>	<b>July 2019</b>	<b>July 2018</b>
Wandering	123	122	224	212	161	164
Barking	152	107	137	133	112	102
Attacks	16	23	28	15	22	32
Rushing	12	14	29	28	17	19
Unregistered	12	0	0	2	1	2
Total Dog Complaints	315	266	418	390	313	319

The total number of dog complaints during July 2019 increased slightly when compared with the same period last year but is substantially down from last month. Dog attacks are up by seven (7) from last month, but 10 fewer than the corresponding month last year.

<b>NOISE</b>	<b>March 2019</b>	<b>April 2019</b>	<b>May 2019</b>	<b>June 2019</b>	<b>July 2019</b>	<b>July 2018</b>
Complaints	305	238	371	232	223	285
Directives	48	37	31	40	44	77

Noise complaints are still trending down, as is to be expected during the colder winter months, but also lower than July 2018, which is encouraging. Noise directives issued remain around the 40 mark.

<b>GENERAL BYLAW ENFORCE MENT CRM's</b>	<b>March 2019</b>	<b>April 2019</b>	<b>May 2019</b>	<b>June 2019</b>	<b>July 2019</b>	<b>July 2018</b>
Complaints	44	50	44	30	33	57

The number of General Bylaw enforcement complaints have dropped off somewhat.

<b>PARKING CRM's</b>	<b>March 2019</b>	<b>April 2019</b>	<b>May 2019</b>	<b>June 2019</b>	<b>July 2019</b>	<b>July 2018</b>
Complaints	65	66	155	138	158	57

Parking complaints numbers for this month are up from last month, but similar to May 2019 and 101 more than the same month last year. This category experiences high fluctuations in numbers from one month to the next, with no correlation between the number of infringements issues and the number of complaints.

<b>Stock CRM's</b>	<b>March 2019</b>	<b>April 2019</b>	<b>May 2019</b>	<b>June 2019</b>	<b>July 2019</b>	<b>July 2018</b>
Complaints	20	30	44	57	64	51

The number of Stock control CRM's have been steadily increasing month on month since March 2019. A similar upward trend was experienced during the corresponding months in 2018.

**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.*