

Strategy, Planning and Development Committee

Agenda

Date: Thursday, 20 February, 2020

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Cr Shelley Deeming
Her Worship the Mayor Sheryl Mai
Cr Gavin Benney
Cr Vince Cocurullo
Cr Nicholas Connop
Cr Ken Couper
Cr Tricia Cutforth
Cr Jayne Golightly
Cr Phil Halse
Cr Greg Innes
Cr Greg Martin
Cr Anna Murphy
Cr Carol Peters
Cr Simon Reid

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

1. Declarations of Interest	
2. Apologies	
3. Confirmation of Minutes of Previous Strategy, Planning and Development Committee Meeting	
3.1 Minutes Strategy, Planning and Development Committee 18 December 2019	5
4. Decision Reports	
4.1 Final Operative Date of Plan Change 129 Notable and Public Trees	9
4.2 Road Name Extension - RMA Consents - Woodbury Farming Ltd - SD1700210	93
4.3 Road Naming Application - RMA Consents - Bream Bay Village - LU1600156	97
4.4 Road Naming Application - RMA Consents - Bream Bay Holdings - SD1700232	103
4.5 Road Naming Application - RMA Consents - WFH Properties Ltd - SD1800110	109
4.6 Whangarei District Spatial Planning Programme	123
4.7 Whangarei District Airport Draft Statement of Intent 2020-2021	129
5. Information Reports	
5.1 Whangarei District Airport Half Yearly Financial Reports to 31 December 2019	145
5.2 Operational Report - Strategy, Planning and Development - February 2020	167
5.3 Operational Report - Corporate Group - February 2020	177
6. Public Excluded Business	

7. Closure of Meeting

Recommendations contained in the agenda are not the decisions of the meeting.

Please refer to minutes for resolutions.

Strategy, Planning and Development Committee Meeting Minutes

Date: Wednesday, 18 December 2019
Time: 9:00 a.m.
Location: Council Chamber
 Forum North, Rust Avenue
 Whangarei

In Attendance

 Cr Shelley Deeming

 Her Worship the Mayor Sheryl Mai

 Cr Gavin Benney

 Cr Vince Cocurullo

 Cr Nicholas Connop

 Cr Ken Couper

 Cr Tricia Cutforth

 Cr Phil Halse

 Cr Greg Innes

 Cr Greg Martin

 Cr Anna Murphy

 Cr Carol Peters

 Cr Simon Reid

Not in Attendance

 Cr Jayne Golightly

Scribe

 JennieThomas (Democracy Adviser)

1. Declarations of Interest

Item 3.4 - New Road Name - Woodbury Farming Limited

2. Apologies

Cr Jayne Golightly

Moved by Cr Greg Innes

Seconded by Cr Greg Martin

That the apology be sustained.

Carried

3. Decision Reports

3.1 Exemptions and Objections Subcommittee

Moved by Cr Vince Cocurullo

Seconded by Cr Gavin Benney

That the Strategy, Planning and Development Committee;

1. establish the Exemptions and Objections Subcommittee;
2. adopt the Subcommittee Terms of Reference and;
3. confirm the membership of the Subcommittee is:

Councillor Shelley Deeming (Chairperson)

Her Worship the Mayor Sheryl Mai

Councillor Ken Couper

Councillor Greg Innes.

Carried

Cr Peters joined the meeting at 9.01am at the commencement of item 3.1.

3.2 New Private Access Name - RMA Consents - Judson

Moved by Cr Phil Halse

Seconded by Cr Carol Peters

That the Strategy, Planning and Development Committee:

1. Approve the name of the private access off Kara Road as Dunrobin Lane.

Carried

3.3 Whangarei District Council submission on the LGNZ Localism Discussion Paper

Moved by Cr Anna Murphy

Seconded by Her Worship the Mayor Sheryl Mai

That the Strategy, Planning and Development Committee;

1. Notes the report; and
2. Delegates the Chair of the Strategy, Planning and Development Committee and the Deputy Mayor to approve a Whangarei District Council submission on the Local Government New Zealand Localism discussion paper.

Carried

3.4 New Road Name - RMA Consents - Woodbury Farming Limited

Moved by Cr Vince Cocurullo

Seconded by Cr Carol Peters

That the Strategy, Planning and Development Committee:

1. Approve the name of the road off Walters Road as Shieling Road.

Carried

Declaration of Interest: Cr Couper declared a conflict of interest and took no part in discussions or voting on Item 3.4.

4. Information Reports

4.1 Local Government Funding Agency - Quarterly Report to 30 September 2019

Moved by Cr Greg Innes

Seconded by Cr Vince Cocurullo

That the Strategy, Planning and Development Committee notes the Local Government Funding Agency quarterly report to 30 September 2019.

Carried

4.2 Operational Report - Corporate Group - December 2019

Moved by Cr Tricia Cutforth

Seconded by Cr Gavin Benney

That the Strategy, Planning and Development Committee notes the Corporate Group operational report for December 2019.

Carried

4.3 Operational Report - Strategy, Planning and Development - December 2019

Moved by Her Worship the Mayor Sheryl Mai

Seconded by Cr Ken Couper

That the Strategy, Planning and Development Committee notes the Strategy, Planning and Development Group operational report for December 2019.

Carried

5. Public Excluded Business

There was no business conducted in public excluded.

6. Closure of Meeting

The meeting concluded at 10.09am.

Confirmed this 20th day of February 2020

Councillor Shelley Deeming (Chairperson)

4.1 Final Operative Date of Plan Change 129 Notable and Public Trees

Meeting: Strategy, Planning and Development Committee

Date of meeting: 20 February 2019

Reporting officer: Melissa McGrath, District Plan Manager

1 Purpose

The final consideration of Plan Change 129 Notable and Public Trees.

2 Recommendations

That the Strategy, Planning and Development Committee approve:

1. The incorporation of Plan Change 129 Notable and Public Trees into the District Plan in terms of Clause 17 of Schedule 1 of the Resource Management Act 1991.
2. The notification of Plan Change 129 Notable and Public Trees becoming operative in accordance with Clause 20 of Schedule 1 of the Resource Management Act 1991.

3 Background

The Planning and Development Committee resolved to adopt and publicly notify proposed District Plan Change PC129 Notable and Public Trees. The timeline of the plan change process undertaken is as follows:

Opening of non-statutory pre-notification consultation	22 September 2017
Closing date for comment during pre-notification consultation	10 November 2017
Date of public notification for submissions	9 May 2018
Closing date for submissions	8 June 2018
Date of public notification for further submissions	29 August 2018
Closing date for further submissions	3 October 2018
Hearing commenced	3 December 2018
Hearing closed	18 January 2019
Recommendation of Hearings Panel	25 February 2019

PC129 proposes to replace the operative Whangarei District Plan “Heritage Tree” provisions in chapters 14, 59 and Appendix 2 with one district wide chapter titled “Notable and Public Trees (NPT)” that relates to the protection of individual trees or groups of trees.

PC129 proposes changes to the operative Whangarei District Plan text and maps. In summary, these include:

- The deletion of chapters 14, 59 and Appendix 2 of the District Plan.
- New Resource Area Chapter with objectives, policies and rules for the management of
- Notable and Public Trees.
- Changes to the Resource Area Map series.
- Consequential changes to the WDP text.

4 Discussion

Three appeals were lodged against the plan change decision. All three appeals sought broad relief with respect to the rejection or comprehensive review of PC129, to replace the STEM criteria, to raise the STEM threshold from 100, and/or liberalise the provisions relating to Notable Trees.

The appeals from Kelbrook Holdings Limited and Rye specifically sought to delete trees #271 and #433 [respectively] from the schedule. The s274 parties to the Landowners Coalition Incorporated appeal sought to delete trees from the schedule as follows:

Bryce Jones	Tree #342
Northland District Masonic Trust	Tree #508
Heather Tomason	Tree #323

Following mediation, the parties reached agreement, details are included in **Attachment 1**.

Environment Court approved the consent order on 22 November 2019. Under Section 86F of the Resource Management Act 1991 (RMA) the rules must now be treated as operative.

Clause 17 of the Schedule 1 of the RMA, which cannot be delegated, provides for the final consideration of the plan change by its approval after all the appeals have been disposed of. This authorises the incorporation of a plan change into the District Plan and shall be given effect by affixing the seal of the local authority to the proposed policy statement or plan.

Clause 20 deals with the operative date and publication of the approved plan. The plan change will become operative 5 days after public notification.

District Plan changes, while set by Council, must either be accepted or refused if heard by independent commissioners. Council cannot substitute its decision for that of the Hearing Commissioner.

5 Significance and engagement

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

6 Attachments

1. Environment Court Consent Order dated 22 November 2019.
2. District Plan Text Notable and Public Trees Chapter
3. District Plan Text Definitions Chapter
4. District Plan Resource Area Maps – Available Under Separate Cover (refer Democracy Services)

BEFORE THE ENVIRONMENT COURT
I MUA I TE KOOTI TAIAO O AOTEAROA

IN THE MATTER	of the Resource Management Act 1991
AND	of appeals under Clause 14 of the First Schedule to the Act
BETWEEN	KELBROOK HOLDINGS LIMITED
	(ENV-2019-AKL-000084)
	LANDOWNERS COALITION INCORPORATED
	(ENV-2019-AKL-000085)
	HEATHER RYE
	(ENV-2019-AKL-000090)
	Appellants
AND	WHANGAREI DISTRICT COUNCIL
	Respondent

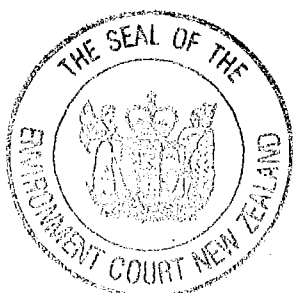
Environment Judge J A Smith sitting alone under s 279 of the Act
In Chambers at Auckland

CONSENT ORDER

[A] Under s 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) the appeals are allowed subject to the amendments set out in **Annexure A** to this order.
- (2) the appeals are otherwise dismissed.

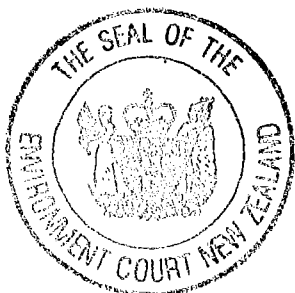
[B] Under s 285 of the Resource Management Act 1991, there is no order as to costs.



REASONS

Introduction

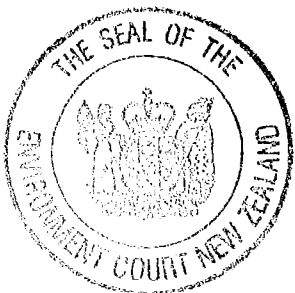
- [1] These appeals are against the decision of the Whangarei District Council on Plan Change 129 (**PC129**) to the Operative Whangarei District Plan (**WDP**).
- [2] PC129 sought to replace the operative Heritage Tree provisions in chapters 14, 59 and Appendix 2 of the WDP with a district wide chapter titled "Notable and Public Trees (**NPT**)" that relates to the protection of individual trees or groups of trees. NPT deals with both Notable Trees (scheduled) and Public Trees (unscheduled trees on public land).
- [3] PC129 uses a STEM threshold of 100 for scheduling of Notable Trees. The Schedule of Notable Trees (**the Schedule**) was effectively 'rolled over' from Appendix 2 of the WDP.
- [4] There are approximately 180 trees listed in the Schedule.
- [5] All three appeals sought broad relief with respect to rejection or comprehensive review of PC129, to replace the STEM criteria, to raise the STEM threshold from 100, and/or to liberalise the provisions relating to Notable Trees.
- [6] The Kelbrook Holdings Limited (**Kelbrook**) appeal also specifically sought deletion of tree #271 from the Schedule. The Rye appeal specifically sought deletion of tree #433 from the Schedule.
- [7] The s274 parties to the Landowners Coalition Incorporated (**Landowners**) appeal all made submissions to PC129 seeking to delete trees from the Schedule, as follows:
 - (a) Bryce Jones Tree #342
 - (b) Northland District Masonic Trust Tree #508
 - (c) Heather Tomason Tree #323



Agreement reached

- [8] The three appeals were mediated together. The Council was assisted at mediation by its consultant arborist who re-visited the specific trees prior to mediation.
- [9] Following mediation, the parties reached agreement on a proposal to resolve the appeals. The resolution of the general aspects of the appeals includes the following amendments to the provisions with respect to scheduled Notable Trees:
- (a) Retention of the STEM criteria and the STEM scheduling threshold of 100.
 - (b) Better balance in the chapter with respect to the positive and adverse effects of trees.
 - (c) Policy recognition of the adverse effects of trees on people and property.
 - (d) Clarification of the permitted activity rule for pruning to comply with the Electricity (Hazards from Trees) Regulations 2003.
 - (e) Introducing additional tiers into the Notable Tree activity rules:
 - i. Retention of the existing 'minor pruning' permitted activities.
 - ii. A new rule for 'major pruning' as a controlled activity, non-notified.
 - iii. Conversion of the discretionary activity for pruning and works within the root zone to restricted discretionary, non-notified.
 - iv. Retention of the rule for removal of trees as a discretionary activity.
- [10] The resolution of the specific tree aspects of the appeals are as follows:
- (a) Deletion of tree #271 from the Schedule of Notable Trees (Kelbrook).

STEM score in the Schedule: 108



Kelbrook presented recent arborist assessments which established that tree #271 falls below the 100 STEM threshold for scheduling.

- (b) Deletion of tree #342 from the Schedule of Notable Trees (Bryce Jones).

STEM score in the Schedule: 138

Tree #342 is located on State Highway 14 opposite Whangarei Hospital, very close to the road reserve and to Mr Jones' house. The road reserve contains a significant number of public pipeline assets and network utilities. The root zone of the tree has been damaged by previous excavations for pipeline (manhole) works. The tree is also located in the helicopter approach path for the Hospital, and the helicopters hover over the tree.

Having regard to policy NPT.1.4.1(c)(ii) (manage adverse effects on people and property) and (iii) (provide for the safe and efficient use and operation of the roading network or network utilities), the relevant parties are satisfied that tree #342 should not be scheduled due to locational constraints.

- (c) Deletion of tree #508 from the Schedule of Notable Trees (Northland District Masonic Trust).

STEM score in the Schedule: 120

Tree #508 is located in a Masonic village, very close to pensioner units, and has a long history of interventions.

Having regard to policy NPT.1.4.1(c)(i) (safeguard life or property) and (ii) (manage adverse effects on people and property), the relevant parties are satisfied that tree #508 should not be scheduled due to adverse effects on the health and safety of village residents which have not been resolved by extensive tree works.

- (d) Deletion of tree #323 from the Schedule of Notable Trees (Heather Tomason).

STEM score in the Schedule: 102



Tree #323 is located very close to Ms Tomason's house and the road reserve. This tree also has a history of interventions.

Having regard to policy NPT.1.4.1(c)(ii) (manage adverse effects on people and property), the relevant parties are satisfied that tree #323 should not be scheduled due to its low STEM score (very close to the scheduling threshold), and adverse effects of regular tree works on the health and safety of the neighbouring residents.

- (e) Retention of tree #433 in the Schedule of Notable Trees, but exemption from a rule requirement in the new controlled activity rule for 'major pruning' (Heather Rye).

STEM score in the Schedule: 144

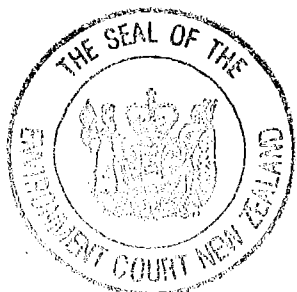
Tree #433 is located at the apex of a small corner residential site influenced by roads on both boundaries and by power lines on one. There is a bus stop located under the tree, but fear of limbs falling causes members of the public to wait in preference in Mrs Rye's driveway (as witnessed by Council officers when undertaking a site visit). Previous pruning of one side of the tree to clear power lines has left the tree poorly balanced. The tree does however have a high STEM score.

Mrs Rye's tree was the case study that prompted the Council to draft the new controlled activity rule for 'major pruning'.

Having regard to policy NPT.1.4.1(c)(ii) (manage adverse effects on people and property) and (iii) (provide for the safe and efficient use and operation of the roading network or network utilities), the relevant parties are satisfied that it is appropriate that tree #433 be exempt from the controlled activity rule requirement that not more than a third of the live growth of the tree be removed in a 12 month period, due to the poorly balanced form of the tree associated with previous pruning by or for network utility operators.

Consideration

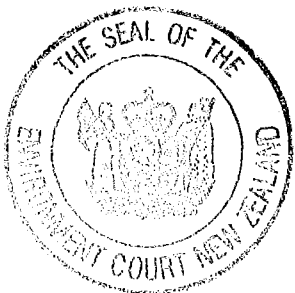
- [11] In making this order the Court has read and considered the appeal and the memorandum of parties dated 24 October 2019.



- [12] The following parties have given notice of an intention to become a party under s274 and have signed the memorandum setting out the relief sought:
- (a) Bryce Jones
 - (b) Northland District Masonic Trust
 - (c) Heather Thomason
 - (d) Landowners Coalition Incorporated
- [13] The owner of tree #342, George Augustine, has also signed the memorandum of the parties seeking this order.
- [14] The Court is making this order under s 279(1)(b) of the Act, such order being by consent, rather than representing a decision or determination on the merits pursuant to s 297. The Court understands for present purposes that:
- (a) All parties to the proceedings have executed the memorandum requesting this order;
 - (b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Act, including in particular Part 2; and
 - (c) Parties have participated in Alternative Dispute Resolution as directed by the Court and according to clause 5.1 and section 7 of the Appendix Two of the Environment Court of New Zealand Practice Note dated 1 December 2014.

Scope

- [15] The parties acknowledge that no appeals specifically sought the deletion from the Schedule of trees #342 (Bryce Jones), #508 (Northland District Masonic Trust), or #323 (Heather Thomason).



- [16] The test to be applied as to whether the amendments are sought are in scope is that set out in *Toomey v Thames-Coromandel District Council*,¹ which is as follows:

An appeal from a decision on a submission on a proposed plan must be on a provision or matter referred to in that submission.² The scope of the relief sought on appeal must be fairly and reasonably within the scope of the original submission or the proposed plan provisions or somewhere in between.³

- [17] In support of their position that the amendments sought are within scope the parties have submitted that:

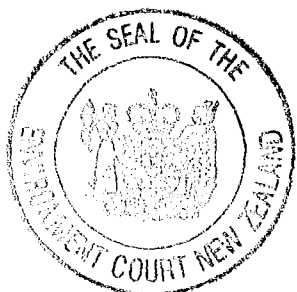
- (a) Although the deletion of these trees from the Schedule of trees was not sought by the appellants, the appeals are broad in seeking to reject or comprehensively review PC129, replace the STEM scheduling criteria, or raise the STEM threshold from 100 to 160. The parties therefore consider that there is scope for reconsidering the scheduling of these trees.

- [18] Mr Jones is not the owner of the site on which tree #342 is located. However the owner, Mr G Augustine, has signed the memorandum of the parties. Therefore, no person will be prejudiced by the making of this order.

Order

- [19] In the circumstances of this case I am prepared grant the amendments sought by the parties on the grounds that an agreement has been reached between them. Accordingly, this order does not represent a reasoned decision of the Court, but confirms the agreement reached between the parties by consent.

- [20] In granting the amendments sought I am also satisfied that the appeals are broad enough to allow the reconsideration of the scheduling of specific trees, and that the agreement reached between the parties will not prejudice any other party.



¹ [2017] NZEnvC 199.

² Clause 14(2), Schedule 1 to the RMA.

³ *Re Vivid Holdings Limited* [1999] NZRMA 467.

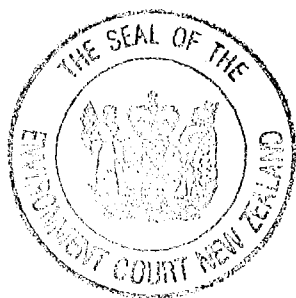
[21] Therefore the Court orders, by consent, that Chapter NPT Notable & Public Trees of the Whangarei District Plan is amended as set out in **Annexure A** attached, with deletions struck through and additions underlined.

[22] The appeals are otherwise dismissed.

[23] There is no order as to costs in respect of the matters covered by this order.

DATED at Auckland this 22nd day of November.

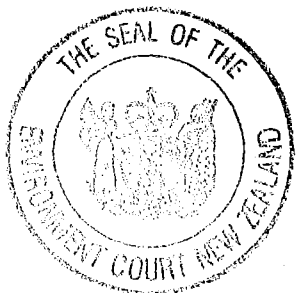
2019





J A Smith
Environment Judge

Annexure A



NPT.1

Notable and Public Trees

Index

NPT.1	Notable and Public Trees
NPT.1.1	Description and Expectations
NPT.1.2	Eligibility
NPT.1.3	Objectives
NPT.1.4	Policies
NPT.1.5	Permitted Activities (Land use)
NPT.1.6	Restricted/Discretionary Activities (Land use)
NPT.1.7	Discretionary Activities (Land use)
NPT.1.6B	Discretionary Activities (Subdivision)
NPT.1.79	Assessment Criteria for Discretionary Activities
NPT.1.810	Criteria for Notable Tree Classification
NPT.1.911	Schedule of Notable Trees
NPT.1.4012	Public Trees

NPT.1.1 Description and Expectations

Trees provide a significant contribution to the amenity, historical and ecological values of the District. This is particularly so in urban areas where the ongoing demand for land development can threaten the existence of established trees.

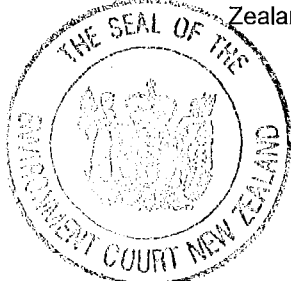
Trees, whether individually or collectively, can have a number of positive effects on the environment. These include:

- A heritage and natural environmental legacy for current and future generations.
- Providing a habitat and food source for birds, insects and other wildlife.
- Providing shelter from the elements by providing shade, reducing glare and reducing the heat island effect.
- Improving the quality of waterways by filtering polluting particulates.
- Avoidance or mitigation of the effects of natural hazards, such as landslips and erosion by intercepting and reducing runoff and soil erosion.
- Absorbing carbon dioxide, releasing oxygen, and capturing and removing particulate matter and dust from the air.
- Providing a sense of place that contributes to character and local identity.
- Calming traffic, slowing speeds and providing a buffer between pedestrians and cars.
- Contributing to public health and well-being.

Council and landowners have a role in management and responsibility for Notable Trees. Trees can have adverse effects on people and property, which can include limb failure or tree collapse, leaf drop, shading, increased building maintenance, root invasion, fire risk, and health and safety.

Individual trees and groups of trees that are considered to be among the most significant trees in Whangarei are scheduled in this chapter in order to protect the benefits they provide for current and future generations. These trees have been specifically identified as "Notable Trees" using the Standard Tree Evaluation Method (STEM™)¹. This takes into account a number of factors, with each factor scored in accordance with the STEM™ methodology and an overall score provided determining the status of the tree or trees as Notable Trees. Notable Trees are identified on the planning maps. The majority of scheduled Notable Trees are located on private land. A number of Notable Trees are also located in road reserves, parks and reserves.

¹ Flook, R. 1996: A Standard Tree Evaluation Method, published by Ron Flook, Lower Hutt, New Zealand.



NPT.1

Notable and Public Trees

Trees over a certain size in road reserves, parks and reserves are referred to throughout this chapter as "public trees". Public trees make the streetscape more appealing while improving pedestrian amenity and public health. These trees also provide an important environmental function in terms of storing carbon, providing habitat and food for wildlife, improving air quality and providing ecological and amenity values. However, road reserves, parks and reserves facilitate a wide range of uses which can conflict with the presence of trees. For instance, road reserves contain critical underground and network utility infrastructure and sometimes, conflict can occur between trees and these assets. As such the protection of public trees in road reserves, parks and reserves need to be balanced with these competing uses.

Future subdivision and development needs to consider how to accommodate existing and new trees and vegetation that contribute to ecological and amenity values, especially in new road reserves, parks and reserves. This may require careful consideration of where trees are planted, in relation to existing and planned infrastructure and network utilities. Council encourages the use of indigenous trees and vegetation in road reserves, parks and reserves and private land.

NPT.1.2 Eligibility

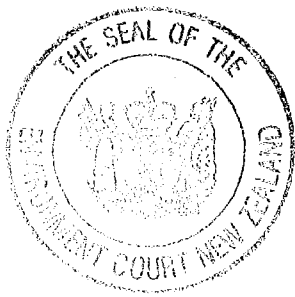
1. The following provisions shall apply district wide in addition to any other provisions in the District Plan applicable to the same area or site.
2. Any subdivision not requiring resource consent as a discretionary activity pursuant to NPT.1.6⁹ is a controlled activity.
3. Where a tree or group of trees has been identified as a Notable Tree in NPT.1.9¹².1 and is located in a road reserve, park or reserve, the rules relating to Notable Trees shall take precedence.

NPT.1.3 Objectives

1. Notable trees and notable groups of trees with significant amenity, historical or ecological values are maintained, retained and protected from inappropriate subdivision, use and development.
2. Public trees in road reserves, parks and reserves are protected and maintained where they positively contribute to amenity, historical or ecological values, while enabling the safe and efficient use, development, maintenance, operation and upgrading of the roading network and network utilities.
3. Future subdivision, use and development appropriately provides for existing and new trees that contribute to amenity, historical or ecological values, ensuring that any design can accommodate such trees, whilst recognising the need to avoid future conflicts with roading and network utility infrastructure.

NPT.1.4 Policies

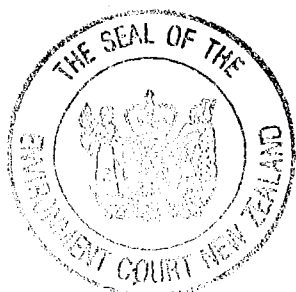
1. To require that notable trees and notable groups of trees are maintained, retained and protected from inappropriate subdivision, use and development by:
 - a. Identifying and scheduling notable trees and notable groups of trees by applying the STEM™ criteria in NPT.1.8.
 - b. Ensuring that subdivision, use or development does not result in the inappropriate removal of notable trees or notable groups of trees, or have adverse effects on the life of the tree or identified significant amenity, historical or ecological.
 - c. Enabling pruning and maintenance of notable trees and notable groups of trees in accordance with arboricultural best practice where works are necessary to:



NPT.1

Notable and Public Trees

- i. ~~are required to safeguard~~ Safeguard life or property; or
 - ii. ~~where the works are necessary to provide~~ Manage adverse effects on people and property; or
 - iii. Provide for the safe and efficient use and operation of the roading network or network utilities; ~~or~~
 - ii. iv. Ensure the ongoing health, wellbeing and longevity of the tree or group of trees.
- ~~e.~~ d. Providing education and advice to encourage the protection of notable trees and notable groups of trees.
- ~~d.~~ e. Requiring future subdivision, use or development to respond to, accommodate and protect notable trees and notable groups of trees.
- ~~e.~~ f. Recognising that the removal of an identified notable tree or notable groups of trees may be appropriate if:
 - i. It is demonstrated that there is a ~~significant-risk~~ to human health and / or property, or the safe and efficient operation of the roading network or network utility infrastructure, based on a risk assessment ~~undertaken by a qualified arborist.~~
 - ii. It is demonstrated that there is no practicable alternative to the removal.
 - iii. Where necessary, ~~details an assessment~~ are is provided of suitable mitigation or offset for the removal.
- ~~f.~~ g. Managing identified notable trees to avoid, or where avoidance is not possible, contain or control, the spread of plant pathogens.
- 2. To require the protection of public trees in road reserves, parks and reserves while providing for the safe and efficient development, operation, use, maintenance and upgrading of infrastructure, network utilities and the road network by:
 - a. Providing protection to public trees over a certain size in road reserves, parks and reserves.
 - b. Enabling the ongoing maintenance of public trees in road reserves, parks and reserves, while ensuring that tree selection and location recognises existing uses and adjoining landowners.
 - c. Encouraging the use of indigenous trees and vegetation, where appropriate, for planting within road reserves, parks and reserves, to recognise amenity and ecological values.
 - d. Enabling appropriate works to public trees to provide for the safe and efficient operation, use, maintenance and upgrading of network utilities.
 - ~~d.~~ e. Recognising that the removal of any protected public trees may be appropriate if:
 - i. It is demonstrated that the tree or trees would not meet the threshold for protection pursuant to the STEM™ criteria in NPT.1.8.
 - ii. It is demonstrated that there is a ~~significant-risk~~ to human health and / or property, or the safe and efficient operation of the roading network or network utility infrastructure, based on a risk assessment ~~undertaken by a qualified arborist.~~
 - iii. It is demonstrated that there is no practicable alternative to the removal.
 - iv. Where necessary, an assessment is ~~details are~~ provided of suitable mitigation or offset for the removal.



NPT.1

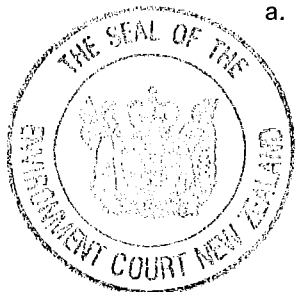
Notable and Public Trees

- e. f. Managing protected public trees to avoid, or where avoidance is not possible, contain or control, the spread of plant pathogens.
3. To recognise and provide for existing and new trees when designing future subdivision and development by:
- Identifying existing trees on sites or in new road reserves, parks and reserves which meet the NPT.1.8 criteria and requiring the design of subdivision and development to respond to, and where appropriate schedule, these identified trees.
 - Assessing the need for new trees to contribute to the amenity, historical or ecological values of the neighbourhood.
 - Encouraging the use of indigenous trees and vegetation for planting, where appropriate, to recognise amenity, cultural and ecological values.
 - Recognising the need to avoid future conflicts with roading, and network utility infrastructure and the health and safety of people and property.

NPT.1.5 Permitted Activities (Land Use)

Notable Trees

- Pruning or maintenance of any Notable Tree listed in NPT.1.912.1 which is:
 - Required for the removal of broken, dead, dying or diseased wood; or
 - Undertaken in accordance with arboricultural best practice where:
 - The maximum branch diameter must not exceed 200mm at severance;
 - No more than 20% of live growth of the tree is removed in any 12 month period, excluding pruning or maintenance undertaken in accordance with NPT.1.5.1.d; and
 - The ongoing health, wellbeing and longevity of the tree is maintained~~The natural shape, form and branch habit of the tree is retained;~~ or
 - Based on a risk assessment from a qualified arborist, is required as emergency tree works; or
 - Undertaken by a qualified arborist on behalf of a network utility operator or landowner where branches are interfering, or is likely to interfere within the next 12 months, with overhead wires or network utilities and the pruning or maintenance is required in order to maintain the security of an existing supply, to restore power or telecommunication infrastructure or to comply with the Electricity (Hazards from Trees) Regulations 2003; and
 - Notified in writing to Whangarei District Council at least five working days prior to the tree works being undertaken, with the exception of tree works in clause c and d above.
- Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within the root zone of a Notable Tree listed NPT.1.912.1 where:
 - The works are thrusting to a depth of greater than 650mm for the installation of network utilities supervised by a qualified arborist; or
- Removal of a Notable Tree listed in NPT.1.912.1 which is:
 - A dead tree based on an assessment from a qualified arborist.



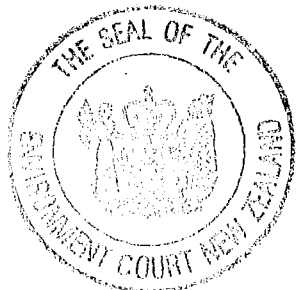
NPT.1

Notable and Public Trees

- b. Based on a risk assessment from a qualified arborist, is required as emergency tree works.

Public Trees

4. Pruning or maintenance of any public tree defined in NPT.1.4013.1 which is:
 - a. Required for the removal of broken, dead, dying or diseased wood; or
 - b. Undertaken in accordance with arboricultural best practice where:
 - i. The maximum branch diameter does not exceed 200mm at severance;
 - ii. No more than one third of the foliage live growth of the tree is removed in any 12 month period; and
 - iii. The ongoing health, wellbeing and longevity of the tree is maintained~~The natural shape, form and branch habit of the tree is retained;~~ or
 - c. Emergency tree works undertaken by the Whangarei District Council, Northland Regional Council, network utility operator or their authorised representative; or
 - d. Undertaken, or authorised, by a network utility operator, where branches are compromising the safe and efficient operation, maintenance and upgrade of overhead wires or network utilities and the pruning or maintenance is required to maintain the security of an existing supply, to restore power or telecommunication infrastructure or to comply with the Electricity (Hazards from Trees) Regulations 2003; or
 - e. Undertaken, or authorised, by a road controlling authority where it is required to maintain the visibility of road safety signage, maintain road lighting, maintain vehicle sight lines for traffic safety or to maintain legal clearance height and width above the road carriageway.
5. Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within the root zone of any public tree identified in NPT.1.4013.1 where the works are:
 - a. Thrusting to a depth of greater than 650mm for the installation of network utilities supervised by a qualified arborist; or
 - b. Undertaken, or authorised by a network utility operator, or road controlling authority, where it is required for maintenance or renewal of existing infrastructure and utilities including:
 - i. Repairs to existing footpaths;
 - ii. Repairs to existing kerbs and channels;
 - iii. Fixing potholes or patches; or
 - iv. Resurfacing of existing roads.
6. Removal of any public tree defined in NPT.1.4013.1 which is:
 - a. A dead tree based on an assessment from a qualified arborist; or
 - b. Emergency tree works undertaken by Whangarei District Council, Northland Regional Council network utility operator or their authorised representative; or
 - c. Located within a road reserve with a road speed environment greater than 50 km/ph and is undertaken, or authorised, by a road controlling authority, or network utility operator where:
 - i. It is required to provide for the safe use and operation of the road network; or



NPT.1

Notable and Public Trees

- ii. It is required for the safe and efficient operation, maintenance or upgrade of overhead or underground network utilities; or
- d. Located within a road reserve with a road speed environment less than 50 km/ph and is undertaken, or authorised, by a road controlling authority, or network utility operator where:
 - i. It is required for the safe and efficient operation, maintenance or upgrade of overhead or underground network utilities.

NPT.1.6 Controlled Activities (Land Use)

Notable Trees

1. Pruning or maintenance of any Notable Tree listed in NPT.1.912.1 which is undertaken by a qualified arborist where:
 - a. It is for the purposes of ensuring the safety of people or avoiding damage to property; and
 - b. No more than one third of the live growth of the tree is removed in any 12 month period, excluding pruning or maintenance undertaken in accordance with NPT 1.5.1.d; and
 - c. It is undertaken in a manner that ensures the ongoing health, wellbeing and longevity of the tree.

Matters of Control

2. Matters over which control is reserved are:
 - a. The nature and extent of pruning or maintenance required to ensure the safety of people and/or avoid damage to property; and
 - b. Measures to ensure:
 - i. The ongoing health, wellbeing and longevity of the tree; and
 - ii. The ongoing maintenance of the tree

Information Requirement

3. Applications under Rule NPT.1.6.1 must include a plan and/or description of the proposed pruning or maintenance prepared by a qualified arborist.

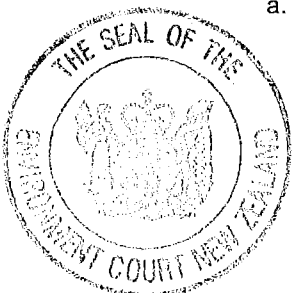
Non-Notification

4. Any controlled activity application under rule NPT.1.6.1 shall not require written consent of affected persons and shall not be notified or limited-notified.

NPT.1.67 Restricted Discretionary Activities (Land Use)

Notable Trees

1. Pruning or maintenance of any Notable Tree listed in NPT.1.912.1 which does not comply with the permitted activity rules within NPT.1.5.1 or controlled activity rule in NPT.1.6.1.
2. Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within:
 - a. The root zone of a Notable Tree listed NPT.1.912.1 which does not comply with permitted activity rules within NPT.1.5.2.



NPT.1

Notable and Public Trees

- b. Three times the radius of the canopy root zone of a New Zealand Kauri tree (*agathis australis*) listed in NPT.1.9.1.
- 3. ~~Removal of a Notable Tree listed in NPT.1.9.1 which does not comply with the permitted activity rules within NPT.1.5.3.~~

Public Trees

- 4. ~~3.~~ Pruning or maintenance of any public tree defined in NPT.1.40.1 which does not comply with the permitted activity rules within NPT.1.5.4.
- 5. ~~4.~~ Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within:
 - a. The root zone of any public tree identified in NPT.1.40.1 which does not comply with permitted activity rules within NPT.1.5.5.
 - b. Three times the radius of the canopy root zone of a New Zealand Kauri tree (*agathis australis*) listed in NPT.1.40.1.
- 6. ~~Removal of any public tree defined in NPT.1.10.1 which does not comply with the permitted activity rules within NPT.1.5.6.~~

Matters of Discretion

- 5. Matters over which discretion is restricted for rules NPT.1.7.1 – NPT.1.7.4 are:
 - a. Alternative methods to avoid the pruning of the tree or trees.
 - b. The specific historical, ecological or amenity values of the tree or trees.
 - a. ~~c.~~ Mitigation, offset or compensation for the environmental values that the tree or trees provide.
 - b. ~~d.~~ The ongoing health, wellbeing and longevity of the tree or trees.
 - e. ~~e.~~ The actual and potential risk of actual damage to people and property from the tree or trees.
 - d. ~~f.~~ Methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material.
 - e. ~~g.~~ The functional and operational needs of infrastructure and network utilities.
 - f. ~~h.~~ Consistency with best aboriginal practices.

Non-Notification

- 6. Any restricted discretionary activity application under rule NPT.1.7.1 – NPT.1.7.4 shall not require written consent of affected persons and shall not be notified or limited-notified.

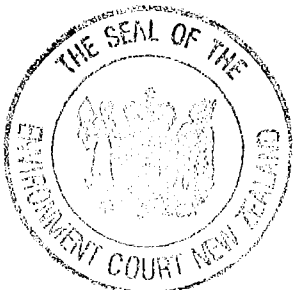
NPT.1.8 Discretionary Activities (Land Use)

Notable Trees

- 1. Removal of a Notable Tree listed in NPT.1.12.1 which does not comply with the permitted activity rules within NPT.1.5.3.

Public Trees

- 2. Removal of any public tree defined in NPT.1.13.1 which does not comply with the permitted activity rules within NPT.1.5.6.



NPT.1

Notable and Public Trees

NPT.1.79 Discretionary Activities (Subdivision)

1. Subdivision of land that contains a Notable Tree listed in NPT.1.912.1 which is not able to locate a minimum 100m² building platform, accessway(s) and associated services outside of the root zone of the identified tree or group of trees.
2. Subdivision of land that contains a public tree identified in NPT.1.4013.1 which is not able to locate a minimum 100m² building platform, accessway(s) and associated services outside of the root zone of the identified tree or group of trees.
3. Subdivision of land that results in the root zone of a Notable tree listed in NPT.1.912.1 being located on more than one site.

NPT.1.810 Assessment Criteria for Discretionary Activities

1. When assessing discretionary applications pursuant to NPT.1.58 and NPT.1.69, the assessment shall include (but is not limited to):
 - a. The extent to which alternative methods to avoid the pruning or removal of the tree or trees have been considered.
 - b. Consideration of the specific historical, ecological or amenity values of the tree or trees and whether effects on these values can be minimised or avoided.
 - c. The degree to which any proposed mitigation adequately compensates for the values that the tree or trees provide.
 - d. Whether any impact on the immediate or long term-health and stability of the tree or trees is able to be minimised or avoided.
 - e. The actual and potential risk of actual damage to people and property from the tree or trees.
 - f. Methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material.
 - g. The provision of a tree works plan to address the effects of the works on the tree or trees and outlining the proposed methods to be used.
 - h. The functional and operational needs of infrastructure and network utilities.
 - i. Consistency with best arboricultural practices including consideration of the need for the direction and supervision by an on-site monitoring arborist while the works are being carried out
 - j. When subdividing land containing a Notable Tree or protected public tree, the ability for reasonably anticipated future development to occur in a manner which does not adversely affect the health and retention of the tree or group of trees.

NPT.1.911 Criteria for Notable Tree Classification

1. To provide a basis for regulatory measures to protect trees of significant amenity, historical or ecological values, selection and listing of Notable Trees in table NPT.1.912.1 have been assessed against the Standard Tree Evaluation Method (STEMTM)². A total score is calculated for each tree in accordance with the STEMTM criteria with trees scoring 100 points or greater being listed as Notable Trees in table NPT.1.912.1.

² Flook, R. 1996: A Standard Tree Evaluation Method, published by Ron Flook, Lower Hutt, New Zealand.



NPT.1

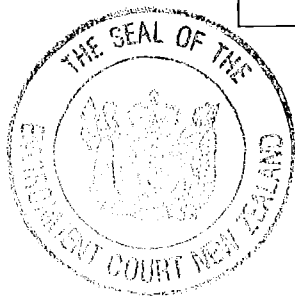
Notable and Public Trees

2. Consideration of any additional tree or group of trees for classification as Notable Trees shall also be assessed against the STEM™ criteria. Any tree which scores 100 points or greater can be considered for listing as a Notable Tree in table NPT.1.912.1.

NPT.1.1012 Schedule of Notable Trees

1. This section contains details of Notable Trees identified on the Planning Maps. Trees within Table NPT.1.912.1 below have been identified in accordance with the criteria in NPT.1.811. Rules relating to these trees are provided in NPT.1.5 and NPT.1.69.

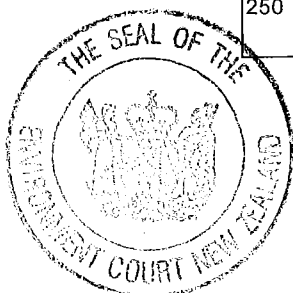
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
200	Taraire	Beilschmiedia tarairi	102	89 Crawford Cres	Lot 1 DP 65923	35
201	Taraire	Beilschmiedia tarairi	144	89A Crawford Cres	Lot 2 DP 65925	35
202	Taraire (2)	Beilschmiedia tarairi	150	47 Three Mile Bush Road	Lot 78 DP 51732	35
203	Puriri	Vitex lucens	123	14 Barclay Place	Lot 14 DP 62193	33
205	Puriri	Vitex lucens	126	34 Puriri Street	Lot 1 DP 131477	33
206	Illawarra Flame Tree	Brachychiton acerifolium	105	17 Puriri Street	Pt Lot 9 Deeds W72	33
207	English Oak (8)	Quercus robur	126	20 Grant Street	Pt Section 126, Town of Kamo	33
208	Southern Magnolia	Magnolia grandiflora	114	421 Kamo Road	Lot 1 DP 57301	35
210	Taraire	Beilschmiedia tarairi	120	58 Fisher Terrace	Lot 66 DP 58330	35
211	Puriri	Vitex lucens	108	77 Fisher Terrace	Lot 80 DP 58330	35
212	Puriri	Vitex lucens	114	57A Fisher Terrace	Lot 2 DP 160104	35
214	Sentry Palm	Howea forsteriana	108	351 Kamo Road	Lot 5 DP 32993 (tree not found)	35
217	Maidenhair Tree	Ginkgo biloba	126	20 Whau Valley Road	Lot 1 DP 28355	35
220	Illawarra Flame Tree	Brachychiton acerifolium	102	59 Whau Valley Road	Lot 2 DP 77269	35
223	Tulip Tree	Liriodendron tulipifera	102	34 Bedlington Street	Lot 4 DP 35518	35



NPT.1

Notable and Public Trees

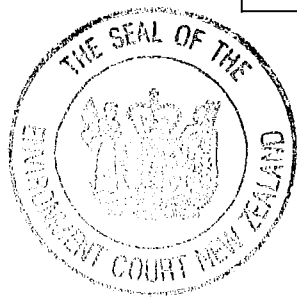
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
224	Pohutukawa,	<i>Metrosideros excelsa</i> ;	126	162 Kamo Road	Lot 1 DP 58120	35
	Titoki	<i>Alectryon excelsus</i>	102			
226	Camphor Laurel,	<i>Cinnamomum camphora</i> ;	114	17 Moody Avenue	Lot 2 DP 61116	36
	Jacaranda	<i>Jacaranda mimosaeifolia</i>	108			
228	Rimu (7),	<i>Dacrydium cupressinum</i> ;	126	19 and 21 Moody Avenue	Lot 1 DP 61116 and Lot 28 DP 17834	36
	Kauri (2)	<i>Agathis australis</i>	102			
	Japanese Maple,	<i>Acer palmatum</i> ;	111			
	Jacaranda,	<i>Jacaranda mimosaeifolia</i>	108			
229	Camphor Laurel	<i>Cinnamomum camphora</i>	120	27 Moody Avenue	Lot 1 DP 75180	36
230	Camphor Laurel	<i>Cinnamomum camphora</i>	108	31 Moody Avenue	Pt Lot 4 DP 45519	36
236	Totara (2), Karaka, Puriri, Kohekohe, Nikau, Puriri	<i>Podocarpus totara</i> , <i>Corynocarpus laevigatus</i> , <i>Vitex lucens</i> <i>Rhopalostylis sapida</i> ; <i>Vitex lucens</i>	114 score for stand	1A Gillingham Road	Pt Lot 12 DP 1583 & Pt Lot 13 DP 1583	34
244	Puriri	<i>Vitex lucens</i>	114	33 Kiripaka Road	Lot 1 DP 43988	36
245	Totara (2)	<i>Podocarpus totara</i>	114	40 Tapper Crescent	Lot 39 DP 72561	36
246	Pohutukawa,	<i>Metrosideros excelsa</i> ;	111	194 Corks Road	Pt Lot 108, 109 PSH OF Whangarei	36
	Red Oak,	<i>Quercus rubra</i> ;	111			
	Puriri	<i>Vitex lucens</i>	102			
247	Totara	<i>Podocarpus totara</i>	120	17 Meadow Park Cres	Lot 115 DP 58121	36
248	Totara	<i>Podocarpus totara</i>	105	54 Boundary Road	Lot 5 DP 61344	36
250	Totara (2)	<i>Podocarpus totara</i>	114	5 Kea Place	Lot 2 DP 70523	42



NPT.1

Notable and Public Trees

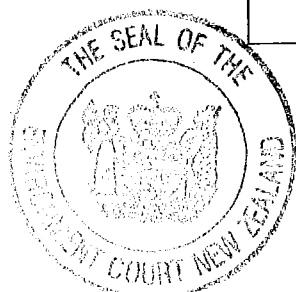
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
251	Totara	Podocarpus totara	120	3 Kea Place	Lot 10 DP 62276	42
252	Totara	Podocarpus totara	114	8 Kea Place	Lot 16 DP 62276	42
253	Kauri	Agathis australis	114	120 Maunu Road	Lot 2 DP 347018	42
255	English Oak	Quercus robur	120	85 Fourth Avenue	Pt Lot 2 3 DP 14650	37
257	English Oak	Quercus robur	105	83 Fourth Avenue	Lot 1 DP 172504	37
258	English Oak	Quercus robur	114	14 Kirikiri Road	Lot 10 DP 203278	37
262	Pohutukawa	Metrosideros excelsa	102	41A Kauika Rd	Lot 1 DP 202399	37
265	English Oak,	Quercus robur;	120	9 - 11 Kauika Rd	Lot 2 DP 178081	43
266	English Oak	Quercus robur	114	82 Maunu Road	Lot 3 DP 341875	43
268	Totara	Podocarpus totara	108	36 Third Avenue	Lot 1 DP 8555	37
269	Totara	Podocarpus totara	114	48 Maunu Road	Lot 2 DP 123891	37
274	English Oak	Quercus robur	108	18 Central Avenue	Lot 1 DP 47446	37
272	Michelia	Michelia doltsopa	105	35 Russell Road	Lot 2 DP 35158	37
273	Kauri (2), Southern Magnolia	Agathis australis; Magnolia grandiflora	114 114	1 Russell Road	Pt 19 DP 12468	37
277	Rimu	Dacrydium cupressinum	108	7 Powhiri Avenue	Lot 1 DP 149824	37
278	Kauri	Agathis australis	102	23 Lupton Avenue	Pt 2 Deeds W58	37
280	Pohutukawa	Metrosideros excelsa	120	127 Kamo Road	Lot 2 DP 11413	37
284	Pohutukawa, Rimu (2)	Metrosideros excelsa; Dacrydium cupressinum	126	8 Kensington Ave	Lot 4 DP 54577	37
285	Kawaka (2)	Libocedrus plumosa	102	70 Kamo Road	Lot 1 Deeds 307	37



NPT.1

Notable and Public Trees

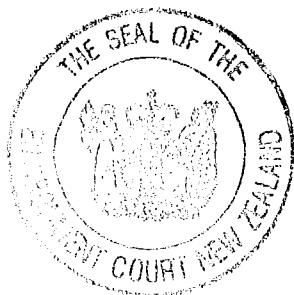
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
289	Totara (8)	Podocarpus totara	150	28 Mains Avenue	Lot 4 DP 31693	36
290	Pohutukawa	Metrosideros excelsa	144	25 Elizabeth Street	Lot 53 Deeds Plan W20	36
294	Kowhai	Sophora microphylla	114	34 Kamo Road	Lot 1 DP 24064	37
296	Spanish Chestnut	Castanea sativa	114	11 Mill Road	Lot 2 DP 43654	37
297	Camphor Laurel, NSW Christmas Bush, Totara, Moreton Bay Chestnut	Cinnamomum camphora; Ceratopetalum gummiferum; Podocarpus totara; Castanospermum australe	102 105 108 111	17 Mill Road	Pt Lot 12 Deeds 55 & Pt Lot 12 DP 24064	37
299	Pohutukawa, Totara	Metrosideros excelsa; Podocarpus totara	108 108	19 Mill Road	Lot 14 DP 24066	38
300	Camphor Laurel	Cinnamomum camphora	114	29 Mill Road	Lot 8 DP 24064	38
301	Pohutukawa, (2) Kauri	Metrosideros excelsa; Agathis australis	132 138	19 Nixon Street	Lot 5 DP 28817	38
302	Kauri	Agathis australis	114	15 Nixon Street	Allotment 2 PSH of Whangarei	37/38
304	Puriri	Vitex lucens	114	36 Mill Road	Lot 6 Deeds 54B	38
305	NSW Christmas Bush	Ceratopetalum gummiferum	114	52 Mill Road	Lot 22 Deeds 47	38
306	Kauri	Agathis australis	120	54 Mill Road	Lot 2 DP 32065	38
309	English Oak	Quercus robur	126	5 Waiaawa Road	Lot 3 DP 52738	36
310	English Oak	Quercus robur	126	2 Cairnfield Road	Lot 2 DP 43765 (tree not found)	36



NPT.1

Notable and Public Trees

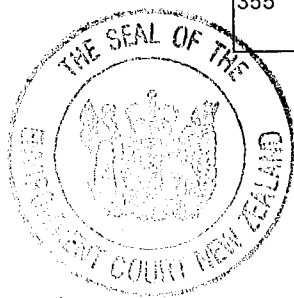
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
313	Miro,	Podocarpus ferruginea;	105	5 Haronui Street	Lot 1 DP 198101	38
	Pohutukawa,	Metrosideros excelsa;	107			
314	Totara (4)	Podocarpus totara	120	8 Parahaki Street	Lot 1 DP 30499	38
315	Japanese Cedar	Cryptomeria japonica	120	7 Drummond Street	Lot 1 DP 61911	38
316	Pohutukawa,	Metrosideros excelsa;	102	13 Deveron Street	Part 5 DP 43729, 201, 202 Whg Parish	38
	Puriri	Vitex lucens	102			
317	Pohutukawa (2), Camphor Laurel	Metrosideros excelsa;	108	52 Hatea Drive	Lot 1 DP470739	38
		Cinnamomum Camphora	117			
319	Magnolia	Magnolia grandiflora	111	64 Hatea Drive	Pt Lot 7 DP 20669	38
322	Totara	Podocarpus totara	138	23 Mair Street	Lot 1 DP 134340	38
323	Sapote	Bumelia lycioides	102	109 Hatea Drive	Lot 20 DP 23799	38
324	Turpentine Tree	Syncarpia glomulifera	120	119 Hatea Drive	Lot 3 DP 163785	38
327	English Oak	Quercus robur	102	445 Maunu Road	Lot 2 DP 76853	42
328	Totara, Taraire	Podocarpus totara;	105	10 Le Ruez Place	Lot 4 DP 81042	42
		Beilschmiedia tarairi	108			
329	Camphor Laurel	Cinnamomum camphora	114	432 Maunu Road	Lot 1 DP 163236	42
330	Puriri	Vitex lucens	150	7 Puriri Park Road	Lot 1 DP 127363	42
331	Karaka (2), Puriri (2), Taraire(14), Totara	Corynocarpus laevigatus;	111	415 Maunu Road	Lots 9 & 10 DP 36424	42
		Vitex lucens;	132			
		Beilschmiedia tarairi;	117			
		Podocarpus totara	117			



NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
332	Puriri, Taraire (2)	Vitex lucens; Beilschmiedia tarairi	108 126	409 Maunu Road	Lot 1 DP 171202	42
333	Puriri, Taraire (3)	Vitex lucens; Beilschmiedia tarairi	120 126	407 Maunu Road	Lot 1 DP 168512	42
334	Totara, Tanekaha	Podocarpus totara; Phyllocladus trichomanoides	132 114	64 Silverstream Road	Lot 23 DP 55371	42
335	Totara (2)	Podocarpus totara	126	44 Silverstream Road	Lot 33 DP 55371	42
336	Totara (2)	Podocarpus totara	114	48 Silverstream Road	Lot 31 DP 55371	42
337	Rimu (2), Totara (3)	Dacrydium cupressinum; Podocarpus totara	108 114	33 Silverstream Road	Lot 17 DP 54205	42
338	English Oak	Quercus robur	108	264 Maunu Road	Lot 5 DP 174384	42
339	Pohutukawa, Puriri, English Oak (7), Totara (3)	Metrosideros excelsa; Vitex lucens; Quercus robur; Podocarpus totara	105 102 108 108	Hospital 53 Hospital Road	Lots 1 & 6 DP 2380 Sections 2 & 16 Blk XII Purua SD	42
340	Totara (2)	Podocarpus totara	126 111	202 Maunu Road	Lots 1 & 3, DP 59270	42
342	English Oak	Quercus robur	138	2 Kirikiri Stream Lane	Lot 12 DP 409108	42
343	English Oak	Quercus robur	114	166 Maunu Road	Lot 1 DP 155164	42
350	Kauri	Agathis australis	114	217 Morningside Road	Lot 2 DP 102274	43
351	Indian Cedar	Cedrus deodara	114	211 Morningside Road	Lots 3 - 4 DP 40075	43
353	Totara	Podocarpus totara	108	49 Morningside Road	Lot 22 DP 44841	43
355	Totara	Podocarpus totara	108	84A Morningside Road	Lot 2 DP 83173	43



NPT.1

Notable and Public Trees

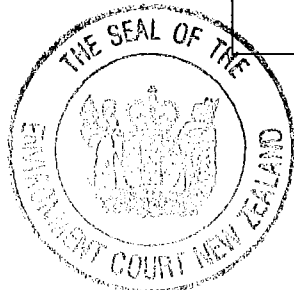
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
358	Kauri	Agathis australis	111	17 Weir Crescent	Lot 2 DP 30773	46
359	Puriri	Vitex lucens	108	198 Beach Road	Lot 3 DP 19792	46
362	Kauri (2)	Agathis australis	108	180 Beach Road	Pt Allotment 125 TN OF Grahamtown	46
368	Kahikatea (3)	Dacrycarpus dacrydoides	108	33-35 Whangarei Heads Rd	Lots 5, 6, DP 44469	46
378	Rimu (2)	Dacrydium cupressinum	114	1 Apirana Avenue	Lot 1 DP 77897	37
379	Kauri	Agathis australis	120	31 Norfolk Street	Lot 8 DP 23815	37
385	Puriri, Liquidamber, English Holly (3), Maiden Hair Tree, Pohutukawa (9), Puriri, Titoki, Kermadec Pohutukawa (2)	Vitex lucens; Liquidambar styraciflua; Ilex aquifolium; Ginkgo biloba; Metrosideros excelsa; Vitex lucens Alectryon excelsus; Metrosideros kermadecensis	114 108 114 114 126 114 120	Christ Church, Kamo Road	Pt Lot 2 Deeds W20	37
387	Liquidamber (2), Scarlet Oak, Camphor Laurel	Liquidambar styraciflua; Quercus coccinea; Cinnamomum camphora	108 108 121	1 Cross Street	Pts Allot 1 Psh Whangarei	37
389	Jacaranda (2),	Jacaranda mimosaeifolia;	108	174 Bank Street	Lot 1 DP 37723 Deeds 555	37
390	Puriri	Vitex lucens	108	153A Bank Street	Pt Lot 1 Psh Whangarei	37



NPT.1

Notable and Public Trees

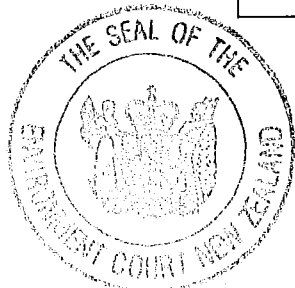
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
392	Southern Magnolia (3)	Magnolia grandiflora	114	145 Bank Street	Road Reserve - Lot 5 DP 23509	37
393	Pohutukawa	Metrosideros excelsa	138	28 Norfolk Street	Lot 2 DP 125737	37
394	Pohutukawa	Metrosideros excelsa	108	2 Pentland Road	Lot 1 DP 125737	38
397	Puriri	Vitex lucens	114	12 Aubrey Street	Lot 2 DP 101542	38
398 and 399	Stand of Kahikatea, Totara	Dacrycarpus dacrydioides; Podocarpus totara	117 and 126	103, 105 and 107 George Street	Lots 10,11 and 12 DP 23178	28
400	Kahikatea	Dacrycarpus dacrydioides	120	95 George Street	Lot 6 DP 13614	28
401	Liquidamber	Liquidambar styraciflua	156	73 George Street	Lot 2 DP 85894	28
403	Stand of Kahikatea	Dacrycarpus dacrydioides; Podocarpus totara	111	Jordan Valley Rd	Allot 229 Parish of Hikurangi	28
404	Magnolia	Magnolia grandiflora	108	48B George Street	Lot 3 DP 50900	28
407	Stand of Totara	Podocarpus totara	114	State Highway 1 Hikurangi	Pt Allot 68 Parish of Hikurangi	28
408	Stand of Kahikatea, Totara	Dacrycarpus dacrydioides; Podocarpus totara	102	Union Street – end	Pt Lot 1 DEEDS 485	28
409	Oak	Quercus robur	114	16 King Street	Lot 20 DP 17558	28
410	Oak, Tulip Tree, Oak, Liquidamber, Japanese Cedar	Quercus robur ;	102	8 Valley Road	Lot 42 Psh Hikurangi	28
		Liriodendron tulipifera ;	102			
		Quercus robur ;	105			
		Liquidambar styraciflua ;	120			
		Cryptomeria japonica	114			



NPT.1

Notable and Public Trees

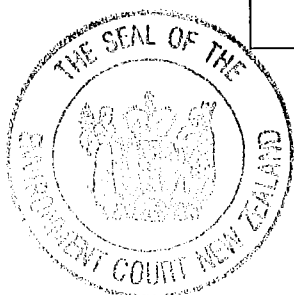
No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
411	Oaks	Quercus robur	108	Valley Road- beside railway line	Lot 1 DP 431260, Lot 1 DP417056 –Pt Allot 42 and Pt Allot NW42 Hikurangi Parish	28
416	Rimu (2)	Dacrydium cupressinum	132	33 Mains Avenue	Lot 1 DP 162893	36
417	Kauri	Agathis australis	102	63 Anzac Road	Lot 5 DP 34469	43
418	Totara (stand)	Podocarpus totara	108	16 Bedlington Street	Lot 1 DP 46028	35
426	Magnolia	Magnolia grandiflora	120	85 George Street	Lot 3 DP 156426	28
429	Pohutukawa	Metrosideros excelsa	126	6 Boswell Street	Lot 2 DP 21592	33
431	Jacaranda	Jacaranda mimosaeifolia	102	76 Hatea Drive	Lot 2 DP 410	
433	Liquidamber	Liquidambar styraciflua	144	76 Mains Avenue	Lot 1 DP 184341	36
Note: Tree #433 is exempt from Controlled Activity rule requirement NPT.1.6.1(b)						
435	Pohutukawa	Metrosideros excelsa	192	81 Ridgeway Road, Headland Farm Park	Lots 1-4 DP 10055	48
436	Totara (3)	Podocarpus totara	138	9 Te Puia Street Kamo (2) and 13 Conifer Grove, Kamo (1)	lot 8 DP52362 Lot 2 DP 365884	35
438	Kauri	Agathis australis	126	11 Wallace Street	Lot 1 DP 20158	37
500	Norfolk Island Pine	Araucaria hetrophylla	132	421 Kamo Road	Lot 1 DP 57301	35
501	Liquidamber	Liquidambar styraciflua	132	23 Whau Valley Road	Lot 1 DP 23601	35
503	London Plane Tree	Platanus acerifolia	129	56 Weaver Street	Lot 2 DP 179429	36
504	Tulip Tree	Liriodendron tulipifera	150	151 Kiripaka Road	Lot 7 DP 40467	36
505	Grove of Pohutukawa	Metrosideros excelsa	135	27 Kauika Rd	Lot 51 DP 2605	37



NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
506	Norfolk Island Pine	Araucaria hetrophylla	132	25 Kauika Rd	Pt Lot 7 DP 1827	37
508	Helm Oak (Holly Oak)	Quercus ilex	120	5 Waiaatawa Road	Lot 3 DP 52738	36
509	Californian Redwoods	Sequoia sempervirens	174	264 Maunu Road	Lot 5 DP 174384	42
510	Pine Oak	Quercus palustris	168	53 Hospital Road	Lot 5 DP 4692	42
511	London Plane Tree	Platanus acerifolia	144	154 Maunu Road	Lot 1 DP 48922	42
512	Puriri	Vitex lucens	132	34 Weir Crecent	Lot 2 DP 49501	46
514	Senegal Date Palm	Phoenix reclinata	132	12 Aubrey Street	Lot 1 DP 101542	38
515	Italian Cypress (2)	Cupressus sempervirens stricta	126	7 Pentland Road	Lot 5 DP 23637	38
516	Pohutukawa	Metrosideros excelsa	120	401 Western Hills Drive	Pt Lot 8 DP 1827	43
517	Senegal Date Palm	Phoenix reclinata	132	12A Aubrey Street	Lot 2 DP 101542	38
518	Totara (2)	Podocarpus totara	114	21A Mair Street	Lot 2 DP 210369 (Trees not found)	38
519	Pohutukawa	Metrosideros excelsa	144	21B Mair Street	Lot 1 DP 207207	38
520	Totara	Podocarpus totara,	114 score for stand	7 Kaiaua Road	Lot 65 DP 186937	33
521	Totara	Podocarpus totara,	114 score for stand	Gillingham Road	Lot 19 DP 182617	33
522	Pohutukawa (4)	Metrosideros excelsa	174	Headland Farm Park, Esplanade Reserve, adjacent to Lot 47 DP 100551	Lot 94 DP 100551	48



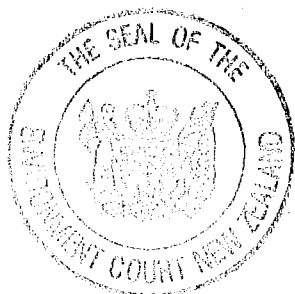
NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
523	Pohutukawa (3)	Metrosideros excelsa	114 102 102	Princes Road, Road Reserve, Ruakaka Opposite 20, 12 and 6 Princes Road	Road Reserve	57

NPT.1.1113 Protected Public Trees

1. Public tree means, any tree or trees located on a road reserve, park or reserve administered by Whangarei District Council (excluding any tree or trees within any designated State Highway) greater than 6.0m in height or with a girth (measured 1.4m above the ground) greater than 600mm except:
 - a. Pest species identified in the Northland Regional Council Pest Management Strategy and Surveillance list are not subject to general protection.
 - b. Any tree listed as an Environmental weed or National pest plant under an approved document prepared in accordance with the Biosecurity Act 1993.
 - c. Any tree subject to an order made under Section 129 of the Property Law Act 1952.
 - d. Any tree species grown for its edible fruit (except Walnut (*Juglans* spp.), Chestnut (*Castanea sativa*), Pecan nut (*Carya illinoensis*) and Carob (*Ceratonia siliqua*) which are protected).
 - e. The following additional tree species are not subject to protection within a road reserve, park or reserve administered by Whangarei District Council:
 - i. Acacia species – all except *Acacia melanoxylon*.
 - ii. *Eucalyptus cinerea* (silver dollar gum).
 - iii. *Acmena smithii* (acmena or lillypilly).
 - iv. *Casuarina* spp.
 - v. *Phoenix canariensis* (Phoenix palm).
 - vi. *Ligustrum* spp (Privet).
 - vii. *Salix* species (willow).
 - viii. *Hakea salicifolia*.
 - ix. *Archontophoenix cunninghamiana* (Bangalow palm).
 - x. *Erythrina x sykesii* (Coral Tree – also referred to as Flame Tree).
 - xi. *Trachycarpus Fortunei* (Windmill palm).
 - xii. *Populus yunnanensis* (Chinese Poplar).
 - xiii. *Cupressus macrocarpa* (Macrocarpa).
 - xiv. *Pinus* spp.
 - xv. *Prunus campanulata* (Taiwan cherry)
 - xvi. Bamboo (*Bambuseae*)



NPT.1

Notable and Public Trees

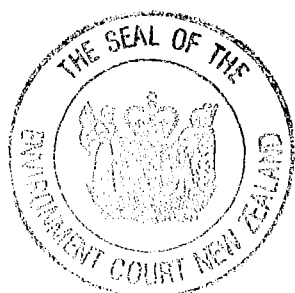
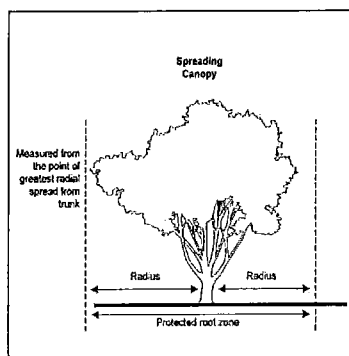
New Definitions in Chapter 4 Meaning of Words:

Emergency Tree Works

means the pruning or maintenance or removal of any tree or vegetation immediately necessary to avoid any actual and imminent threat to the safety of persons or of damage to property, or to maintain or restore power or telecommunications infrastructure

Root Zone

Means 'The area of ground around a tree trunk created by taking a radius equal to the greatest radial spread of the canopy/foilage of the tree, measured from the trunk and rotating that radius in a full circle around the trunk.





NPT.1

Notable and Public Trees

Revision and Sign-off Sheet

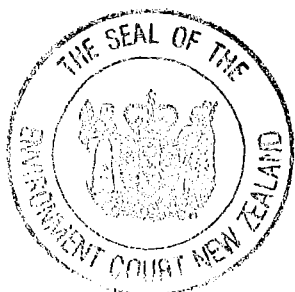
Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By

Editor xxx

Author Position Team Administrator Policy Division

Approved By xxx

Approver Position District Plan Team Leader



NPT.1

Notable and Public Trees

Index

NPT.1	Notable and Public Trees
NPT.1.1	Description and Expectations
NPT.1.2	Eligibility
NPT.1.3	Objectives
NPT.1.4	Policies
NPT.1.5	Permitted Activities (Land use)
NPT.1.6	Restricted Discretionary Activities (Land use)
NPT.1.7	Discretionary Activities (Land use)
NPT.1.8	Discretionary Activities (Subdivision)
NPT.1.9	Assessment Criteria for Discretionary Activities
NPT.1.10	Criteria for Notable Tree Classification
NPT.1.11	Schedule of Notable Trees
NPT.1.12	Public Trees

NPT.1.1 Description and Expectations

Trees provide a significant contribution to the amenity, historical and ecological values of the District. This is particularly so in urban areas where the ongoing demand for land development can threaten the existence of established trees.

Trees, whether individually or collectively, can have a number of positive effects on the environment. These include:

- A heritage and natural environmental legacy for current and future generations.
- Providing a habitat and food source for birds, insects and other wildlife.
- Providing shelter from the elements by providing shade, reducing glare and reducing the heat island effect.
- Improving the quality of waterways by filtering polluting particulates.
- Avoidance or mitigation of the effects of natural hazards, such as landslips and erosion by intercepting and reducing runoff and soil erosion.
- Absorbing carbon dioxide, releasing oxygen, and capturing and removing particulate matter and dust from the air.
- Providing a sense of place that contributes to character and local identity.
- Calming traffic, slowing speeds and providing a buffer between pedestrians and cars.
- Contributing to public health and well-being.

Council and landowners have a role in management and responsibility for Notable Trees. Trees can have adverse effects on people and property, which can include limb failure or tree collapse, leaf drop, shading, increased building maintenance, root invasion, fire risk, and health and safety.

Individual trees and groups of trees that are considered to be among the most significant trees in Whangarei are scheduled in this chapter in order to protect the benefits they provide for current and future generations. These trees have been specifically identified as “Notable Trees” using the Standard Tree Evaluation Method (STEM™)¹. This takes into account a number of factors, with each factor scored in accordance with the STEM™ methodology and an overall score provided determining the status of the tree or trees as Notable Trees. Notable Trees are identified on the planning maps. The majority of scheduled Notable Trees are located on private land. A number of Notable Trees are also located in road reserves, parks and reserves.

¹ Flook, R. 1996: A Standard Tree Evaluation Method, published by Ron Flook, Lower Hutt, New Zealand.

NPT.1

Notable and Public Trees

Trees over a certain size in road reserves, parks and reserves are referred to throughout this chapter as “public trees”. Public trees make the streetscape more appealing while improving pedestrian amenity and public health. These trees also provide an important environmental function in terms of storing carbon, providing habitat and food for wildlife, improving air quality and providing ecological and amenity values. However, road reserves, parks and reserves facilitate a wide range of uses which can conflict with the presence of trees. For instance, road reserves contain critical underground and network utility infrastructure and sometimes, conflict can occur between trees and these assets. As such the protection of public trees in road reserves, parks and reserves need to be balanced with these competing uses.

Future subdivision and development needs to consider how to accommodate existing and new trees and vegetation that contribute to ecological and amenity values, especially in new road reserves, parks and reserves. This may require careful consideration of where trees are planted, in relation to existing and planned infrastructure and network utilities. Council encourages the use of indigenous trees and vegetation in road reserves, parks and reserves and private land.

NPT.1.2 Eligibility

1. The following provisions shall apply district wide in addition to any other provisions in the District Plan applicable to the same area or site.
2. Any subdivision not requiring resource consent as a discretionary activity pursuant to NPT.1.9 is a controlled activity.
3. Where a tree or group of trees has been identified as a Notable Tree in NPT.1.12.1 and is located in a road reserve, park or reserve, the rules relating to Notable Trees shall take precedence.

NPT.1.3 Objectives

1. Notable trees and notable groups of trees with significant amenity, historical or ecological values are maintained, retained and protected from inappropriate subdivision, use and development.
2. Public trees in road reserves, parks and reserves are protected and maintained where they positively contribute to amenity, historical or ecological values, while enabling the safe and efficient use, development, maintenance, operation and upgrading of the roading network and network utilities.
3. Future subdivision, use and development appropriately provides for existing and new trees that contribute to amenity, historical or ecological values, ensuring that any design can accommodate such trees, whilst recognising the need to avoid future conflicts with roading and network utility infrastructure.

NPT.1.4 Policies

1. To require that notable trees and notable groups of trees are maintained, retained and protected from inappropriate subdivision, use and development by:
 - a. Identifying and scheduling notable trees and notable groups of trees by applying the STEM™ criteria in NPT.1.8.
 - b. Ensuring that subdivision, use or development does not result in the inappropriate removal of notable trees or notable groups of trees, or have adverse effects on the life of the tree or identified significant amenity, historical or ecological.
 - c. Enabling pruning and maintenance of notable trees and notable groups of trees in accordance with arboricultural best practice where works are necessary to:

NPT.1

Notable and Public Trees

- i. Safeguard life or property; or
 - ii. Manage adverse effects on people and property; or
 - iii. Provide for the safe and efficient use and operation of the roading network or network utilities; or
 - iv. Ensure the ongoing health, wellbeing and longevity of the tree or group of trees.
- d. Providing education and advice to encourage the protection of notable trees and notable groups of trees.
- e. Requiring future subdivision, use or development to respond to, accommodate and protect notable trees and notable groups of trees.
- f. Recognising that the removal of an identified notable tree or notable groups of trees may be appropriate if:
 - i. It is demonstrated that there is a risk to human health and / or property, or the safe and efficient operation of the roading network or network utility infrastructure, based on a risk assessment.
 - ii. It is demonstrated that there is no practicable alternative to the removal.
 - iii. Where necessary, an assessment is provided of suitable mitigation or offset for the removal.
- g. Managing identified notable trees to avoid, or where avoidance is not possible, contain or control, the spread of plant pathogens.
- 2. To require the protection of public trees in road reserves, parks and reserves while providing for the safe and efficient development, operation, use, maintenance and upgrading of infrastructure, network utilities and the road network by:
 - a. Providing protection to public trees over a certain size in road reserves, parks and reserves.
 - b. Enabling the ongoing maintenance of public trees in road reserves, parks and reserves, while ensuring that tree selection and location recognises existing uses and adjoining landowners.
 - c. Encouraging the use of indigenous trees and vegetation, where appropriate, for planting within road reserves, parks and reserves, to recognise amenity and ecological values.
 - d. Enabling appropriate works to public trees to provide for the safe and efficient operation, use, maintenance and upgrading of network utilities.
 - e. Recognising that the removal of any protected public trees may be appropriate if:
 - i. It is demonstrated that the tree or trees would not meet the threshold for protection pursuant to the STEM™ criteria in NPT.1.8.
 - ii. It is demonstrated that there is a risk to human health and / or property, or the safe and efficient operation of the roading network or network utility infrastructure, based on a risk assessment.
 - iii. It is demonstrated that there is no practicable alternative to the removal.
 - iv. Where necessary, an assessment is provided of suitable mitigation or offset for the removal.
 - f. Managing protected public trees to avoid, or where avoidance is not possible, contain or control, the spread of plant pathogens.

NPT.1

Notable and Public Trees

3. To recognise and provide for existing and new trees when designing future subdivision and development by:
 - a. Identifying existing trees on sites or in new road reserves, parks and reserves which meet the NPT.1.8 criteria and requiring the design of subdivision and development to respond to, and where appropriate schedule, these identified trees.
 - b. Assessing the need for new trees to contribute to the amenity, historical or ecological values of the neighbourhood.
 - c. Encouraging the use of indigenous trees and vegetation for planting, where appropriate, to recognise amenity, cultural and ecological values.
 - d. Recognising the need to avoid future conflicts with roading, network utility infrastructure and the health and safety of people and property.

NPT.1.5 Permitted Activities (Land Use)

Notable Trees

1. Pruning or maintenance of any Notable Tree listed in NPT.1.12.1 which is:
 - a. Required for the removal of broken, dead, dying or diseased wood; or
 - b. Undertaken in accordance with arboricultural best practice where:
 - i. The maximum branch diameter must not exceed 200mm at severance;
 - ii. No more than 20% of live growth of the tree is removed in any 12 month period, excluding pruning or maintenance undertaken in accordance NPT.1.5.1.d; and
 - iii. The ongoing health, wellbeing and longevity of the tree is maintained; or
 - c. Based on a risk assessment from a qualified arborist, is required as emergency tree works; or
 - d. Undertaken by a qualified arborist on behalf of a network utility operator or landowner where branches are interfering, or is likely to interfere within the next 12 months, with overhead wires or network utilities and the pruning or maintenance is required in order to maintain the security of an existing supply, to restore power or telecommunication infrastructure or to comply with the Electricity (Hazards from Trees) Regulations 2003; and
 - e. Notified in writing to Whangarei District Council at least five working days prior to the tree works being undertaken, with the exception of tree works in clause c and d above.
2. Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within the root zone of a Notable Tree listed NPT.1.12.1 where:
 - a. The works are thrusting to a depth of greater than 650mm for the installation of network utilities supervised by a qualified arborist; or
3. Removal of a Notable Tree listed in NPT.1.12.1 which is:
 - a. A dead tree based on an assessment from a qualified arborist.
 - b. Based on a risk assessment from a qualified arborist, is required as emergency tree works.

NPT.1

Notable and Public Trees

Public Trees

4. Pruning or maintenance of any public tree defined in NPT.1.13.1 which is:
 - a. Required for the removal of broken, dead, dying or diseased wood; or
 - b. Undertaken in accordance with arboricultural best practice where:
 - i. The maximum branch diameter does not exceed 200mm at severance;
 - ii. No more than one third of the live growth of the tree is removed in any 12 month period; and
 - iii. The ongoing health, wellbeing and longevity of the tree is maintained; or
 - c. Emergency tree works undertaken by the Whangarei District Council, Northland Regional Council, network utility operator or their authorised representative; or
 - d. Undertaken, or authorised, by a network utility operator, where branches are compromising the safe and efficient operation, maintenance and upgrade of overhead wires or network utilities and the pruning or maintenance is required to maintain the security of an existing supply, to restore power or telecommunication infrastructure or to comply with the Electricity (Hazards from Trees) Regulations 2003; or
 - e. Undertaken, or authorised, by a road controlling authority where it is required to maintain the visibility of road safety signage, maintain road lighting, maintain vehicle sight lines for traffic safety or to maintain legal clearance height and width above the road carriageway.
5. Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within the root zone of any public tree identified in NPT.1.13.1 where the works are:
 - a. Thrusting to a depth of greater than 650mm for the installation of network utilities supervised by a qualified arborist; or
 - b. Undertaken, or authorised by a network utility operator, or road controlling authority, where it is required for maintenance or renewal of existing infrastructure and utilities including:
 - i. Repairs to existing footpaths;
 - ii. Repairs to existing kerbs and channels;
 - iii. Fixing potholes or patches; or
 - iv. Resurfacing of existing roads.
6. Removal of any public tree defined in NPT.1.13.1 which is:
 - a. A dead tree based on an assessment from a qualified arborist; or
 - b. Emergency tree works undertaken by Whangarei District Council, Northland Regional Council network utility operator or their authorised representative; or
 - c. Located within a road reserve with a road speed environment greater than 50 km/ph and is undertaken, or authorised, by a road controlling authority, or network utility operator where:
 - i. It is required to provide for the safe use and operation of the road network; or
 - ii. It is required for the safe and efficient operation, maintenance or upgrade of overhead or underground network utilities; or

NPT.1

Notable and Public Trees

- d. Located within a road reserve with a road speed environment less than 50 km/ph and is undertaken, or authorised, by a road controlling authority, or network utility operator where:
 - i. It is required for the safe and efficient operation, maintenance or upgrade of overhead or underground network utilities.

NPT.1.6 Controlled Activities (Land Use)

Notable Trees

1. Pruning or maintenance of any Notable Tree listed in NPT.1.12.1 which is undertaken by a qualified arborist where:
 - a. It is for the purposes of ensuring the safety of people or avoiding damage to property; and
 - b. No more than one third of the live growth of the tree is removed in any 12 month period, excluding pruning or maintenance undertaken in accordance NPT 1.5.1.d; and
 - c. It is undertaken in a manner that ensures the ongoing health, wellbeing and longevity of the tree.

Matters of Control

2. Matters over which control is reserved are:
 - a. The nature and extent of pruning or maintenance required to ensure the safety of people and/or avoid damage to property; and
 - b. Measures to ensure:
 - i. The ongoing health, wellbeing and longevity of the tree; and
 - ii. The ongoing maintenance of the tree

Information Requirement

3. Applications under Rule NPT.1.6.1, must include a plan and/or description of the proposed pruning or maintenance prepared by a qualified arborist.

Non-Notification

4. Any controlled activity application under rule NPT.1.6.1 shall not require written consent of affected persons and shall not be notified or limited-notified.

NPT.1.7 Restricted Discretionary Activities (Land Use)

Notable Trees

1. Pruning or maintenance of any Notable Tree listed in NPT.1.12.1 which does not comply with the permitted activity rules within NPT.1.5.1 or controlled activity rule in NPT.1.6.1.
2. Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within:
 - a. The root zone of a Notable Tree listed NPT.1.12.1 which does not comply with permitted activity rules within NPT.1.5.2.
 - b. Three times the radius of the canopy root zone of a New Zealand Kauri tree (*agathis australis*) listed in NPT.1.12.1.

NPT.1

Notable and Public Trees

Public Trees

3. Pruning or maintenance of any public tree defined in NPT.1.13.1 which does not comply with the permitted activity rules within NPT.1.5.4.
4. Construction or alteration of any structure, excavation of land, compaction of soil or formation of any new impervious surfaces within:
 - a. The root zone of any public tree identified in NPT.1.13.1 which does not comply with permitted activity rules within NPT.1.5.5.
 - b. Three times the radius of the canopy root zone of a New Zealand Kauri tree (*agathis australis*) listed in NPT.1.13.1.

Matters of Discretion

5. Matters over which discretion is restricted for rules NPT.1.7.1 – NPT.1.7.4 are:
 - a. Alternative methods to avoid the pruning of the tree or trees.
 - b. The specific historical, ecological or amenity values of the tree or trees.
 - c. Mitigation, offset or compensation for the environmental values that the tree or trees provide.
 - d. The ongoing health, wellbeing and longevity of the tree or trees.
 - e. The actual and potential risk of damage to people and property from the tree or trees.
 - f. Methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material.
 - g. The functional and operational needs of infrastructure and network utilities.
 - h. Consistency with best aboricultural practices.

Non-Notification

6. Any restricted discretionary activity application under rule NPT.1.7.1 – NPT.1.7.4 shall not require written consent of affected persons and shall not be notified or limited-notified.

NPT.1.8 Discretionary Activities (Land Use)

Notable Trees

1. Removal of a Notable Tree listed in NPT.1.12.1 which does not comply with the permitted activity rules within NPT.1.5.3.

Public Trees

2. Removal of any public tree defined in NPT.1.13.1 which does not comply with the permitted activity rules within NPT.1.5.6.

NPT.1.9 Discretionary Activities (Subdivision)

1. Subdivision of land that contains a Notable Tree listed in NPT.1.12.1 which is not able to locate a minimum 100m² building platform, accessway(s) and associated services outside of the root zone of the identified tree or group of trees.
2. Subdivision of land that contains a public tree identified in NPT.1.13.1, which is not able to locate a minimum 100m² building platform, accessway(s) and associated services outside of the root zone of the identified tree or group of trees.
3. Subdivision of land that results in the root zone of a Notable tree listed in NPT.1.12.1 being located on more than one site.

NPT.1

Notable and Public Trees

NPT.1.10 Assessment Criteria for Discretionary Activities

1. When assessing discretionary applications pursuant to NPT.1.8 and NPT.1.9, the assessment shall include (but is not limited to):
 - a. The extent to which alternative methods to avoid the pruning or removal of the tree or trees have been considered.
 - b. Consideration of the specific historical, ecological or amenity values of the tree or trees and whether effects on these values can be minimised or avoided.
 - c. The degree to which any proposed mitigation adequately compensates for the values that the tree or trees provide.
 - d. Whether any impact on the immediate or long term-health and stability of the tree or trees is able to be minimised or avoided.
 - e. The actual and potential risk of actual damage to people and property from the tree or trees.
 - f. Methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material.
 - g. The provision of a tree works plan to address the effects of the works on the tree or trees and outlining the proposed methods to be used.
 - h. The functional and operational needs of infrastructure and network utilities.
 - i. Consistency with best arboricultural practices including consideration of the need for the direction and supervision by an on-site monitoring arborist while the works are being carried out
 - j. When subdividing land containing a Notable Tree or protected public tree, the ability for reasonably anticipated future development to occur in a manner which does not adversely affect the health and retention of the tree or group of trees.

NPT.1.11 Criteria for Notable Tree Classification

1. To provide a basis for regulatory measures to protect trees of significant amenity, historical or ecological values, selection and listing of Notable Trees in table NPT.1.12.1, have been assessed against the Standard Tree Evaluation Method (STEMTM)². A total score is calculated for each tree in accordance with the STEMTM criteria with trees scoring 100 points or greater being listed as Notable Trees in table NPT.1.12.1.
2. Consideration of any additional tree or group of trees for classification as Notable Trees shall also be assessed against the STEMTM criteria. Any tree which scores 100 points or greater can be considered for listing as a Notable Tree in table NPT.1.12.1.

NPT.1.12 Schedule of Notable Trees

1. This section contains details of Notable Trees identified on the Planning Maps. Trees within Table NPT.1.12.1 below have been identified in accordance with the criteria in NPT.1.11. Rules relating to these trees are provided in NPT.1.5 - NPT.1.9.

² Flook, R. 1996: A Standard Tree Evaluation Method, published by Ron Flook, Lower Hutt, New Zealand.

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
200	Taraire	Beilschmiedia tarairi	102	89 Crawford Cres	Lot 1 DP 65923	35
201	Taraire	Beilschmiedia tarairi	144	89A Crawford Cres	Lot 2 DP 65925	35
202	Taraire (2)	Beilschmiedia tarairi	150	47 Three Mile Bush Road	Lot 78 DP 51732	35
203	Puriri	Vitex lucens	123	14 Barclay Place	Lot 14 DP 62193	33
205	Puriri	Vitex lucens	126	34 Puriri Street	Lot 1 DP 131477	33
206	Illawarra Flame Tree	Brachychiton acerifolium	105	17 Puriri Street	Pt Lot 9 Deeds W72	33
207	English Oak (8)	Quercus robur	126	20 Grant Street	Pt Section 126, Town of Kamo	33
208	Southern Magnolia	Magnolia grandiflora	114	421 Kamo Road	Lot 1 DP 57301	35
210	Taraire	Beilschmiedia tarairi	120	58 Fisher Terrace	Lot 66 DP 58330	35
211	Puriri	Vitex lucens	108	77 Fisher Terrace	Lot 80 DP 58330	35
212	Puriri	Vitex lucens	114	57A Fisher Terrace	Lot 2 DP 160104	35
214	Sentry Palm	Howea forsteriana	108	351 Kamo Road	Lot 5 DP 32993 (tree not found)	35
217	Maidenhair Tree	Ginkgo biloba	126	20 Whau Valley Road	Lot 1 DP 28355	35
220	Illawarra Flame Tree	Brachychiton acerifolium	102	59 Whau Valley Road	Lot 2 DP 77269	35
223	Tulip Tree	Liriodendron tulipifera	102	34 Bedlington Street	Lot 4 DP 35518	35
224	Pohutukawa,	Metrosideros excelsa;	126	162 Kamo Road	Lot 1 DP 58120	35
	Titoki	Alectryon excelsus	102			
226	Camphor Laurel,	Cinnamomum camphora;	114	17 Moody Avenue	Lot 2 DP 61116	36
	Jacaranda	Jacaranda mimosaeifolia	108			

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
228	Rimu (7), Kauri (2) Japanese Maple, Jacaranda,	Dacrydium cupressinum; Agathis australis Acer palmatum; Jacaranda mimosaeifolia	126 102 111 108	19 and 21 Moody Avenue	Lot 1 DP 61116 and Lot 28 DP 17834	36
229	Camphor Laurel	Cinnamomum camphora	120	27 Moody Avenue	Lot 1 DP 75180	36
230	Camphor Laurel	Cinnamomum camphora	108	31 Moody Avenue	Pt Lot 4 DP 45519	36
236	Totara (2), Karaka, Puriri, Kohekohe, Nikau, Puriri	Podocarpus totara, Corynocarpus laevigatus, Vitex lucens Rhopalostylis sapida; Vitex lucens	114 score for stand	1A Gillingham Road	Pt Lot 12 DP 1583 & Pt Lot 13 DP 1583	34
244	Puriri	Vitex lucens	114	33 Kiripaka Road	Lot 1 DP 43988	36
245	Totara (2)	Podocarpus totara	114	40 Tapper Crescent	Lot 39 DP 72561	36
246	Pohutukawa, Red Oak, Puriri	Metrosideros excelsa; Quercus rubra; Vitex lucens	111 111 102	194 Corks Road	Pt Lot 108, 109 PSH OF Whangarei	36
247	Totara	Podocarpus totara	120	17 Meadow Park Cres	Lot 115 DP 58121	36
248	Totara	Podocarpus totara	105	54 Boundary Road	Lot 5 DP 61344	36
250	Totara (2)	Podocarpus totara	114	5 Kea Place	Lot 2 DP 70523	42
251	Totara	Podocarpus totara	120	3 Kea Place	Lot 10 DP 62276	42
252	Totara	Podocarpus totara	114	8 Kea Place	Lot 16 DP 62276	42
253	Kauri	Agathis australis	114	120 Maunu Road	Lot 2 DP 347018	42
255	English Oak	Quercus robur	120	85 Fourth Avenue	Pt Lot 2 3 DP 14650	37

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
257	English Oak	Quercus robur	105	83 Fourth Avenue	Lot 1 DP 172504	37
258	English Oak	Quercus robur	114	14 Kirikiri Road	Lot 10 DP 203278	37
262	Pohutukawa	Metrosideros excelsa	102	41A Kauika Rd	Lot 1 DP 202399	37
265	English Oak,	Quercus robur;	120	9 - 11 Kauika Rd	Lot 2 DP 178081	43
266	English Oak	Quercus robur	114	82 Maunu Road	Lot 3 DP 341875	43
268	Totara	Podocarpus totara	108	36 Third Avenue	Lot 1 DP 8555	37
269	Totara	Podocarpus totara	114	48 Maunu Road	Lot 2 DP 123891	37
272	Michelia	Michelia doltsopa	105	35 Russell Road	Lot 2 DP 35158	37
273	Kauri (2), Southern Magnolia	Agathis australis; Magnolia grandiflora	114 114	1 Russell Road	Pt 19 DP 12468	37
277	Rimu	Dacrydium cupressinum	108	7 Powhiri Avenue	Lot 1 DP 149824	37
278	Kauri	Agathis australis	102	23 Lupton Avenue	Pt 2 Deeds W58	37
280	Pohutukawa	Metrosideros excelsa	120	127 Kamo Road	Lot 2 DP 11413	37
284	Pohutukawa, Rimu (2)	Metrosideros excelsa; Dacrydium cupressinum	126	8 Kensington Ave	Lot 4 DP 54577	37
285	Kawaka (2)	Libocedrus plumosa	102	70 Kamo Road	Lot 1 Deeds 307	37
289	Totara (8)	Podocarpus totara	150	28 Mains Avenue	Lot 4 DP 31693	36
290	Pohutukawa	Metrosideros excelsa	144	25 Elizabeth Street	Lot 53 Deeds Plan W20	36
294	Kowhai	Sophora microphylla	114	34 Kamo Road	Lot 1 DP 24064	37
296	Spanish Chestnut	Castanea sativa	114	11 Mill Road	Lot 2 DP 43654	37

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
297	Camphor Laurel, NSW Christmas Bush, Totara, Moreton Bay Chestnut	Cinnamomum camphora; Ceratopetalum gummiferum; Podocarpus totara; Castanospermum australe	102 105 108 111	17 Mill Road	Pt Lot 12 Deeds 55 & Pt Lot 12 DP 24064	37
299	Pohutukawa, Totara	Metrosideros excelsa; Podocarpus totara	108 108	19 Mill Road	Lot 14 DP 24066	38
300	Camphor Laurel	Cinnamomum camphora	114	29 Mill Road	Lot 8 DP 24064	38
301	Pohutukawa, (2) Kauri	Metrosideros excelsa; Agathis australis	132 138	19 Nixon Street	Lot 5 DP 28817	38
302	Kauri	Agathis australis	114	15 Nixon Street	Allotment 2 PSH of Whangarei	37/38
304	Puriri	Vitex lucens	114	36 Mill Road	Lot 6 Deeds 54B	38
305	NSW Christmas Bush	Ceratopetalum gummiferum	114	52 Mill Road	Lot 22 Deeds 47	38
306	Kauri	Agathis australis	120	54 Mill Road	Lot 2 DP 32065	38
309	English Oak	Quercus robur	126	5 Waatawa Road	Lot 3 DP 52738	36
310	English Oak	Quercus robur	126	2 Cairnfield Road	Lot 2 DP 43765 (tree not found)	36
313	Miro, Pohutukawa,	Podocarpus ferruginea; Metrosideros excelsa;	105 107	5 Haronui Street	Lot 1 DP 198101	38
314	Totara (4)	Podocarpus totara	120	8 Parahaki Street	Lot 1 DP 30499	38
315	Japanese Cedar	Cryptomeria japonica	120	7 Drummond Street	Lot 1 DP 61911	38

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
316	Pohutukawa, Puriri	Metrosideros excelsa; Vitex lucens	102 102	13 Deveron Street	Part 5 DP 43729, 201, 202 Whg Parish	38
317	Pohutukawa (2), Camphor Laurel	Metrosideros excelsa; Cinnamomum Camphora	108 117	52 Hatea Drive	Lot 1 DP470739	38
319	Magnolia	Magnolia grandiflora	111	64 Hatea Drive	Pt Lot 7 DP 20669	38
322	Totara	Podocarpus totara	138	23 Mair Street	Lot 1 DP 134340	38
324	Turpentine Tree	Syncarpia glomulifera	120	119 Hatea Drive	Lot 3 DP 163785	38
327	English Oak	Quercus robur	102	445 Maunu Road	Lot 2 DP 76853	42
328	Totara, Taraire	Podocarpus totara; Beilschmiedia tarairi	105 108	10 Le Ruez Place	Lot 4 DP 81042	42
329	Camphor Laurel	Cinnamomum camphora	114	432 Maunu Road	Lot 1 DP 163236	42
330	Puriri	Vitex lucens	150	7 Puriri Park Road	Lot 1 DP 127363	42
331	Karaka (2), Puriri (2), Taraire(14), Totara	Corynocarpus laevigatus; Vitex lucens; Beilschmiedia tarairi; Podocarpus totara	111 132 117 117	415 Maunu Road	Lots 9 & 10 DP 36424	42
332	Puriri, Taraire (2)	Vitex lucens; Beilschmiedia tarairi	108 126	409 Maunu Road	Lot 1 DP 171202	42
333	Puriri, Taraire (3)	Vitex lucens; Beilschmiedia tarairi	120 126	407 Maunu Road	Lot 1 DP 168512	42
334	Totara, Tanekaha	Podocarpus totara; Phyllocladus trichomanoides	132 114	64 Silverstream Road	Lot 23 DP 55371	42
335	Totara (2)	Podocarpus totara	126	44 Silverstream Road	Lot 33 DP 55371	42
336	Totara (2)	Podocarpus totara	114	48 Silverstream Road	Lot 31 DP 55371	42

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
337	Rimu (2), Totara (3)	Dacrydium cupressinum; Podocarpus totara	108 114	33 Silverstream Road	Lot 17 DP 54205	42
338	English Oak	Quercus robur	108	264 Maunu Road	Lot 5 DP 174384	42
339	Pohutukawa, Puriri, English Oak (7), Totara (3)	Metrosideros excelsa; Vitex lucens; Quercus robur; Podocarpus totara	105 102 108 108	Hospital 53 Hospital Road	Lots 1 & 6 DP 2380 Sections 2 & 16 Blk XII Purua SD	42
340	Totara (2)	Podocarpus totara	126 111	202 Maunu Road	Lots 1 & 3, DP 59270	42
343	English Oak	Quercus robur	114	166 Maunu Road	Lot 1 DP 155164	42
350	Kauri	Agathis australis	114	217 Morningside Road	Lot 2 DP 102274	43
351	Indian Cedar	Cedrus deodara	114	211 Morningside Road	Lots 3 - 4 DP 40075	43
353	Totara	Podocarpus totara	108	49 Morningside Road	Lot 22 DP 44841	43
355	Totara	Podocarpus totara	108	84A Morningside Road	Lot 2 DP 83173	43
358	Kauri	Agathis australis	111	17 Weir Crescent	Lot 2 DP 30773	46
359	Puriri	Vitex lucens	108	198 Beach Road	Lot 3 DP 19792	46
362	Kauri (2)	Agathis australis	108	180 Beach Road	Pt Allotment 125 TN OF Grahamtown	46
368	Kahikatea (3)	Dacrycarpus dacrydoides	108	33-35 Whangarei Heads Rd	Lots 5, 6, DP 44469	46
378	Rimu (2)	Dacrydium cupressinum	114	1 Apirana Avenue	Lot 1 DP 77897	37
379	Kauri	Agathis australis	120	31 Norfolk Street	Lot 8 DP 23815	37

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
385	Puriri, Liquidambar, English Holly (3), Maiden Hair Tree, Pohutukawa (9), Puriri, Titoki, Kermadec Pohutukawa (2)	Vitex lucens; Liquidambar styraciflua; Ilex aquifolium; Gingko biloba; Metrosideros excelsa; Vitex lucens Alectryon excelsus; Metrosideros kermadecensis	114 108 114 114 126 114 120	Christ Church, Kamo Road	Pt Lot 2 Deeds W20	37
387	Liquidambar (2), Scarlet Oak, Camphor Laurel	Liquidambar styraciflua; Quercus coccinea; Cinnamomum camphora	108 108 121	1 Cross Street	Pts Allot 1 Psh Whangarei	37
389	Jacaranda (2),	Jacaranda mimosaeifolia;	108	174 Bank Street	Lot 1 DP 37723 Deeds 555	37
390	Puriri	Vitex lucens	108	153A Bank Street	Pt Lot 1 Psh Whangarei	37
392	Southern Magnolia (3)	Magnolia grandiflora	114	145 Bank Street	Road Reserve - Lot 5 DP 23509	37
393	Pohutukawa	Metrosideros excelsa	138	28 Norfolk Street	Lot 2 DP 125737	37
394	Pohutukawa	Metrosideros excelsa	108	2 Pentland Road	Lot 1 DP 125737	38
397	Puriri	Vitex lucens	114	12 Aubrey Street	Lot 2 DP 101542	38
398 and 399	Stand of Kahikatea, Totara	Dacrycarpus dacrydioides; Podocarpus totara	117 and 126	103, 105 and 107 George Street	Lots 10,11 and 12 DP 23178	28

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
400	Kahikatea	Dacrycarpus dacrydioides	120	95 George Street	Lot 6 DP 13614	28
401	Liquidamber	Liquidambar styraciflua	156	73 George Street	Lot 2 DP 85894	28
403	Stand of Kahikatea	Dacrycarpus dacrydioides; Podocarpus totara	111	Jordan Valley Rd	Allot 229 Parish of Hikurangi	28
404	Magnolia	Magnolia grandiflora	108	48B George Street	Lot 3 DP 50900	28
407	Stand of Totara	Podocarpus totara	114	State Highway 1 Hikurangi	Pt Allot 68 Parish of Hikurangi	28
408	Stand of Kahikatea, Totara	Dacrycarpus dacrydioides; Podocarpus totara	102	Union Street – end	Pt Lot 1 DEEDS 485	28
409	Oak	Quercus robur	114	16 King Street	Lot 20 DP 17558	28
410	Oak, Tulip Tree, Oak, Liquidamber, Japanese Cedar	Quercus robur ; Liriodendron tulipifera ; Quercus robur ; Liquidambar styraciflua ; Cryptomeria japonica	102 102 105 120 114	8 Valley Road	Lot 42 Psh Hikurangi	28
411	Oaks	Quercus robur	108	Valley Road- beside railway line	Lot 1 DP 431260, Lot 1 DP417056 –Pt Allot 42 and Pt Allot NW42 Hikurangi Parish	28
416	Rimu (2)	Dacrydium cupressinum	132	33 Mains Avenue	Lot 1 DP 162893	36
417	Kauri	Agathis australis	102	63 Anzac Road	Lot 5 DP 34469	43
418	Totara (stand)	Podocarpus totara	108	16 Bedlington Street	Lot 1 DP 46028	35
426	Magnolia	Magnolia grandiflora	120	85 George Street	Lot 3 DP 156426	28
429	Pohutukawa	Metrosideros excelsa	126	6 Boswell Street	Lot 2 DP 21592	33

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
431	Jacaranda	Jacaranda mimosaeifolia	102	76 Hatea Drive	Lot 2 DP 410	
433	Liquidamber	Liquidambar styraciflua	144	76 Mains Avenue	Lot 1 DP 184341	36
Note: Tree #433 is exempt from Controlled Activity rule requirement NPT.1.6.1(b)						
435	Pohutukawa	Metrosideros excelsa	192	81 Ridgeway Road, Headland Farm Park	Lots 1-4 DP 10055	48
436	Totara (3)	Podocarpus totara	138	9 Te Puia Street Kamo (2) and 13 Conifer Grove, Kamo (1)	lot 8 DP52362 Lot 2 DP 365884	35
438	Kauri	Agathis australis	126	11 Wallace Street	Lot 1 DP 20158	37
500	Norfolk Island Pine	Araucaria hetrophylla	132	421 Kamo Road	Lot 1 DP 57301	35
501	Liquidamber	Liquidambar styraciflua	132	23 Whau Valley Road	Lot 1 DP 23601	35
503	London Plane Tree	Platanus acerifolia	129	56 Weaver Street	Lot 2 DP 179429	36
504	Tulip Tree	Liriodendron tulipifera	150	151 Kiripaka Road	Lot 7 DP 40467	36
505	Grove of Pohutukawa	Metrosideros excelsa	135	27 Kauika Rd	Lot 51 DP 2605	37
506	Norfolk Island Pine	Araucaria hetrophylla	132	25 Kauika Rd	Pt Lot 7 DP 1827	37
509	Californian Redwoods	Sequoia sempervirens	174	264 Maunu Road	Lot 5 DP 174384	42
510	Pine Oak	Quercus palustris	168	53 Hospital Road	Lot 5 DP 4692	42
511	London Plane Tree	Platanus acerifolia	144	154 Maunu Road	Lot 1 DP 48922	42
512	Puriri	Vitex lucens	132	34 Weir Crecent	Lot 2 DP 49501	46
514	Senegal Date Palm	Phoenix reclinata	132	12 Aubrey Street	Lot 1 DP 101542	38
515	Italian Cypress (2)	Cupressus sempervirens stricta	126	7 Pentland Road	Lot 5 DP 23637	38
516	Pohutukawa	Metrosideros excelsa	120	401 Western Hills Drive	Pt Lot 8 DP 1827	43

NPT.1

Notable and Public Trees

No.	Common Name	Botanical Name	Stem Score	Site Address	Legal Description	Map No.
517	Senegal Date Palm	Phoenix reclinata	132	12A Aubrey Street	Lot 2 DP 101542	38
518	Totara (2)	Podocarpus totara	114	21A Mair Street	Lot 2 DP 210369 (Trees not found)	38
519	Pohutukawa	Metrosideros excelsa	144	21B Mair Street	Lot 1 DP 207207	38
520	Totara	Podocarpus totara,	114 score for stand	7 Kaiaua Road	Lot 65 DP 186937	33
521	Totara	Podocarpus totara,	114 score for stand	Gillingham Road	Lot 19 DP 182617	33
522	Pohutukawa (4)	Metrosideros excelsa	174	Headland Farm Park, Esplanade Reserve, adjacent to Lot 47 DP 100551	Lot 94 DP 100551	48
523	Pohutukawa (3)	Metrosideros excelsa	114 102 102	Princes Road, Road Reserve, Ruakaka Opposite 20, 12 and 6 Princes Road	Road Reserve	57

NPT.1.13 Protected Public Trees

1. Public tree means, any tree or trees located on a road reserve, park or reserve administered by Whangarei District Council (excluding any tree or trees within any designated State Highway) greater than 6.0m in height or with a girth (measured 1.4m above the ground) greater than 600mm except:
 - a. Pest species identified in the Northland Regional Council Pest Management Strategy and Surveillance list are not subject to general protection.
 - b. Any tree listed as an Environmental weed or National pest plant under an approved document prepared in accordance with the Biosecurity Act 1993.
 - c. Any tree subject to an order made under Section 129 of the Property Law Act 1952.
 - d. Any tree species grown for its edible fruit (except Walnut (*Juglans* spp.), Chestnut (*Castanea sativa*), Pecan nut (*Carya illinoensis*) and Carob (*Ceratonia siliqua*) which are protected).
 - e. The following additional tree species are not subject to protection within a road reserve, park or reserve administered by Whangarei District Council:
 - i. Acacia species – all except *Acacia melanoxylon*.

NPT.1

Notable and Public Trees

- ii. *Eucalyptus cinera* (silver dollar gum).
- iii. *Acmena smithii* (acmena or lillypilly).
- iv. *Casuarina* spp.
- v. *Phoenix canariensis* (Phoenix palm).
- vi. *Ligustrum* spp (Privet).
- vii. *Salix* species (willow).
- viii. *Hakea salicifolia*.
- ix. *Archontophoenix cunninghamiana* (Bangalow palm).
- x. *Erythrina x sykesii* (Coral Tree – also referred to as Flame Tree).
- xi. *Trachycarpus Fortunei* (Windmill palm).
- xii. *Populus yunnanensis* (Chinese Poplar).
- xiii. *Cupressus macrocarpa* (Macrocarpa).
- xiv. *Pinus* spp.
- xv. *Prunus campanulata* (Taiwan cherry)
- xvi. Bamboo (Bambuseae)

NPT.1

Notable and Public Trees

Revision and Sign-off Sheet

Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By
22 November 2019	EE	New Chapter	Plan Change 129		MM

Editor **Eden Edwardson (EE)**

Author Position Support Assistant – District Plan

Approved By **Melissa McGrath (MM)**

Approver Position Manager - District Plan

4 Definitions

4.1 Introduction

This chapter defines the meaning of words used in this Plan. Words defined in the Resource Management Act 1991 have the same meaning in this Plan, unless the context otherwise requires. Where a word is followed by an asterisk (*), the definition that follows is the meaning provided in the Resource Management Act 1991, and is repeated here to assist the readers. In the case of any inconsistency, the statutory definition prevails.

4.2 General Rules of Interpretation

- a) Any term which is not defined in this section takes its common meaning from the Concise Oxford Dictionary (Ninth Edition) or the Williams Maori Dictionary (Seventh Edition).
- b) Lists of items (for example, conditions, standards and terms in rules) and sub-paragraphs within paragraphs are to be read conjunctively, unless expressed as alternatives;
- c) Singular includes plural and vice versa;
- d) Headings do not affect the interpretation of the Plan;
- e) Cross references are for the assistance of the reader and are not necessarily exhaustive;
- f) References to New Zealand or overseas standards include amendments.
- g) Definitions of Maori terms are necessarily a brief approximation of meaning and have to be expanded and understood in the context of the specific usage and local language differences.

4.3 Definitions

Access

means the area of land over which a site or allotment obtains legal, vehicular and pedestrian access to a legal road.

Access Lot

means an allotment owned in common or undivided shares by the owners of two or more allotments, for the principal purpose of providing road frontage or access to those lots, where their interests in the access lot are recorded on the certificates of title.

Access Strip

means a negotiated agreement of easement between a landowner and a territorial authority to provide public access across private land. The access strip is surveyed and recorded on the title of land and ownership remains with the private landowner. An access strip can be used to link to an esplanade reserve or esplanade strip and includes access strips, as defined in the Resource Management Act 1991.

Accessory Building

means any building, the use of which is incidental to that of the principal building or buildings on the site, and in relation to a site on which no principal building stands, means a building, the use of which is incidental to any permitted activity on the site.

Act*

means the Resource Management Act 1991, including amendments.

Activities Ancillary to Farming, or Forestry

means processing and packaging facilities for farming, and forestry that is dependent primarily on the direct handling of raw produce, or that primarily supplies services to farming, horticulture, or forestry. Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and sale yards, cool stores, pack houses and rural contractor .

Aerial

means a device being a rod, wire, dish or similar, anemometer or other meteorological equipment (but excluding a weather balloon) used for the purpose of measuring collecting and distributing meteorological information or the reception of transmission of radio, telephone or electromagnetic signals.

Aerial Support Structure

means a single supporting structure such as a tower, pole or mast, including guy wires, being permanent or temporary, and possibly extendable, used for the support of an aerial or arials.

Air Noise Boundary

Air Noise Boundary defines the area around Whangarei Airport within which the 24 hour daily aircraft noise exposure will be sufficiently high as to require appropriate landuse controls or other measures to avoid, remedy or mitigate any adverse effect on the environment, including effects on community health and amenity values, whilst recognising the need to operate an airport efficiently. The average night-weighted sound exposure over a 24 hour period at the Air Noise Boundary shall not exceed 65Ldn. The Air Noise Boundary shall be established in accordance with NZS6805:1992.

Air Noise Margin

means the area of land that lies between the Air Noise Boundary and the Outer Control Boundary, as identified on Planning Map 46.

Allotment

means:

1.
 - a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:
 - i. The subdivision shown on the survey plan has been allowed or subdivision approval has been granted, under another Act; or
 - ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Resource Management Act 1991; or
 - b) Any parcel of land or building, or part of a building, that is shown or identified separately:
 - i. On a survey plan; or
 - ii. On a licence within the meaning of Part I of the Companies Amendment Act 1964; or
 - c) Any unit on a unit plan; or

- d) Any parcel of land not subject to the Land Transfer Act 1952.
- 2. For the purposes of the above, an allotment that is:
 - a) Subject to the Land Transfer Act 1952 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
 - b) Not subject to that Act and was acquired by its owner under one instrument of conveyance:
 - shall be deemed to be a continuous area of land notwithstanding that part of it that is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under the Resource Management Act 1991, or by a subdivision approval under any former enactment relating to the subdivision of land.
- 3. For the purposes of Section 1 of this definition, the balance of any land from which any allotment is being, or has been subdivided is deemed to be an allotment.
- 4. For the purposes of the subdivision rules of this Plan, the terms 'allotment' and 'proposed allotment' shall mean an allotment either created by, or to be created by the subdivision, unless the context indicates otherwise.

Alteration

means reconstruction, relocation or structural changes to a building.

Amenity Values*

means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.

Archaeological Site (as defined in the Historic Places Act 1993)

means any place in New Zealand that-

- a) Either:
 - i. Was associated with human activity that occurred before 1900; or
 - ii. Is the site of the wreck of any vessel where that wreck occurred before 1900; and
- b) Is or may be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.

Artificial crop protection structures

means open structures that are used to protect crops from damage:

- a) Including:
 - i. Bird netting; and
 - ii. Wind-break netting.
- b) Excluding:
 - i. Greenhouses.

Bed*

Means

- a) In relation to any river

- i. For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;
 - ii. In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and
- b) In relation to any lake, except a lake controlled by artificial means,
 - i. For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;
 - ii. In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and
- c) In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and
- d) In relation to the sea, the submarine areas covered by the internal waters and the territorial sea.

Bird Scaring Device

means a gas gun, avian distress alarm, firearm or other such device used primarily for the purposes of bird scaring.

Boundary

means:

- a) In relation to fee simple titles, the site boundary:
 - i. In relation to cross-lease titles, the boundary of any restrictive covenant area;
 - ii. In relation to unit titles, the boundary of the accessory unit associated with a particular principal unit.

Buffer Area

means that part of the Quarrying Resource Area which is outside of the Mining Area.

Building

means any temporary or permanent, movable or immovable structure, including any place, vehicle or construction used as a place of residence or business or for assembly or storage purposes; but does not include:

- a) A network system owned or operated by a network utility operator whose purpose is to provide reticulation from a network system to and from individual properties and structures, including all structures and equipments owned or used by a network utility operator, provided that a system including any structure or equipment does not exceed 1.5m in height and has 3m² or less ground coverage; or
- b) Any aerial or aerial support structure, clothesline or similar device; or
- c) Scaffolding or support work used in the course of the construction process; or
- d) A fence or wall, or combination of either, 2m or less in height and where such structures are constructed adjacent to each other a minimum separation distance of 1m shall apply; or
- e) Any tank or pool not exceeding 35,000 litres; or
- f) Any tent or marquee erected on a temporary basis; or
- g) Any temporary stack of goods or materials; or

- h) Any sign not attached to a building; or
- i) Any structure 300mm or less in height; or
- j) Any structure which is 2.2m or less in height and which has 9m² or less ground coverage. ,or
- k) Any artificial crop protection or support structure in the RCE. [000022]

Building Area

means an area of land on which a building could be accommodated. The building area does not include areas associated with accessory buildings, parking, manoeuvring, landscaping, effluent treatment and disposal or private open space.

Building Coverage

means the proportion of the net site area which is covered by buildings and includes any part of overhangs or eaves in excess of 0.80 metres in width.

Building line Restriction

means a restriction imposed on a site, by reference to a boundary, to ensure that when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt. No part of any such building shall stand within the area between the building line and the relevant site boundary (unless otherwise stated). All building line restrictions are shown on the Resource Area Planning Maps, Volume 2, and are further detailed in Appendix 1.

Built Form

Defined as (a) the general pattern of built form and development intensity and (b) the structural elements that define the District physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centres and focal elements. Built form refers to the physical layout and design of the city.

Bulk Format Retail

Typically a collection of stand alone large retail stores (20 – 50,000 m² trading floor space in a cluster or retail node) specialising in comparison shopping (i.e. items not obtained on a frequent basis). Typical tenants of bulk format retail stores include trade suppliers (e.g. paint, catering, plumbing, hardware), yard based (e.g. building supplies, garden centres, car sales), bulky comparison goods (e.g. whiteware, furniture, office products, carpet, bedding), general merchandise (e.g. hypermarkets, discount stores, homewares, factory outlet clothing stores).

Business Environments

means Business 1, 2, 3 and 4 and the Kamo Activity Precinct.

Coastal Hazard Area

means an area of coastal land that is or is likely to be, subject to the effects of natural coastal hazards such as erosion, landslip and flooding over a defined planning horizon.

Coastal Hazard Area 1

means an area of coastal land bounded by the coastline and Coastal Hazard Area 2 that is at relatively high to extreme risk from the effects of coastal hazards, over a planning horizon of 50 years.

Coastal Hazard Area 2

means an area of coastal land ,landward and adjacent to Coastal Hazard Area 1, that is at relatively low to moderate risk from the effects of coastal hazards over a planning horizon of 100 years.

Commercial Activity

means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, markets, showrooms, restaurants,

take-away food bars, professional, commercial, and administration offices, service stations, motor vehicle sales, visitor accommodation, the sale of liquor and parking areas associated with any of the above.

Excluding: Farming

Comprehensive Development Plan (C.D.P)

A C.D.P. is a plan of proposed development, submitted by an applicant when making a consent application to utilise the rules of an Overlying Environment within a Future Environment. The information to be included within a Comprehensive Development Plan is contained in Rule 48.7 of the District Plan.

Community Sign

means a sign relating to matters of public health and safety, the location of public facilities, place-names and their distances, destinations of historical, cultural, spiritual, sporting, or scenic significance, and the advertising of public events.

Contaminant*

includes any substance (including gases, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar or other substances, energy or heat:

- a) When discharged into water, changes or is likely to change the physical, chemical or biological condition of water; or
- b) When discharged onto or into land or into air, changes or is likely to change the physical, chemical or biological condition of the land or air onto or into which it is discharged.

Contaminated Site

means an area of land on which hazardous substances occur at concentrations above background levels, and where assessment indicates the substance poses, or is likely to pose an immediate or long term hazard to human health or the environment.

Controlled Activity*

means an activity which:

- a) Is provided for as a controlled activity by a rule in a plan or proposed plan; and
- b) Complies with standards and terms specified in a plan or proposed plan for such activities; and
- c) Is assessed according to matters the council has reserved control over in the Plan; and
- d) Is allowed only if a resource consent is obtained in respect of that activity.

Corner Site

means a site which is located on the corner of two intersecting roads.

Crop support structure

means open pervious, structures with the primary purpose to provide support for horticultural crops. Crop support structures are stand-alone unattached to any building.

Day

means the period 0700 to 2200 hours unless specified otherwise.

Discretionary Activity*

means an activity:

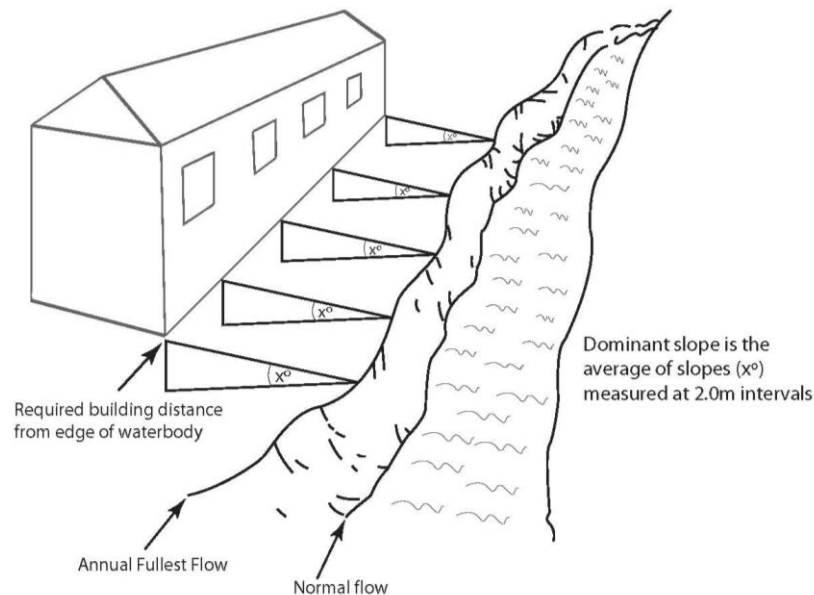
- a) Which is provided for as a discretionary activity, by a rule in a plan or proposed plan; and
- b) Which is allowed only if a resource consent is obtained in respect of that activity; and

- c) Which may have standards and terms specified in a plan or proposed plan; and
- d) In respect of which the consent authority may restrict the exercise of its discretion to those matters specified in a plan or proposed plan for that activity.

Dominant Slope

means the average slope of land above the level of annual fullest flow of a river or lake adjacent to the width or length of the proposed building. The Dominant Slope is determined by averaging measurements taken at 2 metre intervals above the Annual Fullest Flow between projections of the outer dimensions of the proposed building (see illustration below). When determining Building Setbacks from Water Bodies the dominant slope rule applies only to any river bed that has a width of less than 3.0m or the bed of a lake under 8ha. For the purposes of determining Dominant Slope, annual fullest flow in relation to a river is the highest point at which the river can rise without overtopping the bank and in the case of a lake the point at which the waters cover at the highest level without exceeding its margin.

Illustration of Dominant Slope



Drive through Facilities

means any part of any fast food or restaurant activity where the product is sold directly to the customer while in their vehicle.

Earthworks

means any modification to the shape of the land surface, including removal of soil, excavation, infilling, re-contouring and construction of any road, track, landing or drainage channel.

Eaves

Eaves means that portion of the roof extending beyond the exterior wall of a building having a maximum overhang of 800 mm.

Effect*

means:

- a) Any positive or adverse effect; and
- b) Any temporary or permanent effect; and

- c) Any past, present or future effect; and
- d) Any cumulative effect which arises over time or in combination with other effects, regardless of the scale, intensity, duration or frequency of the effect, and also includes:
- e) Any potential effect of high probability; and
- f) Any potential effect of low probability which has a high potential impact.

Electricity Infrastructure

means all transmission and distribution systems for electricity comprising of lines, cables, substations and switchyards and other paraphernalia provided by a network utility operator, but excluding generation facilities. Electricity infrastructure within the District is comprised of the National Grid and the Electricity Distribution Network.

Emergency Services

means the activities of authorities who are responsible for the safety and welfare of people and property in the community and include fire, ambulance and police services.

Emergency Tree Works

means the pruning or maintenance or removal of any tree or vegetation immediately necessary to avoid any actual and imminent threat to the safety of persons or of damage to property, or to maintain or restore power or telecommunications infrastructure.

Environment*

Includes:

- a) Ecosystems and their constituent parts, including people and communities; and
- b) All natural and physical resources; and
- c) Amenity values; and
- d) The social, economic, aesthetic and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition, or which are affected by those matters.

Environmental Protection Authority and EPA*

means the Environmental Protection Authority established by section 7 of the Environmental Protection Authority Act 2011.

Equine Related Activities

Equine related activities means any activities within the Ruakaka Equine Environment that relate to the agistment (resting and grazing), training, housing and racing of horses. These activities include, but are not limited to:

- a) Stabling and care of horses together with incidental buildings.
- b) Equine training and educational facilities.
- c) Accommodation for horse trainers, students and caretakers.
- d) Car parking areas.
- e) Broadcasting.
- f) TAB and related gaming facilities.
- g) Grandstand/viewing areas.
- h) Entertainment (related to race days).

- i) Race meetings.
- j) Racecourse administration with accessory buildings.
- k) Sale and auction of race horses and stock.
- l) Catering activities associated with racing days.
- m) Pony clubs and riding schools.
- n) Activities associated with horse breeding and training, including feed supplies, veterinary services, horse transport, riding schools, saddlery and farriers.

Esplanade Reserve

means an area of land adjoining a water body and vested in the territorial or regional authority or the Crown, for the purposes of section 229 of the Resource Management Act 1991 (conservation, public access and recreational use). The land is surveyed and titled, and its boundaries do not alter with changes to the margins of the water body, and includes esplanade reserves, as defined in the Resource Management Act 1991.

Esplanade Strip

means an area of land adjoining a water body that complies with the purposes of section 229 of the Resource Management Act 1991, and ownership of the strip remains with the landowner with a note of interest expressed on the title. An esplanade strip is defined as an area of specified width from the margins of the water body, and also includes esplanade strip, as defined in the Resource Management Act 1991.

Existing Use Rights

is the term that is commonly applied to the rights protected under section 10 and section 10A of the Resource Management Act 1991. A summary of the rights protected by those sections of the Resource Management Act 1991 follows. This summary is designed to assist understanding of the term, but is not a substitute for the statutory provisions.

Existing use rights apply to the use of land or to activities that contravene a rule in a district plan or proposed district plan. The rights apply if:

- The use or activity was lawfully established before the rule became operative or the proposed plan was notified; and
- The effects of the use or activity are similar in character, scale and intensity to those that existed before the rule became operative or the proposed plan was notified.

Existing use rights are extinguished if a use or activity is discontinued for a continuous period of more than 12 months after the rule in the plan became operative or the proposed plan was notified. However, an extension can be granted by the territorial authority on application up to two years after the use or activity is first discontinued.

Exploration

means any activity undertaken for the purpose of identifying mineral deposits or occurrences, and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and "to explore" has a corresponding meaning.

Farming

means any agricultural or horticultural activity having as its primary purpose the commercial production of any livestock or vegetative matter for human or animal consumption. The production of livestock or vegetative matter utilises the in situ production capacity of the soil, water and air as a medium for production.

Farming includes:



- a) all types of livestock breeding, cropping, grazing, aquaculture
- b) horticulture, including covered cropping as in greenhouses
- c) apiaries
- d) normal rural practices including associated buildings and structures
- e) crop support structures and artificial crop protection
- f) airstrips.

But excludes:

- a) Plantation forestry and intensive livestock farming.
- b) Equine related activities.

Farm quarry(ies)

- means the extraction of minerals for uses accessory to farming, horticulture, or forestry, where:
- the quarried material is used only on the property of extraction;
- no extracted material, including any aggregate is removed from the property of origin; and
- there are no retail or other sales of quarried material.

Field Trials (Tests)

means, in relation to a genetically modified organism, the carrying on of outdoor trials, on the effects of the organism under conditions similar to those of the environment into which the organism is likely to be released, but from which the organism, or any heritable material arising from it, could be retrieved or destroyed at the end of the trials.

Financial Contribution*

means a contribution of:

- a) Money; or
- b) Land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of the Maori Land Act 1993 unless that Act provides otherwise; or
- c) A combination of land and money.

Flood Susceptible Area

means an area which has been assessed as being likely to experience water covering the surface of the land in a 1 in 50 year stormwater flood event. A flood susceptible area does not imply any particular duration or level of flood water but is generally part of a contiguous area of flood susceptibility. It includes areas likely to experience surface water, either ponding or flowing, from heavy rainfall and overflows from rivers, streams, and drainage channels. In areas adjacent to the coast, the flood susceptible area relates to areas which are or are likely to be, subject to permanent or temporary inundation from sea water due to sea level rise, storm tides or tsunamis over a planning horizon of 100 years. In the coastal areas there is also the potential for inundation to occur as a result of the combination of stormwater and sea water flood events.

Front Site

means a site that is not a rear site.

Frontage

means any boundary of a site abutting a legal road, or contiguous to a boundary of a road designation, or building line restriction defined in Appendix 1 of this Plan.

Future Environments

These are areas set aside in the Plan to accommodate future growth. Each Future Environment contains Overlying and Underlying Environments. The Underlying Environment of a Future Environment is the current zoning of the land. The Overlying Environment(s) indicates potential future Environment(s). Applicants must make a **discretionary** resource consent application and provide a Comprehensive Development Plan of their proposed development (for either a land use or a subdivision) to enable the rules associated with the Overlying Environment to apply. The Future Marine Village Environment is a Future Environment, made up of the Environments shown in Figure 48.1.

Genetically Modified Organism and GMO

means, unless expressly provided otherwise by regulations, any organism in which any of the genes or other genetic material:

- a) have been modified by in vitro techniques; or
- b) are inherited or otherwise derived, through any number of replications, from any genes or other genetic material which has been modified by in vitro techniques.

N.B. For the absence of doubt, this does not apply to GM products that are not viable (and are thus no longer GM organisms), or products that are dominantly non-GM but contain non-viable GM ingredients (such as processed foods).

Genetically Modified Veterinary Vaccine

means a veterinary vaccine that is a genetically modified organism as defined in this Plan.

Goat Resistant Fencing

means a fence constructed so that the following requirements are met:

1. The line of the fence is bulldozed or cleared by some other method to ensure that the bottom wire is no more than 70mm from the ground.
2. There is a minimum of 9 wires (kept tight at all times) such to meet the following standards:
 - minimum high tensile 2.5mm diameter galvanized steel is used;
 - the wires shall be spaced at the following intervals from the bottom – 100, 100, 100, 110, 120, 135, 150 and 165mm;
 - the top wire shall be approximately 50mm below the top of the post;
 - the bottom wire shall be barbed wire instead of high tensile wire where the fence is situated on land subject to erosion.
3. There are no internal stays.
4. All posts are at the following spacings:
 - less than 30° ground slope – 5m;
 - 30° to less than 45° ground slope – 4m;
 - more than 45° ground slope – 3 m
5. All battens are at 1m intervals.
6. Where a water body crosses the boundary of the area to be fenced, either one or both of the following requirements shall be adhered to in order to maintain the integrity of the area to be fenced to prevent stock escape;
 - Fences which meet the above specifications shall be constructed alongside waterways with an appropriate setback to avoid the possible effects of bank

erosion and slumping which may cause a breach of the fencing standard; and/or

- Fences across water bodies, shall require a floodgate to be constructed of H3 treated 100mm x 50mm timber suspended from an overhead wire or rail in such a way that it will allow the passage of water but will not cause a breach of the fence by stock escaping up or down the watercourse. Wire netting is not to be used in floodgate construction. Floodgates across culverted water bodies shall be on the downstream side of the culvert.

Gross Floor Area (GFA)

means the sum of the total area of all floor areas of a building or buildings, including additional floors above ground level, measured from the exterior faces of the exterior walls or from the centre line of walls separating two buildings but excluding covered parking areas and covered vehicle loading and unloading areas.

Ground Level

ground level shall be taken as the level of the ground existing when works associated with any prior subdivision of the land are completed, but before excavation for new buildings on the land has commenced.

Habitable Room

means any room in a residential building which is or is likely to be, used as a rumpus or games room, study, lounge, living room, bedroom, dining room, kitchen or general amusement room.

Hapu Environmental Management Plan (Iwi Management Plan)

means a plan prepared by an iwi, hapu, or whanau for management of resources within its rohe.

Hazardous Facility

means any activity involving hazardous substances and sites at which these substances are used, stored, handled or disposed of (including on-site movements and the transit storage, for example, in stationary vehicles or containers) for a period of time exceeding one hour.

Hazardous Substance

means, unless expressly provided otherwise by regulations, any substance:

- a) With one or more of the following intrinsic properties:
 - i. Explosiveness;
 - ii. Flammability;
 - iii. A capacity to oxidise;
 - iv. Corrosiveness;
 - v. Toxicity (including chronic toxicity);
 - vi. Ecotoxicity, with or without bioaccumulation; or

Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph (a) of this definition; or

When discharged to surface water or groundwater, has the potential to deplete oxygen as a result of microbial decomposition of organic matter (for example, milk).

Hazardous Substances and New Organisms Act and HSNO

means the Hazardous Substances and New Organisms Act 1996.

Hazardous Sub Facility

means a facility that is separated by more than 30 metres from any other hazardous facility on the same site.

Health Care Facilities

means facilities relating to the physical and mental health, and the care and welfare of people.

Heavy Vehicle

means any vehicle exceeding 3500kg gross laden weight.

Height

in relation to a building means one of the following:

- a) The vertical distance between the highest part of the building and the average ground level, being the level of the ground at the external foundations of the building (see Figure 4.A); or
- b) The vertical distance between ground level at any point and the highest part of the building immediately above that point (see Figure 4.B).

For the purpose of calculating height, account shall be taken of parapets, but not of:

- a) Aerials, provided that the maximum height of aerials normally permitted by the rules for the site are not exceeded; or
- b) Chimneys (not exceeding 1.1m in width); or finials, provided that the maximum height normally permitted by the rules for the Environment is not exceeded by more than 1.5m; or
- c) Steeples, turrets, spires or towers located upon Places of Assembly provided the height limit normally permitted by the rules for the Environment is not exceeded by more than 2.0m.

Figure 4A Above Ground Method

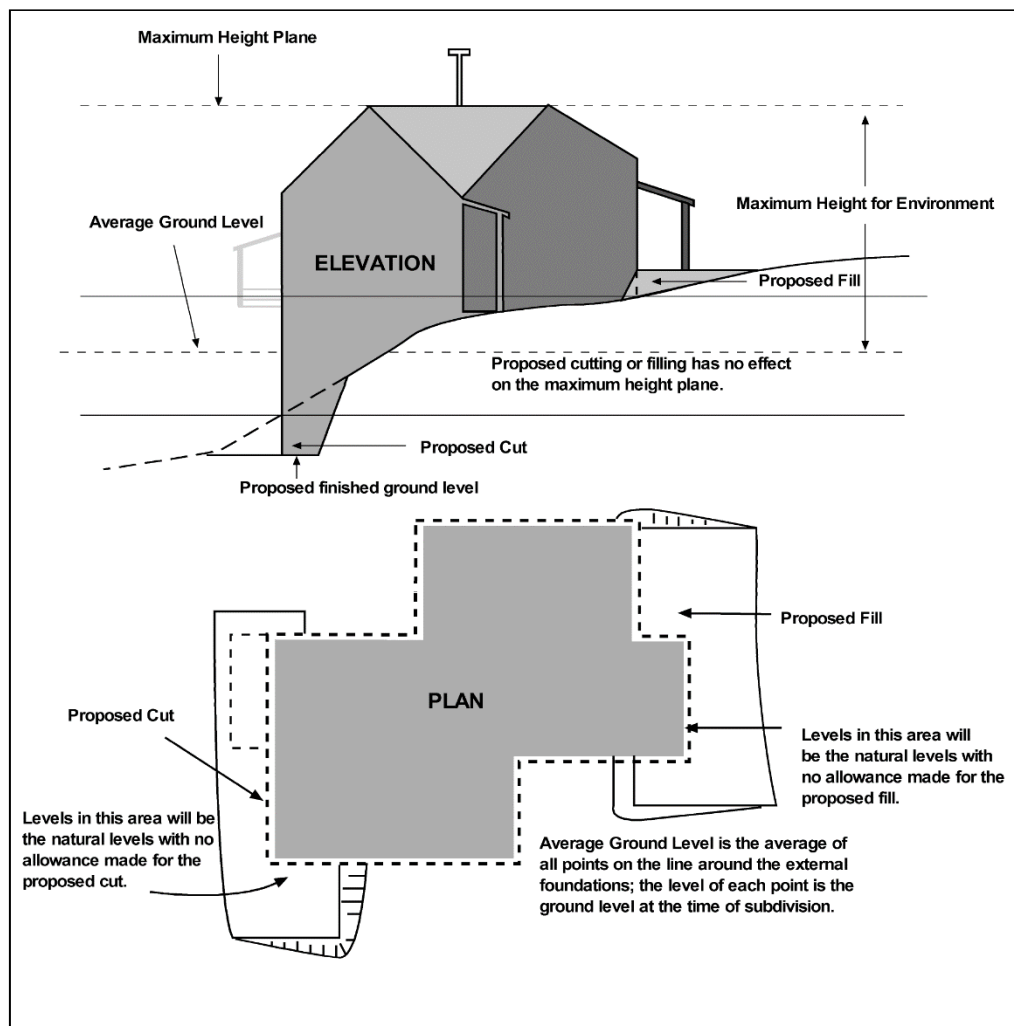
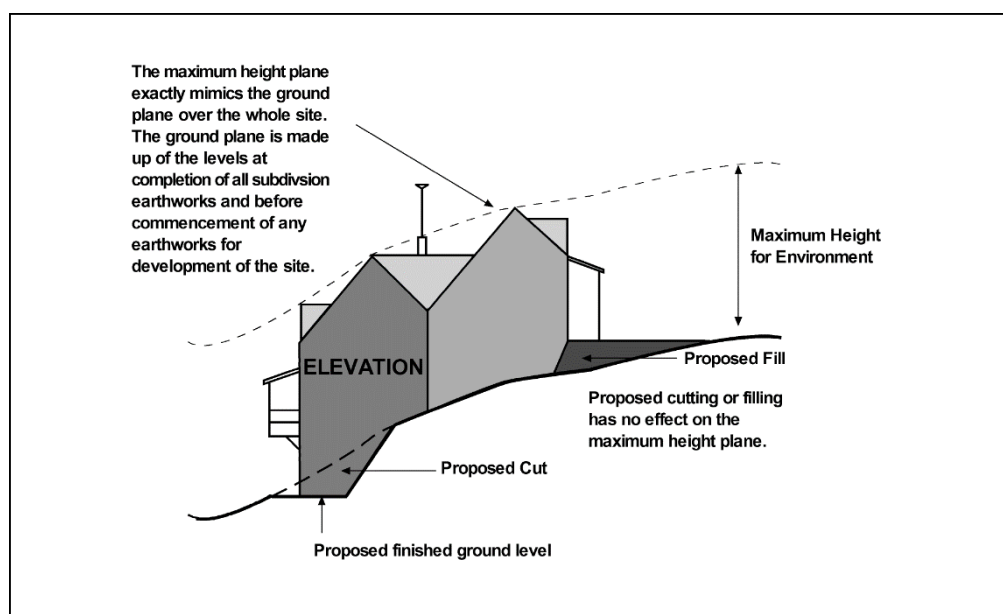


Figure 4B Rolling Height Method



High Noise Area

means an area where the average background sound level (L_{A90}) is greater than 45 dB L_{A90} between 0630 and 2130 hours; or greater than or equal to 35 dB L_{A90} between 2130 and 0630 hours.

Highly Erodible Land

Means Land Use capability Classes 6e17, 6e19, 7e1-7e10, 8e1-8e3 and 8s1 as mapped in the New Zealand Land Resource Inventory.

Highly versatile soils

Means Land Use Capability Classes 1c1, 2e1, 2w1, 2w2, 2s1, 3e1, 3e5, 3s1, 3s2, 3s4 - as mapped in the New Zealand Land Resource Inventory.

Home Occupation

means an occupation, or craft, or profession that is ancillary to the residential use of the site and where the principal operator of the home occupation is a permanent resident on the site. It does not include panel beating or car wrecking and the activity does not include, before 8am or after 6pm on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. The storage of materials associated with a non-residential activity shall not be visible from a public road or neighbouring residential property. The generated effects from the scale, hours of operation and the type of home occupation activity shall not be any different from those of other permitted activities in the Environment, except in the KMP, KLP, RLE, RUEE and RVE where specific provisions apply.

Impervious Area

An area with a surface which prevents or significantly retards the soakage of water into the ground.

Includes:

- roofs
- paved areas including driveways and sealed/compacted metal parking areas, patios
- sealed tennis or netball courts
- sealed and compacted metal roads
- engineered layers such as compacted clay.

Excludes:

- grass and bush areas
- gardens and other landscaped areas
- permeable paving and green roofs
- artificial playing surfaces or fields.

Indigenous Vegetation

means plants which belong naturally in the ecological locality and includes Manuka, Kanuka.

Indigenous Wetland

means a naturally occurring wetland of 50m² or more (with a minimum width of 5 metres) which is permanently or seasonally wet (in that the water table is at or near the ground surface during high water table conditions), and which is dominated by indigenous wetland plant species including all or some of the following:

- i. Raupo
- ii. Flax
- iii. Sedge associations
- iv. Kahikatea
- v. Cabbage tree
- vi. Manuka/kanuka on peatlands
- vii. Mangrove and saltmarsh
- viii. Kuta

For the purposes of this Plan indigenous wetlands that have been created for conservation purposes, as a requirement of a resource consent, are included within the definition of “indigenous wetland”.

The definition excludes wetlands created and subsequently maintained principally for, or in connection with:

- a) Effluent treatment and disposal systems; or
- b) Storm water management; or
- c) Water storage; or
- d) Other artificial wetlands, water courses or open drains.

The definition also excludes:

- a) Trees with a pasture under storey; or
- b) Exotic rush/pasture communities; or
- c) Land which has been modified prior to the date of notification of this Plan, to the extent that it is no longer ecologically viable.

Note: This definition does not include indigenous wetlands which have been created voluntarily, that is not as a requirement of a resource consent. If you are unsure if an area is an indigenous wetland and is subject to rules in the Plan, contact the Whangarei District Council for advice.

Industrial Activity

means the processing, manufacturing, fabricating, packing or storage of goods or other ancillary activities, and includes servicing and repair activities.

Intensive Livestock Farming

means any intensive farming of animals and/or includes fungi (mushrooms), dependent on a high input of food or fertiliser from beyond the site and which is predominantly carried out in buildings or outdoor enclosures where the stocking density precludes the maintenance of pasture or ground cover and includes pig farming and cattle feedlots. Poultry farming is excluded if it is considered free range in accordance with the relevant minimum standards outlined in the MAF Animal Welfare (Layer Hens) Code of Welfare 2005.

Intermittently Flowing River

means a river that is dry at certain times and has one or more of the following characteristics:

- a) Appears on the NSMS260 1:50,000 map; or
- b) Has stable pools in late summer; or
- c) Supports species of plants and animals that are adapted to wet conditions, for example:
 - Native fish (bullies, kokopu, inanga)
 - Crayfish
 - Aquatic snails or shrimp
 - Mayflies, stoneflies or caddisflies.

Iwi Authority*

means the authority which represents an iwi, and which is recognised by that iwi as having authority to do so.

Kaitiaki

means, for the purpose of this Plan, those nominated by tangata whenua to exercise kaitiakitanga on their behalf.

Kaitiakitanga*

means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to a natural and physical resources, and includes the ethic of stewardship.

L_{AE} (Sound Exposure Level)

means the sound level of one second duration which has the same amount of energy as the actual noise event measured. This is usually used to measure the sound energy of a particular event, such as a train pass-by or an aircraft flyover.

L_{AFmax} (Maximum Sound Level)

means the maximum, A-frequency-weighted, fast-time-weighted sound level, in decibels (dB), in a given measurement period.

L_{Aeq} (Time Averaged Sound Pressure Level)

means the time-averaged, A-weighted sound level measured in decibels (dB).

L_{Cpeak} (C-Weighted Pressure Level)

means the peak instantaneous C-weighted pressure level recorded during the measurement period. The “peak” level is not RMS averaged within the measurement circuitry of the sound level meter and therefore can appear much higher than other levels of instantaneous noise levels such as L_{AFmax}.

L_{dn} (Day/Night Level)

means the day-night sound level which is calculated from the 24 hour L_{Aeq} with a 10 dB penalty applied to the night-time (2200-0700 hours) L_{Aeq} to account for potentially increased annoyance during this time.

Land Preparation

Means the disturbance of the soil by machinery in preparation for planting or replanting crops or pasture grasses or trees, and includes blading, contour ploughing and ripping.

Low Noise Area

means an area where the average background sound level (L_{A90}) is less than or equal to 45 dB L_{A90} between 0630 and 2130 hours; or less than or equal to 35 dB L_{A90} between 2130 and 0630 hours.

Live/Work

a residential and work format entailing the establishment of residential units above work units such as office, retailing, manufacturing and services.

Living Environments

means Living 1, 2, and 3, Kamo Medium Density Living Precinct, Kamo Low Density Living Precinct.

Mana Whenua*

means customary authority exercised by an iwi or hapu in an identified area.

Metal Working

includes the smelting, casting, milling, forging, turning, die casting, machining, pressing, tumbling, drawing, rolling and galvanising electroplating, grinding of metal or related activities.

Mineral

means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.

Mining Area

means that part of the Quarrying Resource Area which is owned by or under the control of the quarry operator at the time the QRA is established or extended. It is where the full range of mineral extraction activities may occur.

Mineral Extraction

means the excavation of minerals from the ground, including:

- The removal of overlying earth and soil,
- The stacking, crushing, storing, depositing, treatment, transportation and sale of excavated materials,
- The placement of overburden,
- The removal of unwanted material and the rehabilitation of the site,
- The works, machinery and plant used to undertake the activities above.”

Mining Hazard Area

means an area which is subject to possible subsidence due to past coal mining activities undertaken on the land.

Mining Hazard Area 1

indicates the area where there is a possibility of crown-holing and major subsidence due to there being less than 10.t cover (t being seam thickness).

Mining Hazard Area 2

indicates:

- a) Areas where there is up to 100 metres of cover and "medium" subsidence is possible; and
- b) Areas where there has been 2 seam pillaring and greater than 100 metres of cover exists.

Mining Hazard Area 3

indicates areas where there is greater than 100 metres of cover. Although this is a low risk zone, it is possible for buildings to be affected by mining.

Minor Residential Unit

means a residential unit located no more than 15.0 metres from another residential unit on the same site/lot with a gross floor area of no more than 70.0m², excluding the gross floor area used exclusively for the storage of motor vehicles in association with the minor residential unit.

Minor Upgrading

means an increase in the carrying capacity, efficiency or security of any network utility operation utilising the existing support structures or structures with the effects of a similar scale, character, bulk and form. It includes, in regard to electricity, telecommunication and radio-communication services:

- The addition of circuits and conductors;
- The reconductoring of the line with higher capacity conductors;
- The resagging of conductors;
- The addition of longer and more efficient insulators;
- The addition of earth wires (which may contain telecommunications lines), earth peaks and lightning rods;
- Additional telecommunication lines;

- The replacement of existing cross arms with cross arms of an alternative design;
- The replacement or alteration of existing antennae;
- The replacement or alteration of existing masts, poles and associated structures in the same or similar location and in accordance with the relevant New Zealand Standard.

Minor upgrading shall not include:

additional structures or the replacement of structures with the effects that are not of a similar scale, character, bulk and form.

Multi Title Site

means a site where an activity is situated on two or more separate certificates of title and is indicated on the planning maps as a “Multi Title Site”.

Multi Unit Development

means development of three or more residential units on a site.

National Grid

means part of the National Grid of transmission lines and cables (aerial, underground and undersea, including the high-voltage direct current link), stations and sub-stations and other works used to connect grid injection points and grid exit points to convey electricity throughout the North and South Islands of New Zealand. National Grid means the assets used or owned by transpower NZ Limited.

National Grid Corridor

means an area of 12m from the outer edge of a support structure and 12m from the centreline of the National Grid shown on the planning maps while they are owned or operated by Transpower NZ Limited.

Natural and Physical Resources*

includes land, water, air, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.

Natural Hazard*

means any atmospheric or earth or water-related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects, or may adversely affect, human life, property or other aspects of the environment.

Net Environmental Benefit

means an activity where it is demonstrated that the benefits of environmental protection and on-going management are greater than the adverse effects created by subdivision and associated land development. The benefits achieved through environmental protection and on-going management do not include:

- i. With respect to the area to be protected:
 - a) Requirements of a condition of a prior consent, unless the prior consent has not been implemented and will be surrendered on the grant of a subdivision that proposes environmental protection and on-going management of an environmental protection area.
 - b) Requirements of existing legal mechanism such as a covenant, easement, designation or private agreement / contract.
 - c) The level of protection provided under regional or district plan rules.

- ii. Methods required to avoid, remedy or mitigate adverse effects of the allotments being created (such as planting to integrate allotments into their surroundings, and control of cats and dogs).

Net Site Area

means the total area of the site, excluding any part of the site:

- a) Subject to a building line restriction;
- b) Containing a right-of-way servicing other sites;
- c) Used for access less than 6m wide.

Network Utility Operator*

means a person who:

- a) Undertakes or proposes to undertake, the distribution or transmission by pipeline of natural or manufactured gas, petroleum or geothermal energy; or
- b) Operates or proposes to operate a network for the purpose of telecommunication or radio communication, as defined in section 2(1) of the Telecommunications Act 1987; or
- c) Is an electricity operator or electricity distributor, as defined in section 2 of the Electricity Act 1992, for the purpose of line function services, as defined in that section; or
- d) Undertakes or proposes to undertake, the distribution of water for supply (including irrigation); or
- e) Undertakes or proposes to undertake, a drainage or sewerage system; or
- f) Constructs, operates or proposes to construct or operate, a road or railway line; or
- g) Is an airport authority, as defined by the Airport Authorities Act 1966 for the purposes of operating an airport, as defined by that Act; or
- h) Is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or
- i) Includes the establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information, including telecommunication, radio and satellite links required as part of meteorological activities; or
- j) Undertakes, or proposes to undertake, a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act. The words "network utility operation" have a corresponding meaning.

Night

means a period 2200 to 0700 hours unless specified otherwise.

Noise Sensitive Activities

means those activities that involve habitation of people within which concentration (of thoughts) is required and includes residential units, residential institutions, marae, hospitals, health care facilities and education facilities, excluding Airport staff and aviation training facilities or aero clubs (other than airport staff training facilities).

Non-Complying Activity*

means an activity which:

- a) Is provided for as a non-complying activity, by a rule in a plan or a proposed plan; or
- b) Contravenes a rule in a plan or a proposed plan, and is allowed only if a resource consent is obtained in respect of the activity.

Notional Boundary

means a line 20 metres from the facade of any noise sensitive activity, or the legal boundary, where this is closer to the noise sensitive activity.

Outdoor Living Court

means an area of outdoor open space including balconies, decks and roof terraces, available for the exclusive use of the occupants of the residential unit to which the space is allocated, that has direct access to a main living space and that does not contain structures that would impede its use for outdoor living purposes.

Outer Control Boundary

defines an area outside the Air Noise Boundary within which there shall be no further incompatible land uses. The predicted 3 month average night-weighted sound exposure at or outside, the outer control boundary shall not exceed 55 dB L_{dn}.

Overburden

means clay, soil, vegetation and rock associated with mineral extraction activities.

Overlying Environment

An Overlying Environment indicates the proposed environment (or proposed environments), of any Future Environment. The Overlying Environment will have been defined in a strategic land use study, either undertaken by council or privately initiated. In order to utilise the provisions of the Overlying Environment, an applicant must make an application for a resource consent (either subdivision or land use), and provide a Comprehensive Development Plan of the proposal. Rules relating to Overlying Environments apply as though they are the rules of that Environment in the assessment of the **C.D.P.** unless the Plan specifically provides otherwise.

Parent Lot

means land held in one certificate of title or land held by the same owner in adjoining certificates of title, separated by no more than a (formed or unformed) legal road.

Pedestrian Network

means the Primary Pedestrian Network and Secondary Pedestrian Network as shown on the District Planning Maps within the Kamo Walkability Environment.

Permitted Activity*

means an activity that is allowed by a plan or proposed plan without a resource consent, if it complies in all respects with any conditions (including any conditions in relation to any matter described in sections 108 or 220 of the Resource Management Act 1991) specified in the Plan.

Place of Assembly

means any land or buildings used principally for public or private assembly of people, worship, educational, recreational, social, ceremonial and spiritual activities; for meditation and functions of a community character; and includes churches, church halls, church yards and marae complex.

Plantation Forestry

means the ongoing management of trees or stands of trees, for the production of timber or timber related products, and includes planting, pruning, felling, and removal of trees from the site but does not involve the processing of timber.

PPV (Peak Particle Velocity)

means the measure of the vibration aptitude, zero to maximum. This parameter can be used for assessing building structural damage and also has application to human annoyance.

Public Place

means a place

a)

- i. that is under the control of the territorial authority; and
- ii. that is open to, or being used by, the public, whether or not there is a charge for admission; and

b) includes—

- i. a road, whether or not the road is under the control of a territorial authority; and
- ii. any part of a public place

Prohibited Activity*

means an activity which a plan expressly prohibits and describes as an activity for which no resource consent shall be granted; and includes any activity prohibited by section 105(2) (b) of the Historic Places Act 1993.

Radio-Communication

means any transmission, emission or reception of signs, signals, writing, images, sounds or intelligence of any nature by electromagnetic waves of frequencies between 9 kilohertz and 300 gigahertz, propagated in space without artificial guidance.

Rear Site

means a site with a frontage of less than 6 metres to a legal road, except that a site served by a service lane is not a rear site.

Recognised Acoustician

means a recognised member of the Acoustical Society of New Zealand or equivalent as determined at Whangarei District Council's discretion.

Refuse Accumulation

means the process of collection and storage of discarded and/or derelict organic or inorganic material and includes domestic appliances and whiteware, scrapmetal, vehicle bodies, vehicle parts, machinery, glassware, paper, timber and building materials.

Release

means to allow the organism to move within New Zealand free of any restrictions other than those imposed in accordance with the Biosecurity Act 1993 or the Conservation Act 1987.

A Release may be without conditions (s34, HSNO Act) or subject to conditions set out s38A of the HSNO Act.

Requiring Authority*

means -

- a) A Minister of the Crown; or
- b) A local authority; or
- c) A network utility operator approved as a requiring authority under section 167 of the Resource Management Act 1991.

Residential Activity

means the use or occupation of land and buildings by people for the purpose of living accommodation, where the occupiers voluntarily intend to live at the site for a period of one month or more, and includes accessory buildings and leisure activities directly associated with the residential activity. It also means the occupation of land or buildings

for the purpose of living accommodation on a temporary basis (i.e. up to one month) where the accommodation is ancillary to the predominant use or activity on the site, and involves up to six people only, such as bed and breakfast, farmstay or homestay accommodation. For the purposes of this definition, residential activity therefore includes rest homes (Geriatric Care facilities), guesthouses, apartments, emergency and refuge accommodation, domestic pastimes and activities associated with residential accommodation. The definition of residential activity therefore does not include motels or hotels; backpackers, bed and breakfast, farmstay or homestay accommodation, for more than six people; which are commercial activities.

Residential Unit

means a building or group of buildings, room or group of rooms, with associated services and facilities, designed, used or intended to be used separately or in conjunction with each other as a single independent and separate household unit for a Residential Activity. This includes baches or other similar private holiday accommodation but excludes temporary Activities.

Restricted Discretionary Activity

means an activity which is provided for as a restricted discretionary activity by a rule in a Plan or Proposed Plan, and which is allowed only if a resource consent is obtained in respect of that activity, but the matters or standards to be assessed in considering an application for resource consent are limited to those specified in the Plan or Proposed Plan.

Retail Activity

means land and/or buildings from which goods, merchandise, equipment or services are sold, exposed, displayed or offered for sale or direct hire to the public and includes: a market; a showroom; a banking chamber (being that part of a bank which includes all the teller areas and all areas to which the public generally has access); off-licensed premises; and betting premises, but does not include a service station, motor vehicle sales and service premises or a restaurant, café and other eatery places.

Reticulated

means, in respect of infrastructure, connection to a system of pipes and ancillary development owned and operated by a network utility operator for the purposes of gas supply, telecommunications, power supply, water supply or stormwater or wastewater drainage.

Retirement Village

Part of any property, building, or other premises that contains 2 or more residential units that provide, or are intended to provide, residential accommodation together with shared services or facilities, or both, predominantly for persons in their retirement, or persons in their retirement and their spouses or partners, or both, and for which the residents pay, or agree to pay, a capital sum return for their right to live in the place. As well as a lump sum, a "capital sum" can also mean periodical payments, if the payments are substantially more than would be paid to cover rent and such services or facilities for the relevant period. A retirement village is centrally managed and includes common areas and facilities to which residents of the retirement village have access under their occupation right agreements.

Reverse Sensitivity

means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities which are sensitive to the pre-existing activity.

River*

means a continually or intermittently, flowing body of fresh water; and includes a stream and modified water course; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation and farm drainage canal).

RMS (Root Mean Square) Velocity

means the RMS averaged velocity of vibration, typically given in mm/s. RMS velocities are typically measured using single axis vibration transducers such as accelerometers.

Road

shall have the same meaning, as defined in section 315 of the Local Government Act 1974 and includes a motorway, as defined in section 2(1) of the Transit New Zealand Act 1989. The width of the Building Line Restrictions identified for specific roads, (refer to Appendix 1 of this Plan and the Planning Maps) shall be included as forming part of the road, for the purpose of calculating building setbacks.

Note: Mapping of Roads : A road in the context of this Plan means the entire road reserve between the boundaries of adjoining parcels of land, not just the formed carriageway. Roads are generally represented without Environment colouring on the Planning Maps. Formed roads are marked with a line on a white background to provide orientation to map users and to provide a ready reference point to locate properties.

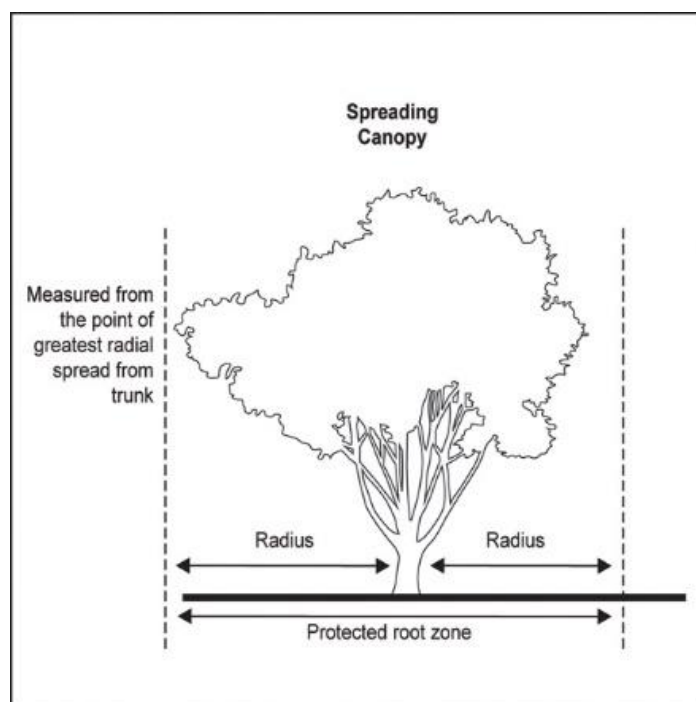
Roads are in the same Environment as the land that surrounds them. Where a road runs along the boundary between two Environments, the boundary of the Environments is the centre line of the road. Where the road runs beside the coast, the boundary of the Coastal Marine Area is mean high water springs, not the centre of the road, and therefore the entire road is in a land Environment.

Reverse Sensitivity

means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities which are sensitive to the pre-existing activity.

Root Zone

means the area of ground around a tree trunk created by taking a radius equal to the greatest radial spread of the canopy/foliage of the tree, measured from the trunk and rotating that radius in a full circle around the trunk.



Rural Centre Service Activity

means the use of land and buildings within the Rural Village Centre Sub-Environment for commercial and service activities including the sale or hire of goods, equipment or services, automotive service and repair, post boxes, service stations, shops, markets and takeaways.

Rural Environments

means the Rural Countryside, Strategic Rural Industries, Rural Village, Rural Living and Rural (Urban Expansion) Environments.

Rural Production Activity

means the use of land and buildings for farming, intensive livestock, farm quarrying, seasonal activities and plantation forestry.

Safe Potable Water Supply

means water that is fit for human consumption and may be supplied by rainwater collection, artesian bore, reticulated network or a natural water source.

Seasonal Activity

means the following activities:

- a) The harvesting, picking, pruning or planting of primary produce on a temporary seasonal basis; or
- b) Forestry, including the storage of harvested timber with in forest plantation sites (whether recently harvested or not) and the transport of raw logs with the processing or packing of primary produce and harvested timber not constituting seasonal activities for the purposes of this definition.

Segregation Strip

means a strip of land vested (or upon subdivision to be vested) in the roading authority to limit or preclude legal access directly onto an adjoining street or road.

Sensitive Activities

means, childcare and education facilities, Residential Activity, hospitals, Health Care Facilities and Retirement Villages.

Service Station

means any site where the dominant activity is the retail of motor vehicle fuels (including petrol, LPG, CNG and diesel), and may include any one or more of the following: the sale of kerosene, alcohol based fuels, lubricating oil, tyres, batteries, motor vehicle spare parts and other accessories; retail premises; convenience food premises; mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers) and domestic gardening equipment; warrant of fitness testing; trailer hire; and car wash facilities.

Set Back

means the horizontal distance between a building and a water body, boundary or frontage of its site. For the purposes of this definition, intrusions of eaves or guttering of up to 800mm are excluded, except where an eave would overhang an easement or a boundary.

Shared Access

means any access that is used by two or more lots, residential units or commercial or industrial activities and includes any access lot.

Showroom

An area where merchandise can be displayed, but does not any include areas for customer self-service.

Sign

means any device intended to attract attention for the purpose of directing, identifying, informing or advertising, except for traffic signs and advertising matter placed on or within a display window of commercial premises, and includes structural supports; three dimensional and inflatable surfaces; and flags.

Sign Area

means the entire area with a continuous perimeter enclosing the extreme limits of lettering, graphics or symbols, together with any material or colour forming an integral part of the display or used to differentiate such a sign from the background against which it is placed. Sign area in relation to a multiple-sided sign means that the total signage area that may be viewed from any viewable perspective (including front and back, and inflatable or three dimensional signs). Structural supports and building surfaces are not included in the calculation of sign area, except where they form an integral part of the sign.

Site

means an area of land or volume of space, shown on a plan with defined boundaries, and includes:

- 1)
 - a) Land which is:
 - i. Comprised in a single allotment or other legally defined parcel of land, and held in a single certificate of title; or
 - ii. Comprised in a single allotment or legally defined parcel of land for which separate title cannot be issued without further consent of the council; or
 - b) An area of land which is comprised of two or more adjoining certificates of title where such titles are:
 - i. Subject to a condition imposed under Section 80 of the Building Act 2004; or
 - ii. Held together in such a way that they cannot be dealt with separately without the prior consent of the council;

or
- 2) In the case of land subdivided under the cross lease or company lease systems (other than strata titles), an area of land containing:
 - a) A building for residential or business purposes with any accessory building, plus any land exclusively restricted to the users of those buildings; or
 - b) A remaining share or shares in the fee simple creating a vacant part of the whole for future cross lease or company lease purposes; or
- 3) In the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan, together with its accessory units; or
- 4) In the case of strata titles, site shall mean the underlying certificates of title, immediately prior to subdivision.

Site shall also include the access to the site.

Stone Wall

means a wall that has been constructed by hand, from locally sourced rocks, as opposed to man-made construction materials.

Strategic Rural Industries

means industrial activities that require a rural location because of factors such as access to resources or the large area of land required for the operation of the activity. strategic Strategic Rural Industries are significant at a regional or national scale rather than solely at a district level due to the area they supply; the investment in infrastructure required for the establishment of the activity or their contribution of to the economy. Within the District Plan the term is applied specifically to the Strategic Rural Industries Environment and does not include strategic industries located within urban areas with specialized business or industrial functions such as Port Marsden or the Marsden Point Oil Refinery.

Stream

Refer to definition of River.

Structure*

means any building, equipment, device or other facility made by people and which is fixed to land; and includes any raft.

Subdivision*

means:

- a) The division of an allotment:
 - i. By an application to a District Land Registrar for the issue of a separate certificate of title for any part of the allotment; or
 - ii. By the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
 - iii. By a lease of part of the allotment which, including renewals, is or could be for 20 years or longer (unless that part of the allotment is in the coastal marine area, and that lease is allowed for a term of 20 years or longer by a coastal permit or by a rule in a regional coastal plan); or
 - iv. By the grant of a company lease or cross lease in respect to any part of the allotment; or
 - v. By (the deposit of a unit plan or) an application to a District Land Registrar for the issue of a separate certificate of title for any part of a unit on a unit plan; or
- b) An application to a District Land Registrar for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226, and the term "subdivide land" has a corresponding meaning.

Supermarket

A self-service store selling mainly food, typically with a gross floor area of up to 6,500 square metres, with supporting car parking.

Surface Water

All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and indigenous wetlands and water impounded by structures such as dams or weirs, but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area.

Tangata Whenua*

means, in relation to a particular area, the iwi or hapu that holds mana whenua over that area.

Taonga

means treasure, or all that is held precious.

Telecommunication



has the same meaning as in section 2(1) of the Telecommunications Act 1987.

Temporary Activity

means an activity which is undertaken for a short term, not exceeding 3 days duration, either as an isolated event or as a series of events where the cumulative period of operation is less than 12 days in a calendar year, and includes any gala, sports event, festival, hui or other community activity.

Temporary Military Training Activity

means a temporary military training activity including any associated building established onsite for a maximum period of 60 days undertaken for defence purposes. Defence purposes are described in section 5 of the Defence Act 1990.

Tikanga Maori*

means Maori customary values and practices.

Traffic Movement

means any movement of a motor vehicle to or from a site, whether the vehicle parks on or off the site or moves through the site without stopping. When a vehicle travels to a site and subsequently leaves the site (or vice versa) this is counted as two traffic movements.

Underlying Environment

An Underlying Environment is the existing (or current) Environment of any Future Environment at the time that the Future Environment is created. Permitted activities, as defined in the existing Environment continue to be permitted when this Environment becomes an Underlying Environment of a Future Environment. Rules relating to Underlying Environments are applied as though they are the rules of that Environment, unless the Plan specifically provides otherwise.

Urban Area

refers to areas that are considered 'urban' in the context this chapter (and the wider District Plan), refers to both Living and Business Environments, excluding areas zoned as RVE in coastal and rural settlements.

Vegetation Clearance

means any activity that results in the cutting, disturbance, removal or destruction of indigenous vegetation.

Vegetation Cover

means an area that is principally covered in indigenous vegetation.

Vehicle Crossing

means the formed and properly constructed vehicle entry or exit point from the carriageway of any road, up to and including that portion of the road boundary of the site across at which a vehicle entry or exit point occurs and includes any culvert, bridge or kerbing.

Verandah

means a weatherproof covering, substantially covering a footpath used by the public.

Versatile Soils

means those soils identified as Class I, II or III on the New Zealand Land Inventory Worksheets.

Veterinary Vaccine

means a biological compound controlled by the Agricultural Compounds and Veterinary Medicines Act that is used to produce or artificially increase immunity to a particular disease and has been tested and approved as safe to use by a process similar to that conducted for approval and use of medical vaccines.

Viable Genetically Modified Veterinary Vaccine

means a genetically modified veterinary vaccine that could survive or replicate in the environment or be transmitted from the inoculated recipient.

Visitor Accommodation

means short stay accommodation such as short stay apartments, hotels, motels, hostels or boarding houses.

Visual Permeability

means the amount of transparency through an object such as a screen, fence or wall.

Waahi Tapu

means a place which is sacred or spiritually meaningful to tangata whenua.

Water*

means water in all its physical forms, whether flowing or not and whether over or under the ground, and

- a) Includes fresh water, coastal water and geothermal water; and
- b) Does not include water in any form while in any pipe, tank or cistern.

Water Body*

means fresh water or geothermal water in a river, lake, stream, pond, indigenous wetland or aquifer or any part thereof that is not located within the coastal marine area. Environmental Rules relating to building setbacks from water bodies are applicable only in relation to rivers, lakes and Mean High Water Springs.

Wind Turbine

means a wind turbine used to extract kinetic energy from the wind and having a swept area of greater than 200m².

Revision and Sign-off Sheet

Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By
27 June 2007	FP	Building definition	MS Word reformatting of bullet points to read correctly a) to i)	27 June 2007	PW
1 October 2007	FP	Definition of Contamination site	Plan Change 45 Adopted by Council ES meeting	20 September 2007	PW
1 October 2007	FP	Definition of Forestry	Plan Change 45 Adopted by Council ES meeting	20 September 2007	PW
5 October 2007	FP	Definition of Eaves and Set Back	Plan Change 57 Adopted by Council ES meeting	20 September 2007	PW
26 March 2008	FP	Intensive Livestock Farming	Plan Change 45 Amendments to Factory Farming definition.	ES 12 March 2008	PW
11 March 2008	FP	Building	Plan Change 45 Amendment to the definition of 'Building'	ES 9 April 2008	PW
17 April 2008	FP	Intensive Livestock Farming	Move this definition to match the alphabetic order of the definitions		PW
23 May 2008	FP	Various	Plan Change 45 amendments of various definitions Bed* (of a river) Dominant Slope and illustration, Home Occupation, Residential Activity, Set Back and Water Body.	ES 14 May 2008	PW
11 July 2008	JL	Public Place and Community Sign	Plan Change 41 addition of definitions	ES 9 July 2008	PW
13 October 2008	FP	Residential Unit	Plan Change 45 amendment of the definition	ES 8 October 2008	PW
30 October 2008	FP	Eaves	Move this definition to page 7 to suit the alphabetical order		PW
15 July 2009	FP	Comprehensive Development Plan	Cross reference to Rule 47.4 corrected to read 48.7	Email from Consent Planner 2 July 2009	NW
12 May 2010	FP	Addition of a note in the Definition of Roads	From chapter 1.9 Mapping of Roads - Introduction Section 'Sophisticated Yet simple Clause 16(2) 10/37288	Clause 16(2) 10/37288 12 May 2010	NW
4 August 2011	FP	New definitions	Bulk Form Retail, Built Form, Supermarket, Urban Area	Operative Date 24 August 2011	NW
11 April 2012	LB	New definitions	Live/Work, Retirement Village, Showroom	Operative Date 24 April 2012	NW
12 June 2013	LB	Change of definition	Minor Upgrading	Operative Date 25 June 2013	NW
11 December 2013	MD	New definitions	Electricity Infrastructure, National Grid, National Grid Corridor, Sensitive Activities	Operative Date 13 January 2014 TRIM 14/4071	NW
10 June 2015	TB	Additions and amendments to definitions	Plan Change 120 additions and amendments to definitions	Operative Date 23 June 2015 TRIM 15/52461	MM
11 May 2016	TB	Additions and amendments to definitions	Plan Change 110 additions and amendments to definitions	Operative Date 24 May 2016 TRIM 16/52692	MM

Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By
24 November 2016	LM	New definition	Plan Change 113 addition to definitions.	7 December 2016	MM
27 April 2017	AM	Intensive Livestock Farming	Correction of Minor error	Clause 20A Minor Amendment - Scheduled Activities. DSTPLN-659943184-68	MM
6 march 2019	AM	Amendments throughout	Plan Changes 85 A-D, 86A & 102	6 March 2019	MM
6 March 2019	AM	Amendments throughout	Plan change 87 Coastal Area and Plan Change 114 Landscapes To be treated as Operative in terms of Section 86F of the Resource Management Act 1991.	Consent Order issued 21 February 2019	MM
20 June 2019	EE	Forestry	Clause 20A Minor Amendment DSTPLN-659943184-196	20 June 2019	MM

Editor

France Prevost (FP)
Jan Lucas (JL)
Lisa Blagrove (LB)
Melanie Donaghy (MD)
Taya Baxter (TB)
Lisa McColl (LM)
Allie Miller (AM)
Eden Edwardson (EE)

Editor Position

Team Administrator Policy Division

Approved By

Paul Waanders (PW)
Nick Williamson (NW)
Melissa McGrath (MM)

Approver Position

Policy and Monitoring Manager (PW)
 District Plan Team Leader (NW and MM)

4.2 Road Name Extension – RMA Consents – Woodbury Farming Limited – SD1700210

Meeting: Strategy, Planning and Development Committee Meeting
Date of meeting: 20 February 2020
Reporting officer: Ricardo Zucchetto – Post Approval Officer – RMA Consents

1 Purpose

To approve the road name extension of Walters Road in the Whangarei District.

2 Recommendation

That the Strategy, Planning and Development Committee

1. Approve the name extension of Walters Road as Walters Road.

3 Background

An approved subdivision by Woodbury Farming Limited – SD1700210 requires approval for the continuation of the road name, Walters Road as it may affect future development of the area.

4 Consultation

The Road Naming Policy (s.5.2.3) stipulates that extensions to roads will automatically be named as per the existing name. As such, the extension of Walters Road shall be named Walters Road.

Consultation for the wider development was undertaken, including the owner of 91 Walters Road. There is potential for their situation number to change in the future from 91, however continue to be Walters Road.

5 Significance and engagement

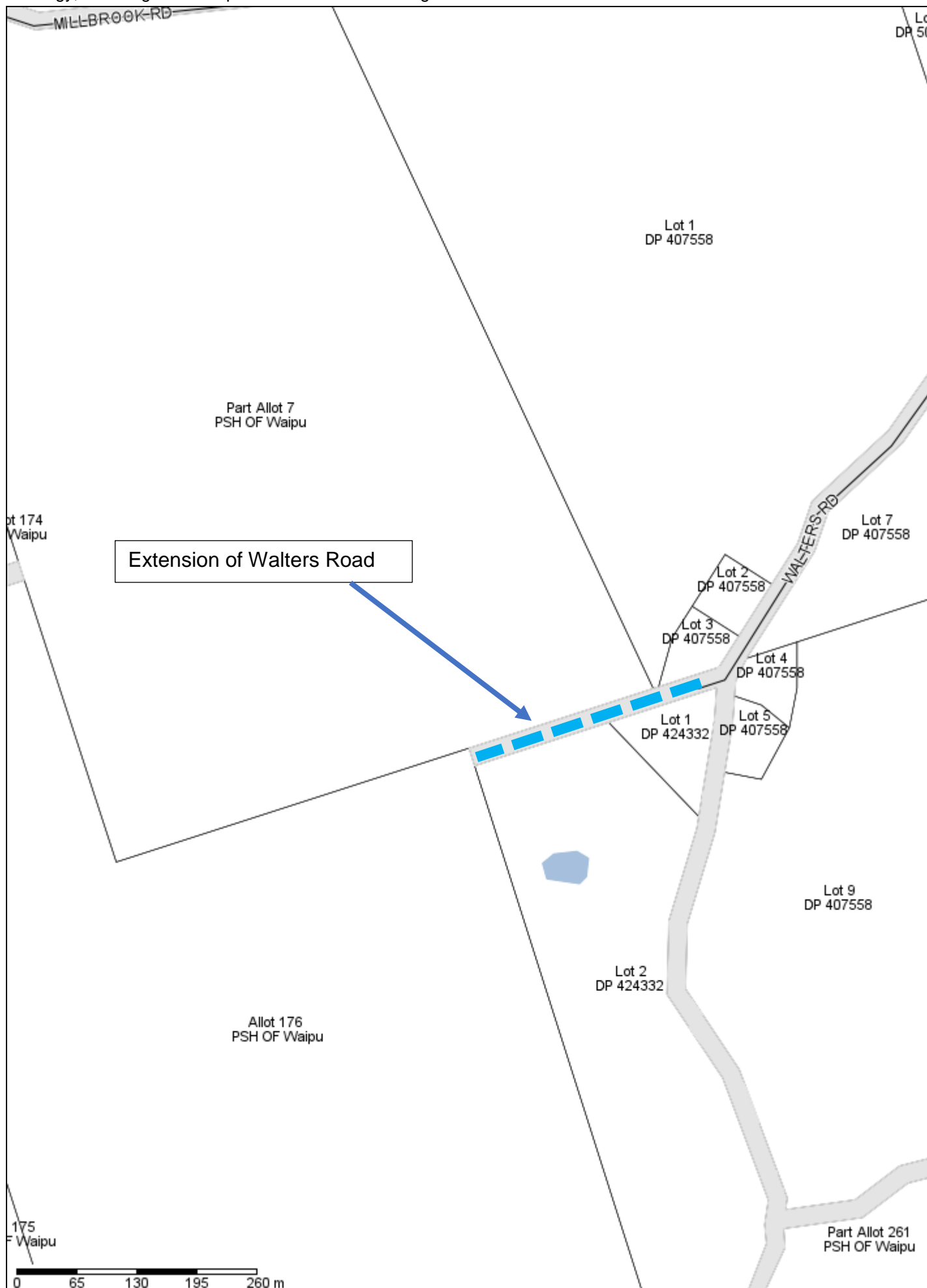
The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via Agenda publication on the website.

6 Attachment

- Woodbury Farming Ltd – SD1700210 – Location Map – Walters Road Extension.

Woodbury Farming Ltd – SD1700210 – Walter Rd (extension)

Strategy, Planning & Development Committee Meeting – 20/02/2020



Scale: 1:5350
Original Sheet Size A4

Print Date: 13/01/2020 11:21 AM

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.

4.3 Road Naming Application – RMA Consents - Bream Bay Village – LU1600156

Meeting: Strategy, Planning and Development Committee Meeting
Date of meeting: 20 February 2020
Reporting officer: Ricardo Zucchetto – Post Approvals Officer – RMA Consents

1 Purpose

To name 3 new private accessways within a retirement village in the Whangarei District.

2 Recommendation

That the Strategy, Planning and Development Committee approve the names of the following private accessways within the retirement village as:

- Flaxmill Avenue
- Tilleys Lane
- Dotterel Drive

3 Background

A road naming application has been received to satisfy conditions of a resource consent for Bream Bay Village to name the internal private accessways within the retirement village off Waiwarawara Drive, One Tree Point, Whangarei. The proposed names are in accordance with Council's Road Naming Policy.

4 Consultation

The land is owned by the developer of this private retirement village and the accessway names provided are to name internal accesses within the development. As such, no consultation is required.

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 Agenda publication on the website.

6 Attachments

- Bream Bay Village – LU1600156 – Access Way Application
- Bream Bay Village – LU1600156 – Location Map

From: Paul Gray <pbgray@xtra.co.nz>

Sent: Monday, 20 January 2020 1:25 PM

To: Ricardo Zucchetto <Ricardo.Zucchetto@wdc.govt.nz>

Subject: Re: Bream Bay Village - Road names for retirement village - LU1600156 - Application Feedback

How about this;

Road 1:

- Flaxmill Ave - (we have introduced grasses and Flaxes into our landscaping)
- Cann Way - (original farm owner)
- Cook Drive - (our main shareholders surname, also bought original farm from Cann family)

Road 2:

- Tilleys Lane - (means 'clearing' it refers to our open landscape, our uncluttered development)
- Morton Lane - (English word for settlement)
- Hinton Lane - (original partner with Cliff Cook in the farm purchase)

Road 3:

- Dotterel Drive - (we have nestings from time to time in our local environment)
- Lime Street - (an essential element in our landscaping due to soil conditions)
- Orchard Drive (our landscape includes a fruit orchard)

Regards, Paul

4.4 Road Naming Application – RMA Consents - Bream Bay Holdings – SD1700232

Meeting: Strategy, Planning and Development Committee Meeting
Date of meeting: 20 February 2020
Reporting officer: Ricardo Zucchetto – Post Approvals Officer – RMA Consents

1 Purpose

To name a private accessway off Marsden Point Road in the Whangarei District.

2 Recommendation

That the Strategy, Planning and Development Committee

1. Approve the name of the private accessway off Marsden Point Road as Sunset Way.

3 Background

A road naming application has been received to satisfy conditions of a subdivision for Bream Bay Holdings (SD1700232) to name a private accessway off Marsden Point Road. The proposed name is in accordance with Council's Road Naming Policy.

4 Consultation

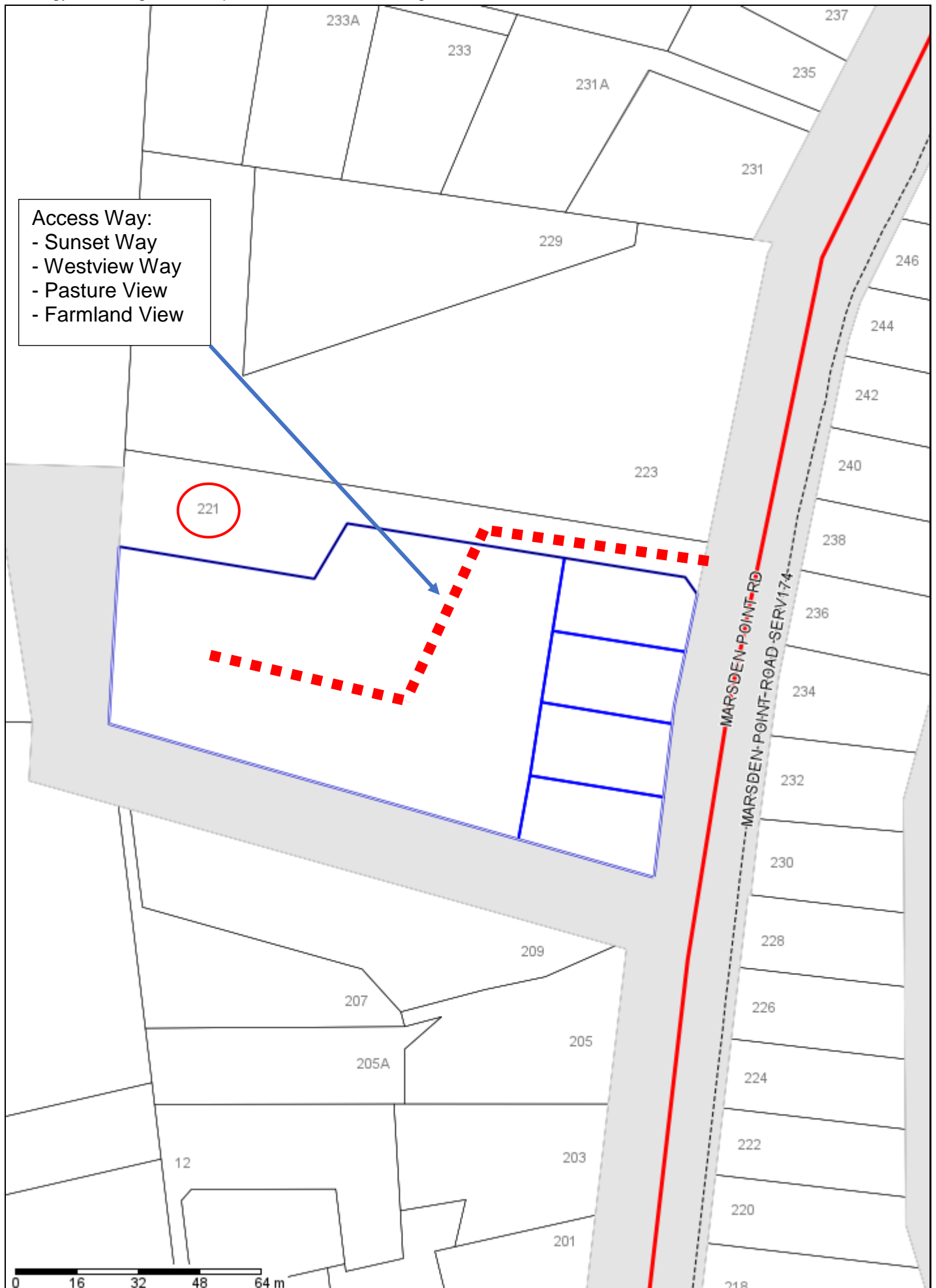
Consultation has been undertaken with the existing property owner, who has agreed with the developer's first option, Sunset Way. A copy of their correspondence is attached.

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 Agenda publication on the website.

6 Attachments

- Bream Bay Holdings – SD1700232 – Location Map
- Bream Bay Holdings – SD1700232 – Existing Resident Consultation



28 Jan 2020

To Whom it may concern

My name is Peter Finlayson & I
currently live at 221 Marsden Point Rd.
I am agreeable to a name
change for the access road to
my property.

My preference for the name
(out of the 4 proposed) is
Sunset Way

yours faithfully
P. Finlayson

4.5 Road Naming Application – RMA Consents - WFH Properties Ltd – SD1800110

Meeting: Strategy, Planning and Development Committee
Date of meeting: 20 February 2020
Reporting officer: Ricardo Zucchetto – Post Approvals Officer – RMA Consents

1 Purpose

To name four new public and private accessways in the Whangarei District.

2 Recommendation

That the Strategy, Planning and Development Committee approve the following names for Stage 3 of “The Landing” development in One Tree Point:

- Public Road 1 as Kitemaunga Avenue
- Public Road 2 as St Michael Crescent
- Public Road 3 as Olney Court
- Private Access 4 as Te Akau Place

3 Background

A road naming application has been received to satisfy conditions of a subdivision from WFH Properties Ltd to name multiple accessways within “The Landing” development at One Tree Point. The proposed names are in accordance with Council’s Road Naming Policy.

4 Consultation

Consultation has been undertaken between the developer and local Iwi (Patuharakeke) as outlined in their attached application. No titles have been issued as yet for this stage of the development, as such no consultation with property owners is required.

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 Agenda publication on the website.

6 Attachments

- The Landing WFH – SD1800110 – Naming Application
- The Landing WFH – SD1800110 – Naming Application – Additional Information
- The Landing WFH – SD1800110 – General Location Map
- The Landing WFH – SD1800110 – Location Map



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

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

Applicant Details

First name(s)	WFH Properties	
Last name		
Postal address		
Best day-time phone number	See agent	Mobile See agent
Email	See agent	

Resource Consent Details

Resource Consent application number	SD1800110
-------------------------------------	-----------

Agent Details

Name of Agent	Warren Frogley	Agent ref	Brandmad
Agent postal address	PO Box 46291 Herne Bay, Auckland		
Best day-time phone number		Mobile	021 439 545
Email	frog@brandmad.co.nz		



Proposed Road Name Details

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

☒ Public

☐ Private

Proposed road name 1

Reason

See the following pages: 5 of the 16 road names have already been approved for stages 1 and 2, on 16 March 2018:

- Kahukaka Road
- Powhaitere Road
- Kaurinui Crescent
- Puroto Place
- Kapiakauri Road

The following 4 names are proposed for stage 3:

As previously submitted, the background research and consultation with local Iwi and community is provided. The scheme plan on pg. 3 indicates the location of all proposed and approved road names.

- Kitemaunga Avenue
- St Michael Crescent
- Olney Court
- Te Akau Place

It would be advantageous that the remaining names also be submitted for approval, however in the interests of timing, the above names for stage 3 take priority.

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

BACKGROUND

The aim with branding the development is to create a story that buyers and the surrounding community can relate to, support and become a part of. That story is best when based on historical facts that give it credibility and a foundation to develop a theme that is rooted in the past but endures a transformation into the present day and beyond. Historical information of most relevance starts with Maori activity, followed by colonisation of the early settlers, subsequent farming or other land use, key families and figures, events or traditions specific to the area.

MAORI ACTIVITY

By engaging with the Patuharakeke Trust who represent local Iwi, through their secretary Juliane Chetham, we have established an understanding of early Maori behaviour and clarified their views on the development naming and use of themes throughout the road and reserve naming process.

The Patuharakeke Trust were also particularly helpful in providing the assistance of their historian, who was able to work with our theme and suggest appropriate names that would further enhance the relationship between past and present.

The legend that surrounds Mt Manaia offers some material, however several road names already exist and the likely location of a crossing, bridge or landing that Chief Manaia made is most probably further east. That being said, most properties have a view to the prominent landmark so some link to Manaia is desirable.

The 'Landing' offers a strong nautical theme, in part due to the protection the harbour offers, and part due to this being the area scouted by sea for early mission stations by Rev. Samuel Marsden then Rev. Samuel Leigh.

Most notably, in 1823 the ship St Michael anchored in the harbour entrance to explore the area.* The party went forth with uncertainty, on one hand the threat of being plundered by aggressors encountered in the north, on the other met with assistance, food and shelter from local Maori who greeted them in canoes. This began the first union in the area that later enabled European settlement in Whangarei. **more detail on this is available upon request.*

EARLY SETTLERS

Once the area became colonised, Ruakaka and the surrounds eventually transformed into farmland. Some of the more prominent families who pioneered this or became respected members of the community were Bellevue, Sloane, Chetham, Farnham, Hunt and in more recent times, Olney,

TODAY

As well as local Iwi, meetings have been held with local councillors, heads of committees and prominent individuals, who care to have input into the process, including Phil Halse, Peter Hope, Warren Daniel. Suggestions have been put forward by these people for consideration, with a strong emphasis on Maori history, and Settlers who effected change throughout the wider Ruakaka district.

ROAD NAMES

Please note, that while WDC state a requirement to provide 3 possible names per road, in this case that would be both impractical and neglect historical and local advice that has determined these names and their placement. Should any of these conflict for any reason, there are a handful of lesser alternatives.

Generally speaking, historical Maori names have been used on the right side of the development (requiring more names, with more available) while historical European names have been used on the left.

All names have been checked on LINZ and Google to ensure there are no duplicates within the district.

Proposed Road Name 6: KITEMAUNGA AVENUE *Required for Stage 3*

Background - *(provided care of Patuharakeke Trust)*

Meaning mountain or mountain view (see the mountain).

This road is the main thoroughfare through the *Landing*, it is tree lined and all sections face Mt Manaia.

Proposed Road Name 7: ST MICHAEL CRESCENT *Required for Stage 3*

Background

The name of the ship that took shelter in the harbour entrance in 1823, welcomed by Maori to the west, avoiding plunder from the north, who's occupants led to the colonisation of the district.

Proposed Road Name 8: OLNEY COURT *Required for Stage 3*

Background

The name of one of the predominant families that brought growth to the area.
A suggestion by local Ratepayers Assn.

Proposed Road Name 9: TE AKAU PLACE *Required for Stage 3*

Background - *(provided care of Patuharakeke Trust)*

Meaning coastal, or close to the coast.

This is a small joal that serves lots 456-461 and stems off the existing road Plover Street.

Proposed Road Name 10: BEVERIDGE ROAD**Background**

The name of the captain of the ship St Michael.

Proposed Road Name 11: WADE DRIVE**Background**

The name of one of the St Michael landing party.

Proposed Road Name 12: STACK LANE**Background**

The name of one of the St Michael landing party.

Proposed Road Name 13: CHETHAM ROAD**Background**

The name of one of the predominant families that brought growth to the area.
A suggestion by local Ratepayers Assn.

Proposed Road Name 14: TAURANGAWAKA ROAD**Background** - *(provided care of Patuharakeke Trust)*

This name applies to the general area where many ships come to moor.

Proposed Road Name 15: TE PIRITI ROAD**Background** - *(provided care of Patuharakeke Trust)*

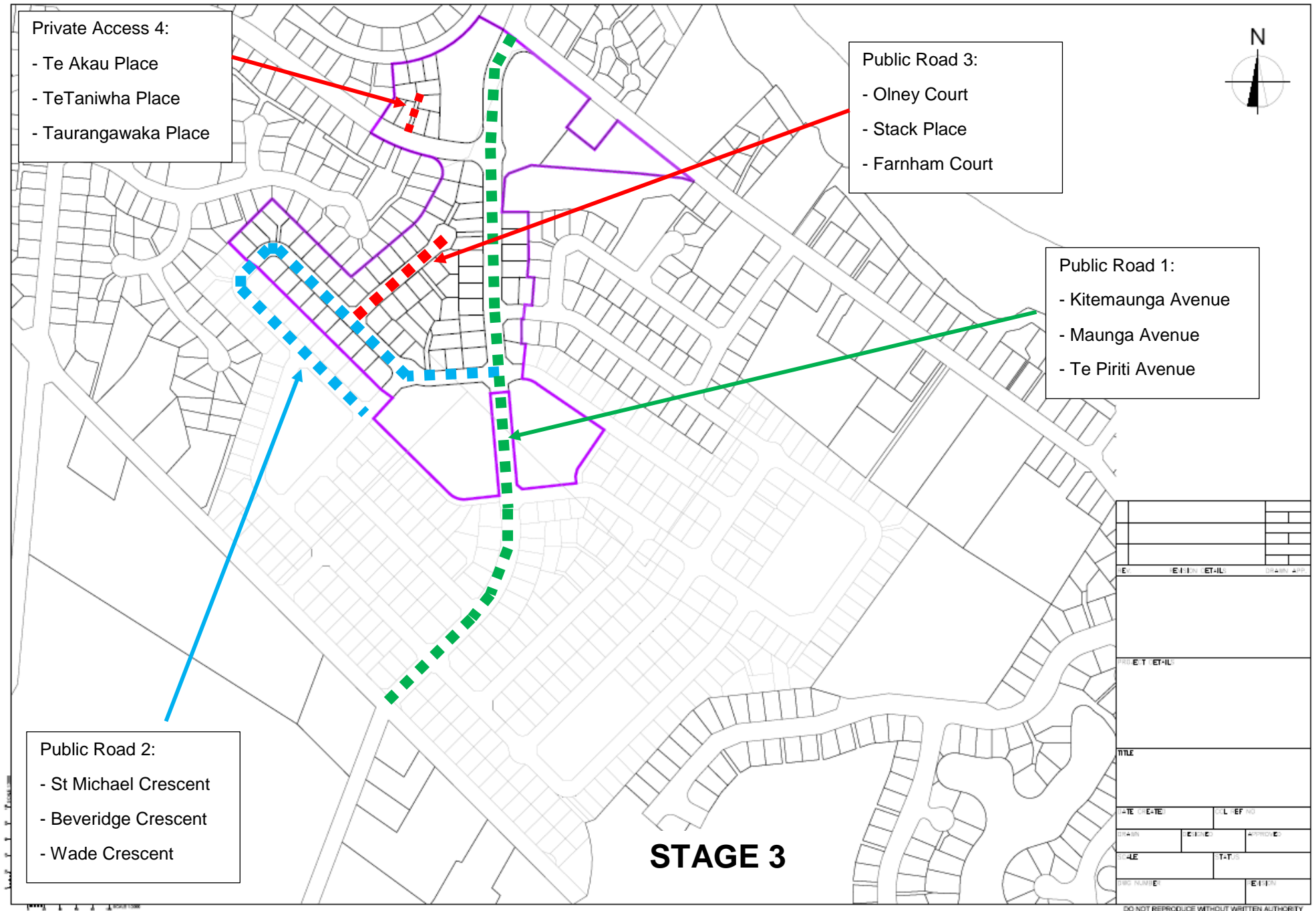
Meaning “The Bridge”. This name applies to the causeway or bridge Manaia attempted to construct from the north side of Whangarei harbour to the south side at Marsden Pt.

Proposed Road Name 16: TE TANIWHA ROAD**Background** - *(provided care of Patuharakeke Trust)*

A name commemorative of the Patuharakeke belief that we have a guardian taniwha in our rohe.

Proposed road names - Stage 3 Marsden Landing

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted /Rejected	Local Māori consulted & evidence supplied
Public Road 1	Kitemaunga Avenue <i>(preferred)</i>	Meaning mountain or mountain view (see the mountain). This road is the main thoroughfare through the Landing, it is tree lined and all sections face Mt Manaia.		Yes Name provided by Patuharakeke Trust Historian
	Maunga Avenue	An abbreviated version also used by Māori to describe the same		As above
	Te Piriti Avenue	Meaning "The Bridge". This name applies to the causeway or bridge Manaia attempted to construct from the north side of Whangarei harbour to the south side at Marsden Pt.		As above
Public Road 2	St Michael Crescent <i>(preferred)</i>	The name of the ship that took shelter in the harbour entrance in 1823, welcomed by Maori to the west, avoiding plunder from the north, who's occupants led to the colonisation of the district.		N/A
	Beveridge Crescent	The name of the captain of the ship St Michael.		N/A
	Wade Crescent	The name of one of the St Michael landing party.		N/A
Public Road 3	Olney Court <i>(preferred)</i>	The name of one of the predominant families that brought growth to the area. A suggestion by local Ratepayers Assn.		N/A
	Stack Place	The name of one of the St Michael landing party.		N/A
	Farnham Court	The name of one of the predominant families that brought growth to the area.		N/A
Private Access 4	Te Akau Place <i>(preferred)</i>	Meaning coastal, or close to the coast. This is a small joal that serves lots 456-461 and stems off the existing road Plover Street.		Yes Name provided by Patuharakeke Trust Historian
	Te Taniwha Place	A name commemorative of the Patuharakeke belief that we have a guardian taniwha in our rohe.		As above
	Taurangawaka Place	This name applies to the general area where many ships come to moor.		As above



4.6 Whangarei District Spatial Planning Programme

Meeting: Strategy, Planning and Development Committee
Date of meeting: 20 February
Reporting officer: Tony Horton (Manager – Strategy)

1 Purpose

To determine prioritisation of the spatial planning programme

2 Recommendation

That the Strategy, Planning and Development Committee

1. Recommends to proceed with the spatial planning programme based on the order of locations in either;
 - a. **Option 1: Prioritised list based on the criteria in the Draft Whangarei District Growth Strategy:**
 - Tikipunga
 - Waipu
 - Kensington
 - Marsden Ruakaka
 - Maunu
 - Parua Bay
 - Onerahi
 - Hikurangi
 - Kamo
 - Raumanga/Otaika
 - Or
 - b. **Option 2 Pilot programme in Parua Bay and Hikurangi:**
 - Parua Bay and Hikurangi (Pilot areas)
 - Tikipunga
 - Waipu
 - Kensington
 - Marsden/Ruakaka
 - Maunu
 - Onerahi
 - Kamo
 - Raumanga/Otaika

3 Background

At the Planning and Development Meeting on 16 May 2019 Council approved the Draft Whangarei District Growth Strategy for public feedback. The Draft Whangarei District Growth Strategy included the proposed spatial planning programme, along with proposed criteria to prioritise the programme.

Public consultation was held for 5 weeks and concluded in June 2019. A full copy of all feedback received along with a summary was provided to elected members at briefing on 11 July 2019. Due to local body elections and central government policy reform the Draft Whangarei District Growth Strategy was paused until December 2019.

Following local body elections three briefings were held with elected members (on 4 December 2019, 11 December 2019 and 5 February 2020). At these briefings a number of issues have been covered in relation to the proposed spatial planning programme:

- Confirmation of public support of the spatial planning programme
- Outline of the what a spatial plan is and why we they are needed
- High level process for developing a plan
- Methodology for, and a staff recommendation on, prioritization of the locations (Option 1)
- An alternative option (Option 2) to run a pilot programme based on community readiness

4 Discussion

4.1 Overview of the spatial planning programme

The spatial planning programme has been identified as a key tool under the Draft Growth Strategy to assist in:

- Integrated planning for future development, which balances infrastructure, amenity and environmental outcomes
- Providing a vehicle for community input into planning and development decisions
- Creating a clear vision and certainty for how key locations will develop over the next 20 – 30 years
- Informing future planning and infrastructure decision making

The spatial planning programme will create strategic 20-30-year plans for key locations across our District, these plans will tie together:

- Future development opportunities (greenfield and intensification)
- Future infrastructure needs (Council and other agencies such as NZTA)
- Amenity, environmental, economic and urban design opportunities

4.2 How we will develop them

The plan will driven by a project team comprising of various departments of Council. The project team will work with the local community and with key external agencies, including central government. The programme will use the following process

- Opportunities and constraints analysis
- Community and stakeholder input
- Draft plan
- Engagement on the draft plan

- Consideration of feedback
- Adoption of a final plan
- Implementation and monitoring

Elected members will receive regular updates through Council Briefings. Key decision making for elected members rests with whether to engage on a Draft Plan, consideration of feedback and adoption of a final plan and its actions.

Staff recognise that with many locations there are opportunities to leverage from central government, and central government decision making will heavily influence the future of that community. This includes our State Highway network, education facilities, tourism projects and health care. Therefore, central government agencies have been approached to be key stakeholders for the spatial planning programme, and to collaborate on a separate Spatial Planning exercise for the Auckland to Whangarei corridor (discussed below).

4.3 Links to the Community Led Development project

Council are undertaking a series of Community Led Development projects in specific locations across the District, such as Parua Bay, Hikurangi, Tikipunga and Otangarei. Staff recognise that these projects offer the following benefits for the development of the spatial plans:

- The community led development team have fostered key relationships with community stakeholders
- Many of the community led development discussions have raised community views which are more strategic and long-term that could be better addressed through a spatial plan
- The community is more familiar with Council staff, processes and functions which will assist in understanding how a spatial plan can be implemented

Community led development projects were not incorporated into the criteria for the spatial planning programme due to different drivers/outcomes (and resulting expectations) for each of the programmes. In particular spatial plans have strategic long term outcomes, rather than short term actions for a community. Furthermore, the community led development projects are run for approximately four years, where as the development of spatial plans will be on a much shorter timeframe, therefore alignment between the two becomes challenging.

4.4 Options

At the Council Briefing on the 11 December 2019 and 5 February 2020 two options were presented for consideration on the prioritisation of the spatial planning programme.

Option 1 Prioritised list based on the criteria in the Draft Whangarei District Growth Strategy:

Tikipunga
 Waipu
 Kensington
 Marsden Ruakaka
 Maunu
 Parua Bay
 Onerahi
 Hikurangi
 Kamo
 Raumanga/Otaika

Option 1 is a prioritized list of locations based on an assessment of the criteria included in the Draft Whangarei District Growth Strategy, which Council consulted on in May – June 2019. The criteria includes:

- Population growth (current and projected)
- Identified growth (historical and future development potential)
- Infrastructure (existing and future infrastructure issues and opportunities)
- Previous planning (amount of planning within the last 10 years)
- Community readiness (active community groups and requests for spatial planning)

The proposed locations have been assessed against this criteria using various data sources, including:

- infrastructure asset information
- building consents
- subdivision and resource consents
- demographic data
- expert input from various Council teams
- analysis of the submissions received on the Draft Whangarei District Growth Strategy

Our assessment of spatial planning locations has looked at historical development and subdivision patterns and future opportunities/development potential. Even areas that have experience high growth, such as Tikipunga, still have large areas suitable for future development.

This assessment produced a score against each criteria which was then summarized into a red, orange and green classification. From this the priority for each location could be determined.

On the basis of this assessment Option 1 would be the recommended option.

Option 2 Pilot programme in Parua Bay and Hikurangi:

Parua Bay and Hikurangi (Pilot areas)
 Tikipunga
 Waipu
 Kensington
 Marsden/Ruakaka
 Maunu
 Onerahi
 Kamo
 Raumanga/Otaika

This option proposes to trial the spatial planning programme in two locations – Parua Bay and Hikurangi. A pilot offers the advantage of being able to refine and improve the spatial planning programme before rolling it out across the District.

Parua Bay and Hikurangi were selected for the pilot in the Option for the following reasons:

- Increased weight placed on the community readiness criteria
- Smaller spatial areas
- Known community issues and opportunities
- Some long term thinking already undertaken by the community

After the pilot areas are completed, the programme will continue on the basis of Option 1.

Despite the advantages of piloting the spatial planning programme, this is not the recommended option. This is because of the scale of current and future growth pressures faced by locations such as Tikipunga and Waipu. Furthermore, an active Community Led

Development project in Tikipunga has raised the community readiness and willingness to participate in a spatial planning programme.

However, it is acknowledged that the option chosen would depend on the weight placed on individual criteria. For example, both Parua Bay and Hikurangi have active community groups that have approached Council on the need for spatial planning (including in submissions to the Annual Plan). Option 2 could be seen to place greater weight on community readiness.

As such both options are presented to Council for consideration.

4.5 Marsden and Ruakaka

The relocation of the Navy from Devonport to Whangarei and the transfer of Ports of Auckland functions to Northport will bring unprecedented development and investment to our District and in particular to the Marsden and Ruakaka area.

For this reason, if the Navy relocation and expansion of the Northport is supported by central government, the Marsden and Ruakaka area will be removed from the Spatial Planning Programme.

Staff will advocate for a larger scale and more comprehensive planning programme from Whangarei to Auckland, similar to the existing Hamilton to Auckland Corridor Plan. This would be a multi-stakeholder plan making process with government agencies taking a lead role in developing and funding the outcomes of the plan.

Further details of this approach will be provided through future Council Briefings

4.6 Financial/budget considerations

The development of the spatial planning programme can be delivered through existing operational resourcing on the basis that between 1 and 2 plans can be delivered a year. This is seen to provide for a sustainable programme.

While additional resourcing beyond this could speed up the pace of delivery, it would have flow on resourcing implications in other areas of Council (particularly in communications, engagement and democracy services) while also raising potential for 'engagement fatigue'.

The implementation of the spatial plans may involve capex projects not currently budgeted for. These, and any additional resourcing for spatial planning, would need to be considered through future Long Term Plan and Annual Plan processes.

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 has previously engaged with the public on this issue, through the Draft Whangarei District Growth Strategy.

4.7 Whangarei District Airport - Draft Statement of Intent 2020/2021

Meeting: Strategy, Planning and Development Committee
Date of meeting: 27 February 2020
Reporting officer: Mike Hibbert (Commercial Property Portfolio Manager)

1 Purpose

To endorse the Whangarei District Airport Draft Statement of Intent, 2020/21 in accordance with Section 64 of the Local Government Act 2002.

2 Recommendations

- a. That the Strategy, Planning and Development Committee under delegation endorse the Draft Statement of Intent 2020/2021 for the Whangarei District Airport.
- b. That the Strategy, Planning and Development Committee notes and provides feedback on the 2020/21 Draft Statement of Intent.

3 Background

The Draft Statement of Intent has been reviewed for appropriateness in relation to the delivery of services, management and governance of the Whangarei District Airport and obligations to meet Section 64, Schedule 8, clause 6 and 9 (contents of the statement of intent) under the amended Local Government Act 2002.

Attached is the newly formatted Draft Statement of Intent 2020/2021 for the Whangarei District Airport.

Included in this draft SOI are:

- Increased revenue:
 - Additional revenue from the implementation of new and expanded lease agreements.
 - Increased landing fees schedule (pending approved MoT methodology)
- Increased Contract Cost to meet the new Civil Aviation Authority Safety Management System (SMS) including a new H & S position
- Cost to complete landing fees assessment and model for Air NZ

Capital Projects

A summary of High Priority capital projects is included in appendix 3 of the SOI for the next three years. These are expected to be funded through existing airport reserves.

As part of developing further the relationship of the Joint Venture Partners and exploring economic development and sustainability, a ten-year plan is included. Each project has been prioritised as High, Low or Dev (Development Opportunity).

All projects are subject to Council and Ministry approval on a case by case basis and will be funded on a 50:50 share. In the first instance Airport reserves will be used to fund each project with any deficit being sought on a 50:50 basis from the JV partners. Projects beyond 2022 will be reviewed subject to the future operation of the airport at Onerahi.

Further Matters of Interest

The Whangarei District Airport has been approached to look at the potential ownership and management of Airways power and lighting assets based at Onerahi. The protocols for collective discussion are being drafted as a joint approach to be facilitated by NZ Airports. This will assist WDA and other airports establish a position going forward. Updates will be circulated via the WDA CE to update Councillors of this process.

4 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.

5 Attachment

1. Whangarei District Airport - Draft Statement of Intent 2020/21

Whangarei District Airport Statement of Intent

For the year 1 July 2020 to 30 June 2021

Table of Contents

1	Introduction	3
2	Purpose of the Statement of Intent	3
3	Purpose of the Organisation	3
4	Nature and Scope of Activities	3
5	Approach to Governance	4
6	Objectives	4
7	Performance Targets and Measures	6
8	Information to be Provided Throughout the Financial Year	7
9	Distribution of Accumulated Profits and Capital Reserves	8
10	Estimate of Commercial Value of the Shareholders' Investment	8
11	Compensation Sought or Obtained	8
	Appendix 1: Accounting Policies	9
	Appendix 2: Forecast Financial Information	10
	Appendix 3: Capital Investment Plan	14

1 Introduction

The Whangarei District Airport has experienced a resurgence over recent years with record passenger numbers and increased interest in aviation and aviation related activities. The focus over the next three years is to continue to meet the required legislative compliance while capitalising further on providing the necessary infrastructure to support and sustain the airport environment.

Key areas of focus include;

- Continued Civil Aviation Certification
- Full integration of the newly introduced Safety Management System and continued development and compliance
- Explore additional revenue streams to provide standalone financial sustainability
- Explore social and environmental responsibility initiatives

Increased passenger activity and high average occupancy rates provides further opportunity for additional aviation traffic and services. As a consequence, the requirement for 'Crash Fire services are likely to be triggered in the immediate future.

Alternate future airport sites continue to be investigated as a consequence of physical limitations at Onerahi. Although a decision and timeframes are still pending, WDA continues to operate as the Districts aviation gateway to the region and the rest of the Country.

2 Purpose of the Statement of Intent

This statement of intent is prepared in accordance with section 64 of the Local Government Act 2002. It outlines the activities and intentions of the Whangarei District Airport (Airport) for the next three financial years, and the objectives to which those activities will contribute.

3 Purpose of the Organisation

The overarching purpose of the Airport is to operate a fully serviceable Domestic Airport for the use of residents and visitors to the area. The Airport is situated at Onerahi in Whangarei. The day-to-day operational activities of the Airport are managed under the aegis of Whangarei District Council (Council) by way of a management contract with a contractor (currently Northland Aviation Limited).

4 Nature and Scope of Activities

4.1 Activities Provided

The nature of the activities that the Airport provides includes the following:

- To provide Airport services to and from the Whangarei area.
- To operate the Airport in a cost effective and efficient manner.
- To seek opportunities to widen the Airport's revenue base.
- To adhere to the terms of the Aerodrome Operating Certificate issued by the Civil Aviation Authority.
- To meet Civil Aviation Authority certification requirements.
- To achieve the objectives outlined in this statement of intent.



4.2 Whangarei District Council Vision

The Airport will operate in support of Council's vision and community outcomes. Council's vision is to be a 'vibrant, attractive, and thriving District'. This is achieved through the following community outcomes.

- Efficient and resilient core services
- Positive about the future
- Caring for the environment
- Proud to be local.

The Airport supports these outcomes by providing an Airport facility that acts as a gateway to the Whangarei District and to Northland.

4.3 Additional Legislation

The Airport has obligations under the Civil Aviation Act 1990 and will ensure that it complies with all requirements under this Act when operating the Airport.

The Airport was established under the Airport Authorities Act 1966 which governs how Council will operate and maintain the Airport.

5 Approach to Governance

5.1 Joint Venture Agreement

The Airport is owned and operated under a joint venture partnership between Council and the Crown (represented by the Ministry of Transport). The land that the Airport is situated on is 100% owned by the Crown, runways, plant and equity are 50% owned by the Crown and 50% owned by Council.

5.2 Airport Authority

Council operates the Airport as the Airport Authority under the Whangarei Airport Establishment Order 1963 pursuant to the Airport Authorities Act 1966. Council, as the Airport Authority, provides the role of the board of directors under the Local Government Act 2002. The Airport Authority meets on an as needed basis. Council contracts the day-to-day management of the Airport to Northland Aviation Limited under a management contract.

6 Objectives

1. To achieve the objectives of Whangarei District Council and the Ministry of Transport.

This includes achieving both the commercial and non-commercial objectives that are outlined in this statement of intent.

2. To be a good employer.

The Airport will be a fair employer to its workers and maintain a good working environment.



3. To exhibit a sense of social and environmental responsibility.

The Airport operates with regard to appropriate environmental practices, legislation, and in recognition of the designation requirements of the District Plan.

4. Health and safety standards are promoted and maintained.

This includes recognising the New Zealand Civil Aviation Authority health safety requirements and other requirements.

5. To operate a fully serviceable District Airport.

The Airport will operate as a fully serviceable District Airport for the use of visitors, residents and ratepayers.

6. Airport operation will meet the needs of aviation operators and their customers.

The short and long-term objectives of Airport operation will meet the needs of scheduled and non-scheduled aviation operators and their customers.

7 Performance Targets and Measures

Related Objective	Performance Measure		
	2020/21	2021/22	2022/23
1. To achieve the objectives of WDC and the MoT.	To operate within agreed financial budgets.	Actual spend ≤ budget.	Actual spend ≤ budget.
5. To operate a fully serviceable District Airport.	Actual spend ≤ budget.		
	To encourage new business development and existing business expansion by engaging alternative aviation and airport service providers and enabling business to grow through lease management and land use consent process.	Enable business to grow through lease management and land use consent process.	Enable business to grow through lease management and land use consent process.
2. To be a good employer.	Maintain user satisfaction through achieving satisfactory and very satisfactory ratings on the annual user survey. >75% Maintain employee development initiatives	>75%	>75%
3. To exhibit a sense of social and environmental responsibility.	Maintain best Practise noise management process Explore suitability opportunities		
4. Health and safety standards are promoted and maintained.	Maintain Airport Certification by continuing to meet certification standards required by the Civil Aviation Authority.	Fulfil expectations of the Civil Aviation Authority as determined by annual Audit.	Fulfil expectations of Civil Aviation Authority as determined by annual Audit.
6. Airport operation will meet the needs of aviation operators and their customers.	Meet required legislative timeframes under the LGA and CAA.	Meet required legislative timeframes.	Meet required legislative timeframes.

	Implement an effective Safety Management System (SMS).	Continue to implement the SMS.	Continue to implement the SMS.
	Achieve overall decline in incidents.	Overall incidents decline or do not increase.	Overall incidents decline or do not increase.

7.1 Further Explanation

Any abbreviations and technical terms used in the table are defined below:

- CAA refers to the Civil Aviation Act 1990.
- LGA refers to the Local Government Act 2002.
- MoT refers to the Ministry of Transport.
- SMS refers to the Airport's Safety Management System.
- WDC refers to Whangarei District Council.

8 Information to be Provided Throughout the Financial Year

8.1 Monthly Reports

The Airport will provide a monthly report on the organisation's financial position. This will include:

- A statement of the monthly financial position.
- Variance reporting on revenue and expenditure; comparing actual figures to estimated figures.

The monthly report will be provided to the Airport Authority Board via Council's Property Manager/Finance Team.

8.2 Half-yearly Report

The Airport will provide Council and the Ministry of Transport with a half-yearly report on its operations. The half-yearly report will be provided within 2 months of the first half of the financial year ending (28 February 2021). The report will include:

- Commentary on operations for the relevant six-month period, including commentary on both the financial and non-financial results.
- A comparison of performance against the objectives and performance targets set out in the statement of intent.
- Un-audited financial statements including a statement of financial performance, statement of financial position, cashflow statement, and notes to the financial statements.
- Financial forecast for the balance of the year.

The format of the half-yearly report will be similar to this statement of intent.

8.3 Annual Report

The Airport will provide Council and the Ministry of Transport with an annual report on that Airport's operations for that year. The annual report will be provided within 3 months of the financial year

ending (by 30 September 2021). The annual report will include all the information necessary to enable an informed assessment of operations, including:

- A comparison of the performance targets and measures outlined in this statement of intent, and the actual performance of the Airport for the financial year.
- Any material variances from the expected performance of the Airport, and explanations for those variances.
- The amount of any compensation sought or obtained from Council or the Ministry of Transport.
- Audited financial statements for the financial year including a statement of balance sheet, statement of income, statement of movements in equity, statement of cash flows, and notes on the financial statements to be presented in a standard format.
- An independent auditor's report on the financial statements and the performance targets and other measures by which the Airport's performance against its objectives may be judged.

The format of the annual report will be similar to this statement of intent.

8.4 No Surprises Approach

To ensure there is timely notification of any major issues, the Airport commits to a no surprises approach beyond the formal reporting requirements.

This means that Airport management (Northland Aviation Limited) will proactively inform Council when the Airport's operations could; create a major issue for the Airport or Council, trigger public interest, have political implications, or gain significant media attention. Management will report to Council staff via email.

Management will seek Council approval prior to any extraordinary expenditure.

9 Distribution of Accumulated Profits and Capital Reserves

There is no distribution of accumulated profits or capital reserves to the joint venture partners during the year.

10 Estimate of Commercial Value of the Shareholders' Investment

The commercial value of the partners' investment is set out in the statement of accounting policies included in this statement. It is noted that the land is a restricted asset and revaluation on a commercial basis would be misleading. The financial statements for the year ended 30 June 2019 record the total equity in the partnership of \$4,789,696 (2018 \$4,934,425).

11 Compensation Sought or Obtained

The Airport is not currently seeking any compensation from Council or the Ministry of Transport. Any compensation sought or obtained will be detailed in the annual report.

Council has a provision in its capital estimates for the expenditure of funds on non-aviation related items as a community contribution to amenities at the Airport, and occasional capital sum investment in the assets owned by Council at the Airport.

Appendix 1: Accounting Policies

Statement of Accounting Policies

1.1 Reporting entity

The Whangarei District Airport is a Council controlled organisation as defined under section 6 of the Local Government Act 2002. The Airport is administered by the Whangarei District Council in a joint venture operation with the Ministry of Transport and is domiciled in New Zealand.

2 Significant accounting policies

2.1 Basis of preparation

All transactions in the financial statements are reported using the accrual basis of accounting.

The financial statements are prepared on the assumption that the Airport will continue to operate in the foreseeable future.

The Board has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting Accrual (Public Sector) on the basis that the Airport does not have public accountability (as defined) and has total annual expenses of less than \$2 million.

Goods and services tax

The Airport is registered for GST. All amounts in the financial statements are recorded exclusive of GST, except for debtors and creditors, which are stated inclusive of GST.

Functional and presentation currency

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest dollar (\$) . The functional currency of the Entity is New Zealand dollars.

The financial statements are presented in New Zealand dollars.

2.2 Revenue and expenses

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services, excluding Goods and Services Tax, rebates and discounts. Revenue is recognised as follows:

(i) Grants

Council, government, and non-government grants are recognised as revenue when the funding is received unless there is an obligation to return the funds if conditions of the grant are not met ("use or return condition"). If there is such an obligation, the grant is initially recorded as a liability and recognised as revenue when conditions of the grant are satisfied.

(ii) Interest income

Interest revenue is recorded as it is earned during the year.

(iii) Sale of services

Revenue from the sale of services is recognised when the services are provided to the customer.

(iv) Administration, overheads and other costs.

These are expensed when the related service has been received.

2.3 Income tax

Tax expense is calculated using the taxes payable method. As a result, no allowance is made for deferred tax. Tax expense includes the current tax liability and adjustments to prior year tax liabilities.

2.4 Bank accounts and cash

Bank accounts and cash include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown as current liabilities in the statement of financial position.

2.5 Debtors

Debtors are initially recorded at the amount owed. When it is likely the amount owed (or some portion) will not be collected, a provision for impairment is recognised and the loss is recorded as a bad debt expense.

2.6 Property, plant and equipment

Property, plant, and equipment is recorded at cost, less accumulated depreciation and impairment losses.

(i) Asset sales

For an asset to be sold, the asset is impaired if the market price for an equivalent asset falls below its carrying amount.

(ii) Use of assets

For an asset to be used by the Airport, the asset is impaired if the value to the Airport in using the asset falls below the carrying amount of the asset.

Depreciation

Depreciation is provided on a straight-line basis at rates that will write off the cost of the assets over their useful lives. The useful lives of major classes of assets have been estimated as follows:

Class of PP&E	Estimated useful life
Land	Indefinite
Airside	0-140 years
Buildings	4-40 years
Landside	0-140 years
Sundries	5-67 years
Services	0-40 years

2.7 Investments

Investments comprise investments in terms deposits with banks.

Deposits with banks are initially recorded at the amount paid. If it appears that the carrying amount of the investment will not be recovered, it is written down to the expected recoverable amount.

2.8 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

2.9 Lease expense

Lease payments are recognised as an expense on a straight-line basis over the lease term.

2.10 Tier 2 PBE Accounting Standards applied

The Airport has not applied any Tier 2 Accounting Standards in preparing its financial statements.

2.11 Changes in Accounting Policies

There are no changes in accounting policies.

Appendix 2: Forecast Financial Information

PROSPECTIVE STATEMENT OF COMPREHENSIVE INCOME

	BUDGET	BUDGET	BUDGET
	30 June 2021	30 June 2022	30 June 2023
Income			
Landing fees	420,000	465,000	465,000
Sundry income advertising	10,000	12,000	14,000
Other Recoveries	6,120	6,242	6,367
Operational Recoveries	40,000	40,800	41,616
Rent received	235,000	239,700	244,494
Interest received	5,000	5,000	5,000
Carpark Income	140,000	160,000	160,000
Total Income	856,120	928,742	936,477

	BUDGET 30 June 2022	BUDGET 30 June 2022	BUDGET 30 June 2023
Less Expenses			
Airfield Expenses			
Drainage	5,100	5,202	5,306
Fencing	1,000	2,000	2,040
Grounds R&M	44,880	45,778	46,693
Runway R&M	10,200	10,404	10,612
Lighting R&M	25,500	26,010	26,530
Other R&M	25,500	26,010	26,530
	112,180	115,404	117,712
Terminal Expenses			
Insurance	18,251	18,616	18,988
Cleaning	32,640	33,293	33,959
Advertising	8,060	8,221	8,386
Rates	21,472	22,331	23,224
Electricity	40,800	41,616	42,448
Weather station	4,250	4,335	4,422
Security	10,000	10,200	10,404
Water	1,769	1,804	1,840
R&M	20,000	20,000	-
Administration	6,320	6,442	6,567
Other Expenses - Terminal	10,200	10,404	10,612
	173,761	177,262	160,850
Administration Expenses			
Management Fee	328,982	335,233	341,938
Telephone	1,632	1,665	1,698
Audit fees	25,500	26,010	26,530
Accounting Fees	13,260	13,525	13,796
Bank Fees	1,530	1,561	1,592
Certification	3,040	3,101	7,040
Conferences	4,590	4,682	4,775
Other Professional fees	45,000	15,000	15,000
	423,534	400,776	412,369
Total Expenses before depreciation	709,476	693,442	690,931
Net Surplus (Loss) before depreciation	146,644	235,301	245,546
Depreciation	220,825	239,649	297,223
Net Surplus (Loss) before tax	(74,181)	(4,348)	(51,677)
Tax Expense	-	-	-
Net Surplus / (Deficit)	(74,181)	(4,348)	(51,677)

	BUDGET 30 June 2021	BUDGET 30 June 2022	BUDGET 30 June 2023
Capital Expenditure			
Security Flood Lighting and security	50,000		
Drainage and Pathways	120,000		
Lighting and Navigational Aids upgrade		100,000	
Power & Capacity Upgrade		16,482	
Car park Extension		90,000	
Runway reseal			500,000
Taxiway Sealing			95,000
Apron			350,000
Total capital expenditure	170,000	206,482	945,000

PROSPECTIVE STATEMENT OF MOVEMENTS IN EQUITY

	30 June 2021	30 June 2022	30 June 2023
Opening Equity as at 1 July	4,775,049	4,700,869	4,696,521
Plus Profit (Loss) for the year	(74,181)	(4,348)	(51,677)
Total increase/(decrease) in equity	(74,181)	(4,348)	(51,677)
Closing Equity as at 30 June	4,700,869	4,696,521	4,644,844

PROSPECTIVE STATEMENT OF FINANCIAL POSITION

	BUGET 30 June 2021	BUDGET 30 June 2022	BUDGET 30 June 2023
Equity	4,700,869	4,696,521	4,644,844
Total Equity	4,700,869	4,696,521	4,644,844
Current Assets			
Cash and Cash equivalents	372,852	401,671	(297,783)
Trade and other receivables	120,077	120,077	120,077
	492,929	521,748	(177,706)
Current Liabilities			
Trade and other payables and accruals	80,521	80,521	80,521
Working Capital	412,408	441,227	(258,227)
Non Current Assets			
Property plant and equipment	4,288,460	4,255,294	4,903,071
Total Net Assets	4,700,869	4,696,521	4,644,844

Appendix 3: Capital Investment Plan

Whangarei District Airport: Capital Investment Plan 20/21

Schedule	Task	Comments	Cost Est	Priority
2020-21				
Security Flood Lighting	Improving Security, gates, lighting and flood lighting of main parking areas and roads outside Terminal.		\$50,000	HP
Drainage/ Driveway	Drainage and pathways		\$120,000	HP
Crash Fire	Development - Required due to growth. (Required if Air NZ increase service)	cost recoverable	\$500,000	DEV
Total			\$670,000	
2021 - 2022 Pending long term future of Airport at Onerahi				
Car park extension	Development - manage increased parking requirements	return on investment	\$90,000	HP
Power & Capacity Upgrade	Required for any further development.		\$16,482	HP
Lighting and Navigational Aids upgrade		compliance	\$100,000	HP
Purchase of Airways Navigational Asset		opportunity	\$80,000	DEV
Solar Power Generation	Reduce Carbon footprint - Sustainable power source for operational needs	return on investment	\$250,000	DEV
Total			\$536,482	
2022 - onwards Pending long term future of Airport at Onerahi				
Apron	Extension		\$350,000	HP
Sealed Area. - Runway	Reseal - Scheduled for 2023, could be deferred.	assumed life to 2023/24	\$500,000	HP
Taxiway Sealing	recoat existing taxiway seal		\$95,000	HP
Total			\$945,000	

HP-High priority LP- Low priority Dev- Development Opportunity

Only High Priority Capital Projects have been included in the 2020-21 Statement of Intent

5.1 Whangarei District Airport Half Yearly Financial Report to 31 December 2019

Meeting: Strategy, Planning and Development Committee
Date of meeting: 27 February 2020
Reporting officer: Mike Hibbert (Commercial Property Portfolio Manager)

1 Purpose

To provide the half yearly financial report for the Whangarei District Airport.

2 Recommendation

That the Strategy, Planning and Development Committee, under delegation notes the half yearly financial report to 31 December 2019 for the Whangarei District Airport.

3 Background

Section 66 of the amended Local Government Act (2002) advises that Council Controlled Organisations (CCOs) must deliver a financial report to Council on their half yearly operations. To that end, the half year reports for the 19/20 financial year for the Whangarei District Airport are attached.

4 Whangarei District Airport

Attachment 1 details the financial statements for the six months ended 31 December 2019. Attachment 2 details the performance to date of the airport and the anticipated forecast for the end of year 30 June 2020.

Overall there is a small unfavourable forecast result of \$8k compared to budget. Revenue forecast is approximately \$31k less than budget due to lower than anticipated parking and landing fees. Additional operational cost includes professional fees as a consequence of the newly developed Safety Management System development.

These negative variations are forecast to be offset by additional rental revenue and operational savings in maintenance, consumables and general miscellaneous.

5 Significance and engagement

The decisions or matters in this report 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.

6 Attachments

1. Financial Statements for the six months ended 31 December 2019.
2. Half Yearly Performance Report.

Whangarei District Airport Half-Yearly Report

For the period of 1 July 2019 to 31 December 2019

Table of Contents

1	Commentary	3
1.1	Comparison of Performance Against Objectives	3
1.2	Comparison of Performance Against Performance Measures	3
	Appendix 1 – Financial Statements and Forecast	4

1 Commentary

1.1 Comparison of Performance Against Objectives

Objective	Commentary
i. The Airport is operated as a fully serviceable District Airport for the use of visitors, residents and ratepayers of the Whangarei District.	The WDA is a Joint Venture airport providing an aviation gateway to the District, Northland and the rest of the country.
ii. The short and long-term objectives of the Airport operation meet the needs of scheduled and non-scheduled aviation operators and their customers.	Operations manage the daily aviation needs of both commercial and private users providing a safe and efficient environment recognised by the Civil Aviation Authority (CAA).
iii. The standards of safety are promoted and maintained, recognising New Zealand Civil Aviation Authority and other safety and health requirements.	The Airport is regularly audited against required aviation legislation and monitors compliance through regular user meetings and the continued development of quality safety processes.
iv. The Airport is operated with regard to appropriate environmental practices, legislation, and in recognition of the designation requirements of the District Plan.	Airport operations promote the sustainability of the airport environment and maintain the required activities as identified in the rules of the District Plan, providing best practise noise management.

1.2 Comparison of Performance Against Performance Measures

Performance Measure	2019/20 Target	Commentary on progress
To operate within agreed financial budgets.	Actual spend ≤ budget	Forecast to achieve \$8k unfavourable variance against budget.
Maintain user satisfaction.	>75%	Annual survey scheduled for April/May 2020.
Maintain Airport Certification.	To meet certification standards as required by the CAA. Implement Safety Management System (SMS).	CAA Audit and SMS systems adopted November 2019. Implementation progressing.

Performance Measure	2019/20 Target	Commentary on progress
Health and safety.	Achieve overall decline in incidents.	Regular User Group meetings and safety management. New Safety management System and monitoring in place.
Explore economic development opportunities.	Encourage new business development and existing business expansion.	Increased demand for additional rental car space services. Sustainability opportunities regarding reducing carbon footprint through solar power generation.

Appendix 1 – Financial Statements and Forecast

Whangarei District Airport Forecasting 2019-20.

Revenue	Actuals Dec 19	Full year forecast	Full year budget	Variance	Commentary
Gate Revenue	67,486	134,973	150,000	(15,027)	Parking Charges lower than anticipated. increases pending MoT approval
User Fee/Charge	182,107	364,215	393,874	(29,659)	
Impound Fees	35	35	0	35	
Misc Income - advertising	1,382	2,764	8,000	(5,236)	
Operational Recoveries	18,921	22,000	28,000	(6,000)	
Other Rentals	90,822	181,643	170,000	11,643	
Invest Interest	1,594	3,000	5,000	(2,000)	
Total Income	362,347	708,630	754,874	(31,217)	

	Actuals Dec 19	Full year forecast	Full year budget	Variance	Commentary
Expenditure					
Conference Registration	0	0	4,500	4,500	re catagorised learning and Development
Conference Travel	275	0	0	-	
Learning & Development	2,609	3,000	3,000	-	re catagorised Conference
Administration	0	0	200	200	
Refreshments Provided	3,063	3,300	0	(3,300)	
General Misc	411	5,000	10,000	5,000	offset neg variances
Telephones	364	1,600	1,600	(0)	
Consumables	0	0	0	-	
Insurance	0	17,893	17,893	(0)	
Advert Other	2,165	3,500	3,000	(500)	
Rates Paid	10,124	20,247	20,646	399	
Electricity	17,934	35,868	40,000	4,132	
Water Rates Paid	-530	1,734	1,734	-	
Certification	0	1,000	2,000	1,000	
Weather Forecast	1,620	3,500	7,000	3,500	
Travelling	2,872	4,000	0	(4,000)	
Flags/Decorations	462	462	0	(462)	
Signs Exp	843	1,000	0	(1,000)	
Licenses and upgrades	13	0	0	-	
Pest Control	1,464	4,000	4,000	(0)	
Cleaning Consumables	2,595	3,000	0	(3,000)	
Management Fee	145,653	292,014	287,314	(4,700)	CPI adjustment
H&S Compliance	2,429	0	0	-	
Vehicle Running	0	4,000	0	(4,000)	annual recovery
Bank Fees/Charges	3,626	7,252	7,500	248	

	Actuals Dec 19	Full year forecast	Full year budget	Variance	Commentary
Cleaning	10,487	20,973	32,000	11,027	offset neg variances
Security	4,816	9,633	8,000	(1,633)	
Refuse removal	2,213	4,400	0	(4,400)	
Other Professional fees	26,169	34,000	20,000	(14,000)	Consultancy: SMS development
Audit -External	10,117	25,000	25,000	(0)	
Runway Maintenance	200	2,000	10,000	8,000	
Drainage	355	1,000	5,000	4,000	deferred maint
R&M Buildings	425	1,000	0	(1,000)	
Hired Plant Interior	650	650	0	(650)	
R&M Gardens	8,215	25,000	40,000	15,000	Reduced forecast as dry summer/year
R&M Fence	234	1,000	1,000	(0)	
R&M: Lighting	21,850	25,000	25,000	(0)	
R&M: Other	7,802	25,000	25,000	(0)	
Depreciation	103,537	207,075	232,371	25,296	
Total Expenditure	395,060	794,101	833,758	39,657	
Net Profit / (Loss)	(32,714)	(85,471)	(78,884)	8,440	

**Whangarei District Airport
Financial statements
For the six months ended
31 December 2019**

Whangarei District Airport

Financial statements - 31 December 2019

Contents

	Page
Entity Information	2
Financial statements	
Statement of financial performance	3
Statement of financial position	4
Cash flow statement	5
Notes to the financial statements	
1 Statement of accounting policies for the six months ended 31 December 2019	6
2 Significant accounting policies	6
3 Revenue from operations	8
4 Other expenses	8
5 Income tax - not calculated for half yearly accounts	8
6 Bank accounts and cash	9
7 Debtors and other receivables	9
8 Property, plant and equipment	10
9 Creditors and accrued expenses	11
10 Equity	11
11 Contingencies	11
12 Commitments	12
13 Related party transactions	12

Entity Information**Legal name**

Whangarei District Airport (the Airport).

Type of entity and legal basis

The Airport is a Council controlled organisation as defined under section 6 of the Local Government Act 2002. The Airport is administered by the Whangarei District Council in a joint venture operation with the Ministry of Transport and is domiciled in New Zealand.

The Airport acts as a gateway to the Whangarei District and Northland, and is provided for the use of visitors, residents and ratepayers of the Whangarei District.

The Airport's purpose

The Airport's primary objective is to operate a fully serviceable airport for the use of visitors, residents and ratepayers of the Whangarei District.

Structure of the Airport's operations, including governance arrangements

The Whangarei District Council has overall responsibility for the management and governance of the Airport. Council is delegated the responsibility of Governance, while the operational management of the Airport is controlled by way of a contract with Northland Aviation Limited.

Main sources of the Airport's cash and resources.

Revenue from operations are the primary sources of funding to the Airport.

Authorisation

The Board of Whangarei District Airport authorised these financial statements presented on the following pages 3 to 12

For and on behalf of the Board:

S Mai
Mayor

S Deeming
Chair - Planning and Development Committee

Whangarei District Airport
Statement of financial performance
For the six months ended
31 December 2019

Statement of financial performance

For the six months ended 31 December 2019

	Note	31 December 2019 Actual \$	30 June 2020 Budget \$	30 June 2019 Actual \$
Revenue				
Revenue from operations	3	360,753	749,874	620,923
Interest revenue		<u>1,594</u>	<u>5,000</u>	<u>9,467</u>
Total revenue		<u>362,347</u>	<u>754,874</u>	<u>630,390</u>
Expenditure				
Repairs and maintenance		38,300	101,000	80,350
Management fee		145,653	274,314	269,620
Depreciation and amortisation	8	103,537	232,371	203,520
Other expenses	4	<u>107,570</u>	<u>226,073</u>	<u>221,629</u>
Total operating expenditure		<u>395,060</u>	<u>833,758</u>	<u>775,119</u>
Surplus/(deficit) before tax		(32,713)	(78,884)	(144,729)
Income tax expense	5	<u>-</u>	<u>-</u>	<u>-</u>
Surplus/(deficit) after tax		<u>(32,713)</u>	<u>(78,884)</u>	<u>(144,729)</u>

Whangarei District Airport
Statement of financial position
As at 31 December 2019

Statement of financial position
As at 31 December 2019

		31 December 2019 Actual \$	30 June 2020 Budget \$	30 June 2019 Actual \$
	Note			
ASSETS				
Current assets				
Bank accounts and cash	6	354,308	367,762	368,408
Debtors	7	120,080	62,671	75,330
Provision for income tax		-	-	-
Total current assets		474,388	430,433	443,738
Property, plant and equipment	8	4,363,119	4,358,637	4,443,121
Total non-current assets		4,363,119	4,358,637	4,443,121
Total assets		4,837,507	4,789,070	4,886,859
LIABILITIES				
Creditors and other payables	9	80,522	74,520	97,163
Total current liabilities		80,522	74,520	97,163
Non-current liabilities				
Deferred income tax		-	-	-
Total non-current liabilities		-	-	-
Total liabilities		80,522	74,520	97,163
ASSETS LESS LIABILITIES		4,756,985	4,714,550	4,789,696
ACCUMULATED FUNDS				
Retained earnings	10	1,473,793	1,431,358	1,506,504
Contributed Capital	10	3,283,192	3,283,192	3,283,192
Total equity		4,756,985	4,714,550	4,789,696

Whangarei District Airport
Cash flow statement
For the six months ended
31 December 2019

Cash flow statement

For the six months ended 31 December 2019

	31 December 2019 Actual \$	30 June 2019 Actual \$
Cash flows from operating activities		
Revenue from operations	327,415	618,240
Interest received	<u>2,258</u>	<u>12,424</u>
	<u>329,673</u>	<u>630,664</u>
Cash was applied to / from		
Payments to suppliers	(301,538)	(597,648)
Income tax paid	-	-
Goods and services tax (net)	<u>18,700</u>	<u>2,030</u>
Total cash provided to operating activities	<u>320,238</u>	<u>(595,618)</u>
Net cash flow from operating activities	<u>9,435</u>	<u>35,046</u>
 Purchase and development of property, plant and equipment	 <u>23,535</u>	 <u>276,172</u>
Net cash flow from investing activities	<u>(23,535)</u>	<u>(276,172)</u>
 Net (decrease)/increase in cash, cash equivalents, and bank overdrafts	 (14,100)	 (241,126)
Bank accounts and cash, and bank overdrafts at the beginning of the year:	<u>368,408</u>	<u>609,534</u>
Cash, cash equivalents, and bank overdrafts at the end of the year	<u>354,308</u>	<u>368,408</u>

1 Statement of accounting policies for the six months ended 31 December 2019

1.1 Reporting entity

The Whangarei District Airport is a Council controlled organisation as defined under section 6 of the Local Government Act 2002. The Airport is administered by the Whangarei District Council in a joint venture operation with the Ministry of Transport and is domiciled in New Zealand.

2 Significant accounting policies

2.1 Basis of preparation

All transactions in the financial statements are reported using the accrual basis of accounting.

The financial statements are prepared on the assumption that the Airport will continue to operate in the foreseeable future.

The Board has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting Accrual (Public Sector) on the basis that the Airport does not have public accountability (as defined) and has total annual expenses of less than \$2 million.

Goods and services tax

The Airport is registered for GST. All amounts in the financial statements are recorded exclusive of GST, except for debtors and creditors, which are stated inclusive of GST.

Functional and presentation currency

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest dollar (\$) . The functional currency of the Entity is New Zealand dollars.

The financial statements are presented in New Zealand dollars.

2.2 Revenue and expenses

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services, excluding Goods and Services Tax, rebates and discounts. Revenue is recognised as follows:

(i) Grants

Council, government, and non-government grants are recognised as revenue when the funding is received unless there is an obligation to return the funds if conditions of the grant are not met ("use or return condition"). If there is such an obligation, the grant is initially recorded as a liability and recognised as revenue when conditions of the grant are satisfied.

(ii) Interest income

Interest revenue is recorded as it is earned during the year.

(iii) Sale of services

Revenue from the sale of services is recognised when the services are provided to the customer.

(iv) Administration, overheads and other costs.

These are expensed when the related service has been received.

2.3 Income tax

Tax expense is calculated using the taxes payable method. As a result, no allowance is made for deferred tax. Tax expense includes the current tax liability and adjustments to prior year tax liabilities.

2.4 Bank accounts and cash

Bank accounts and cash include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown as current liabilities in the statement of financial position.

2.5 Debtors

Debtors are initially recorded at the amount owed. When it is likely the amount owed (or some portion) will not be collected, a provision for impairment is recognised and the loss is recorded as a doubtful debt expense.

2 Significant accounting policies (continued)

2.6 Property, plant and equipment

Property, plant, and equipment is recorded at cost, less accumulated depreciation and impairment losses.

(i) Asset sales

For an asset to be sold, the asset is impaired if the market price for an equivalent asset falls below its carrying amount.

(ii) Use of assets

For an asset to be used by the Airport, the asset is impaired if the value to the Airport in using the asset falls below the carrying amount of the asset.

Depreciation

Depreciation is provided on a straight-line basis at rates that will write off the cost of the assets over their useful lives. The useful lives of major classes of assets have been estimated as follows:

Class of PP&E	Estimated useful life
Land	Indefinite
Airside	0-140 years
Buildings	4-40 years
Landside	0-140 years
Sundries	5-67 years
Services	0-40 years

2.7 Investments

Investments comprise investments in terms deposits with banks.

Deposits with banks are initially recorded at the amount paid. If it appears that the carrying amount of the investment will not be recovered, it is written down to the expected recoverable amount.

2.8 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

2.9 Lease expense

Lease payments are recognised as an expense on a straight-line basis over the lease term.

2.10 Tier 2 PBE Accounting Standards applied

The Airport has not applied any Tier 2 Accounting Standards in preparing its financial statements.

2.11 Changes in Accounting Policies

There are no changes in accounting policies.

Whangarei District Airport
Notes to the financial statements
31 December 2019
(continued)

3 Revenue from operations

	December 2019	Budget 2020	Actual 2019
	\$	\$	\$
Landing fees	182,107	393,874	360,976
Rent received	90,822	170,000	172,951
Operating expenses recoveries	18,921	22,000	35,240
Other recoveries	-	6,000	10,305
Other revenue	1,417	8,000	7,355
Parking Revenue	67,486	150,000	34,096
Total revenue from operations	360,753	749,874	620,923

4 Other expenses

	December 2019	Budget 2020	Actual 2019
	\$	\$	\$
Cleaning	10,487	32,000	25,325
Electricity	17,934	40,000	34,557
Auditors fees for financial statements	10,117	25,000	20,582
Other expenses	69,032	129,073	140,033
Loss on disposals of PPE	-	-	729
Bad debts written off	-	-	40
Movement in doubtful debt provision	-	-	363
Total other expenses	107,570	226,073	221,629

5 Income tax - not calculated for half yearly accounts

	December 2019 Actual \$	June 2019 Actual \$
Relationship between tax expense and accounting profit		
Accounting surplus/(deficit) before tax	(32,713)	(144,729)
Plus / (Less): adjustment for non-tax deductible items	-	20,934
Taxable surplus (deficit)	(32,713)	(123,795)
Tax at 28%	(9,160)	(34,663)
Plus/(less) tax effect of:		
Tax losses utilised	9,160	34,663
Tax losses carried forward	-	-
Tax expense	-	-

Whangarei District Airport
Notes to the financial statements
31 December 2019
(continued)

6 Bank accounts and cash

	December 2019 Actual \$	June 2019 Actual \$
Bank deposits	242,361	190,104
Bank balances	<u>111,947</u>	<u>178,304</u>
Total bank accounts and cash	<u>354,308</u>	<u>368,408</u>

Cash at bank and on hand

The carrying value of cash at bank and short-term deposits with maturities less than three months approximates their fair value.

7 Debtors and other receivables

	December 2019 Actual \$	June 2019 Actual \$
Debtors and other receivables	120,671	75,921
Provision for doubtful receivables	<u>(591)</u>	<u>(591)</u>
Net debtors	<u>120,080</u>	<u>75,330</u>

8 Property, plant and equipment

	Work in progress \$	Land \$	Landside \$	Buildings \$	Airside \$	Services \$	Sundries \$	Total \$
Year ended 30 June 2019								
Opening carrying amount	10,459	810,000	369,220	780,571	2,255,991	38,863	106,090	4,371,194
Additions	-	-	158,575	26,086	73,596	-	28,375	286,632
Disposals	(10,459)	-	-	-	-	-	-	(10,459)
Loss on disposal	-	-	-	(729)	-	-	-	(729)
Depreciation charge	-	-	(12,747)	(50,374)	(119,278)	(2,491)	(18,630)	(203,520)
Balance at 30 June 2019	-	810,000	515,047	755,513	2,210,352	36,373	115,836	4,443,121
2019								
6 months ended 31 December 2019								
Opening balance	-	810,000	515,047	755,513	2,210,352	36,373	115,836	4,443,121
Additions	23,535	-	-	-	-	-	-	23,535
Disposals	-	-	-	-	-	-	-	-
Impairment charge recognised in profit and loss	-	-	-	-	-	-	-	-
Depreciation charge	-	-	(14,541)	(24,329)	(53,702)	(1,252)	(9,713)	(103,537)
As at 31 December 2019	23,535	810,000	500,506	731,153	2,156,681	35,121	106,123	4,363,119

There are no restrictions over the title of the Airport's property, plant and equipment, nor is any property, plant and equipment pledged as security for liabilities.

Whangarei District Airport
Notes to the financial statements
31 December 2019
(continued)

9 Creditors and accrued expenses

	December 2019 Actual \$	June 2019 Actual \$
Accrued expenses	32,900	50,679
Trade creditors and other payables	10,743	8,543
Rents in advance	<u>36,879</u>	<u>37,941</u>
Total creditors and accrued expenses	<u>80,522</u>	<u>97,163</u>

Creditors and accrued expenses are non-interest bearing and normally settled 30 day terms. Therefore the carrying value of creditors, accrued expenses and rents in advance approximate their fair value.

10 Equity

	December 2019 Actual \$	June 2019 Actual \$
Retained earnings	1,473,793	1,506,504
Contributed Capital	<u>3,283,192</u>	<u>3,283,192</u>
Balance at 31 December 2019	<u>4,756,985</u>	<u>4,789,696</u>

	December 2019 Actual \$	June 2019 Actual \$
Retained Earnings		
Balance at 1 July	1,506,506	1,651,233
Surplus/(deficit) for the year	<u>(32,713)</u>	<u>(144,729)</u>
Balance at 31 December 2019	<u>1,473,793</u>	<u>1,506,504</u>

	December 2019 Actual \$	June 2019 Actual \$
Contributed Capital		
Loans Repaid	256,512	256,512
Local Community	12,500	12,500
Ministry of Transport	1,987,834	1,987,834
Whangarei District Council	<u>1,026,346</u>	<u>1,026,346</u>
Balance at 31 December 2019	<u>3,283,192</u>	<u>3,283,192</u>

11 Contingencies

The Airport has no contingent liabilities (2019: nil) and no contingent assets (2019: nil).

12 Commitments

The Airport has no capital commitments (2019: nil).

13 Related party transactions

Related party disclosures have not been made for transactions with related parties that are within a normal supplier or client/recipient relationship on terms and conditions no more or less favourable than those that it is reasonable to expect the Airport would have adopted in dealing with the party at arm's length in the same circumstances.

All related party transactions have been entered into at arm's length.

5.2 Operational Report – Strategy, Planning and Development – February 2020

Meeting: Strategy, Planning and Development
Date of meeting: 20 February 2020
Reporting officer: Alison Geddes – General Manager, Planning & Development
 Dominic Kula – General Manager, Strategy & Democracy

1 Purpose

To provide a brief overview of work across services that the Strategy, Planning and Development Committee is responsible for.

2 Recommendation

That the Strategy, Planning and Development Committee notes the Operational report for February 2020.

3 Background

The purpose of the Strategy, Planning and Development Committee is to update Councillors on operational matters relating to the Strategy, Planning and Development departments.

This report provides a brief overview of some of the operational highlights for January 2020 and provides some further comment on future planned activities.

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, Council News, Facebook or any other channel you currently use to inform customers – please also advise Communications]

5 Attachment

Operational Report – Strategy, Planning and Development – February 2020

February 2020 Operational Report

Strategy, Planning and Development Operational Report (reporting on December 2019 / January 2020)

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

There were no contracts awarded for this period.

Economic Development

Based on feedback from December 2019's Council workshop, work continues in developing a prospectus for Council owned property. At the same time the Department is working with The Property Group on work started late last year to further explore opportunities for specific properties identified in their earlier body of work. It is hoped this will assist in informing "where to next" for some of Council's commercial property.

The Department has been assisting Millennium & Copthorne Hotels as they work through their due diligence stage for the sale of the 8-10 Dent Street site. In conjunction with this Council officers have been reaching out to their networks within the real estate and rental property community to endeavour to secure possible alternative accommodation for existing tenants. Unfortunately, thus far, the tenants have either declined or not responded to offers of alternative accommodation. Unfortunately, other than one tenant, none of the other five tenants have made any attempt to follow up on any offers of accommodation made.

Business activity within the central city area and wider district has remained strong. There have been new retail outlets open in the central city and two existing tenants have either moved or are about to move to newly refurbished premises that offer a higher profile.

District Promotions

As at Year End November 2019, New Zealand international visitor arrivals were up 1.1% however for the month of November 2019, arrivals were down 3.5%. China, UK, Germany and Japan arrivals were all down and Australia and the USA were up 2.9%, and 5% respectively.

Tourism NZ estimates that holiday arrivals for 2019 will be down approximately 3.5% and holiday arrivals for the first six months of 2020 could be down 5%. Investment in markets with direct connectivity e.g. USA and Australia should mitigate the effect of some of the decline of other markets.

District Development marketing activity continues to focus on the domestic market, particularly Auckland. We are currently partnering with GrabOne (NZME) on a digital campaign to support our local businesses as well as raising brand awareness of Whangarei as a visitor destination. This campaign will launch to consumers in March 2020.

Digital Marketing

As at 31 December 2019, the Whangarei District Love It Here! Facebook page had 17,757 Likes.

In December 2019 we achieved over 16,240 audience engagements (Reactions, Comments, Shares and Clicks) and Reached (the number of people who saw a post) over 326,000.

The updated Whangarei District Love It Here! promotional video, which includes content from video shoots completed in 2019, was launched on [Facebook](#) and [Instagram](#). The video also screens at Forum North, Te Manawa The Hub, the Whangarei i-SITE and is available to people and organisations who wish to promote our district, on request.

The 60 second video was initially posted locally to the Facebook page and was then Boosted (advertised) to four geotargeted, domestic Audiences; Northland including Whangarei, Auckland, Rest of North Island and South Island.

As at 29 January 2020, the video on Facebook has achieved impressive Organic Reach of over 81,405 and paid Reach of over 122,000 (approximately 203,000 total). It has had 749 Likes/Loves, 698 Shares and 153 Comments. Total budget spent \$592.22.

A 17 second version of the video was advertised on Instagram to the same audiences and has achieved modest results, 332 Likes/Loves, 13 comments, 31 Shares. Total budget spent \$317.55.

Total budget across both platforms spent, as at 29 January 2020, is \$909.77 and Cost per Result (Post Engagement – Likes, Shares, Comments) is less than 1c.

Commercial Property

Commercial Property

Although there was relatively little activity in the area of lease renewals and property matters over the holiday period, Council officers continued to work with leaseholders on on-going initiatives such as property valuation and exploring options for rationalising various interests both in the Hihiaua Peninsula and Port Road locations.

Airport

Helilink have completed their six months of operations at Whangarei Airport as of 31st December 2019.

Air NZ's summer schedule was in place over the holiday period which reduces flights into Whangarei. They will be back to a normal schedule from 27 January 2020. This is about two weeks earlier than previous years so is another sign of growth in demand.

Total passengers for the year of 2019 was 108,122. This is an increase of 4.3% on the previous year and 19% increase over the last 5 years. These figures do not include road transport passengers (when a flight is cancelled) which have been a significant number this year. It is also interesting to note that the aircraft loading for Air NZ flights has been consistently between 80% and 89% in 2019.

Details and business case are being finalized for the terminal re-roof for approval by WDC and MOT.

Strategy

Active Recreation and Sport Strategy

Staff from the Strategy and Parks teams provided an update on this strategy at a Council Briefing on 11 December 2019. The next step will be to provide Council with a final version of the strategy for consideration at the 27 February 2020 Council Meeting.

City Centre Plan / City Core Precinct Plan / Complete Streets Master Plan

Council received an update on this programme of work at briefings on 4 and 11 December 2019. Staff are currently carrying out further analysis in traffic modelling with a view to coming back to Council in March 2020.

Whangarei District Growth Strategy and the Spatial Planning Programme

Since consulting on the Draft Strategy in June 2019, Staff have been further analysing the public feedback as well as the wide-ranging central government reforms relating to urban development, highly productive land, freshwater and biodiversity. An update on this work programme was provided at a Council Briefing on 4 December 2019 and 11 December 2019.

A further update was provided on 5 February 2020 with the proposed options for progressing the Spatial Planning Programme. A separate agenda item is included in the February Strategy, Planning and Development Committee to seek direction on this matter.

The community led development projects were not incorporated into the criteria for the spatial planning programme due to different drivers for each of the programmes and in particular that the spatial plans have strategic long term outcomes, rather than short term actions for a community. Furthermore, the community led development projects are run for approximately 4 years, whereas the development of spatial plans will be on a much shorter timeframe, therefore alignment between the two becomes more challenging.

Corporate Planning

Staff are supporting the 2020 – 21 Annual Plan process through the co-ordination of work programmes across the finance, communications and infrastructure departments. Briefing have been held on 26 November 2019, 12 December 2020 and 11 February 2020. Work is also beginning on the 2021 – 2031 Long Term Plan, with Briefings to commence the process and start to work through/review Council's vision and mission scheduled shortly.

Climate Change

Staff briefed the Elected Members on climate change on 5 February 2020. The briefing included:

- updates on recent central government activity on climate change;
- a summary of the climate change work that Council has undertaken to date;
- key messages that have been developed to support consistent climate change messaging across Te Tai Tokerau as part of the Tai Tokerau Councils Climate Change Adaptation Group; and
- a proposed approach to develop a Climate Action Plan for the District.

Ahead of the briefing, the key messages were presented to the CE's Forum and received positive support with feedback to be more concise with the messaging. As a next step, the key messages will be taken to the Mayoral Forum. To progress the Climate Action Plan for the District, Staff will begin collating the climate change actions that Council is already doing and has already committed to and introducing the work to our hapū partners and network stakeholders. Staff will present a draft action plan to elected members through a briefing and then will seek formal direction on whether to undertake public engagement.

Northport

Council received an agenda item on the potential move of Ports of Auckland functions to Northport at the 19 December 2019 Council Meeting. Staff have been working across Council on a report which outlines the current planning and infrastructure investment in the Marsden and Ruakaka area to support any future decision making on this issue.

Inner City Living

Staff are working across Council to produce a report on the opportunities, and constraints, for inner city living in Whangarei, we are also working with local developers to get an understanding of their perspectives on this issue. A briefing will be given to elected members on the approach and initial findings this work.

Democracy and Assurance

Democracy

The passing of the Local Government (Community Well-being) Amendment Act 2019 reinstates the four well-beings into the Local Government Act 2002. A report to the 27 February 2020 Council meeting will provide background and advise Council of the pathway to meeting the intent of the legislation.

The policy for elected members allowances and expenses has been reviewed, and this will also be presented to the February 2020 Council meeting for approval.

The second phase of Council induction is well underway. This includes health and safety legislation training, and a series of meetings with key stakeholders, including site visits. A training workshop on the key elements of the Resource Management Act 1991 (RMA) is planned for April or May 2020.

The Democracy team attended to four Council and Committee meetings and ten workshops and briefings in December 2019. Support was provided to the District Plan team for the Urban and Services Plan Change hearing. Twenty-eight liquor licence applications were processed through the December period.

Legal

Council has received 30 new LGOIMA requests since the last Operational report in December 2019. A total of 261 requests were received during the 2019 calendar year. A further 11 requests have been received since the beginning of 2020. Requests received have covered a variety of issues ranging from specific personal matters such as noise control and complaints through to more generic requests for information on funding of Council Controlled Organisations (CCOs), spending on Sports and Recreation and pool inspections.

Consultation and Engagement

Work continues on the 2020 Annual Plan with a view to communicating 'what Council does' through regular communication channels using print and electronic formats. This includes edits of the visual content used for the 2019 Annual Plan which will be promoted through social media.

The Consultation Calendar is being worked on across the organisation, with feedback sought on how best to use/host it. This is being presented to the operational leadership team on 28 January 2020. It will be worked through with Elected Members at the 11 February 2020 briefing on the Annual Plan.

Internal Assurance

The insurance renewal for the 19/20 insurance year is still being finalised, we are waiting for the renewal documents at this time. The Old Municipal Building Claim is being closely managed by a cross department operational team.

Work around the arrangements and governance of our Council Controlled Organisations continues with the update in our policy for Council appointment to organisations. The updated policy will be worked through with Council during a briefing on 12 February 2020.

Department managers are being asked to revisit their risk registers shortly so that they can be collated for the upcoming Risk and Audit Committee meeting in March 2020.

The internal audit programme continues with the audit of the rates review process due to start at the end of the month. Reports coming from any internal audits are presented to the Risk and Audit Committee.

District Plan

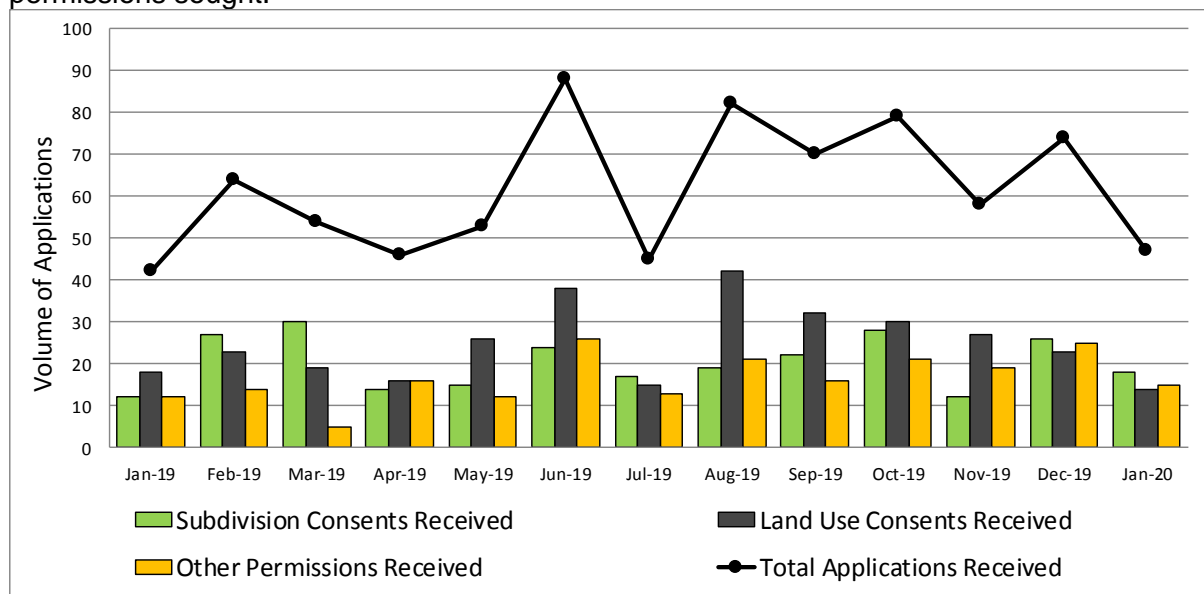
Urban and Services Plan Changes

Over a three-week period from 25 November 2019 to 13 December 2019 the Hearing Commissioners listened to evidence from submitters, undertook site visits and commenced deliberations. The hearing was adjourned to allow Council reporting officers time to consider evidence and reply in writing on 31 January 2020.

Resource Consents

Resource Consent Processing

The end of 2019 saw the usual last-minute influx of applications, then the drop-off over the Christmas – New Year period. The number of applications was approximately the same as last year. 49 applications were received in December 2019, with a further 22 other permission applications. January 2020 saw 32 applications received with 15 other permissions sought.



Resource Consents

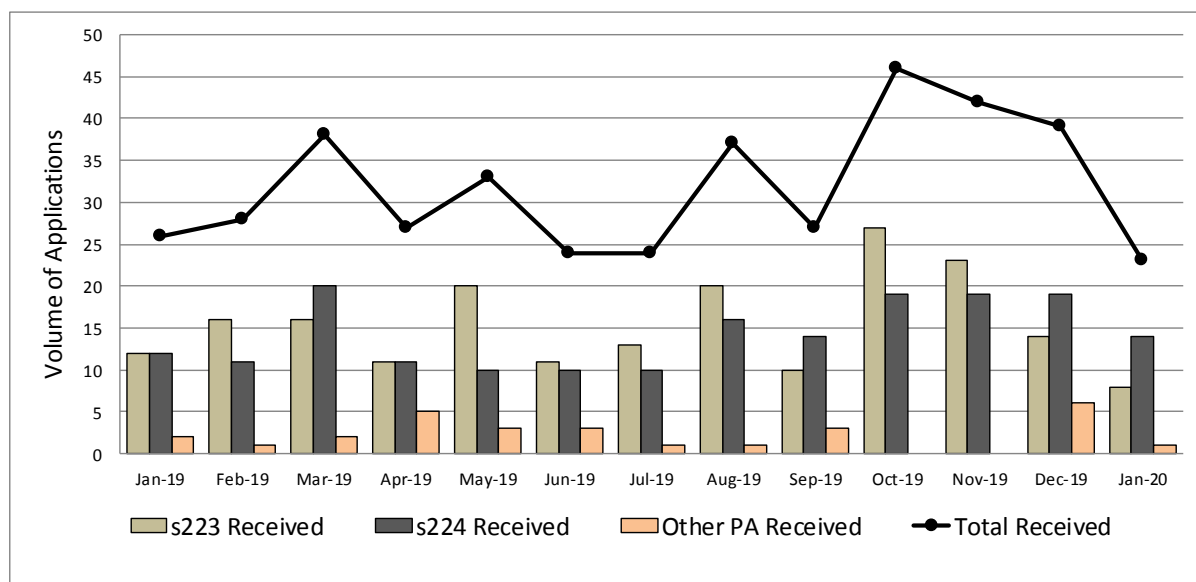
The December 2019/January 2020 period has not seen any large scale applications made with applications mostly being a mix of small scale subdivisions and varying land use applications generally associated with residential development.

Hearings

2 hearings have been held in December 2019. An application for a 17 unit residential development and subdivision at Cross Street/Kent Road, Regent was heard by a Commissioner. An application to change conditions of consent of an approved subdivision at Boundary Road/Paranui Valley Road in relation to wastewater, water supply, stormwater and access was also heard. Both decisions are pending.

Post-Approval

Volumes of post-approval applications have stayed high over the last few months, only easing in January 2020. This has created a backlog of work that will flow through for some time. An additional staff resource has now been secured.



Appeals

No new appeals have been received.

Building Control (23 Dec 2019 – 24 Jan 2020)

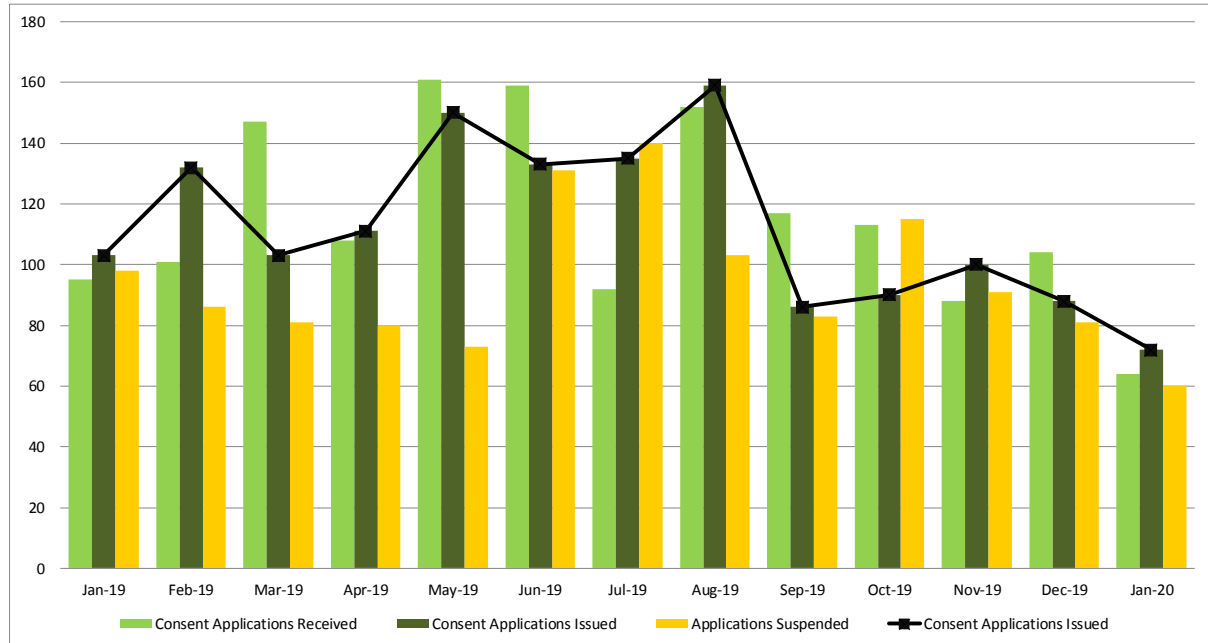
Building Consent Performance Indicators

Performance Indicators			
		Jan-20	Year's Average To Date
Building Consents	Issued In 20 Days	99%	95%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	99%	99%
LIMs	% Within 7 Days	100%	92%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	80%	83%

Building consent applications and inspections are meeting the annual plan requirements in terms of delivery. LIMs and PIMs remain at a high level of service delivery and accuracy.

Building Consents Received, Issued and Suspended

The building consent activity has seen a reduction in numbers for this month compared to the same month last year. Overall the consenting activity remains at a sustained level with continued residential development.



Health and Bylaws

Environmental Health

Health Act 1956

2020's annual bathing water monitoring programme has returned very good water results, which can be attributed to the very low rainfall experienced since the start of the season. Since the last report during November 2019, the team reported no major public health nuisances or concerns, or foodborne illnesses which is encouraging.

Sale and Supply of Alcohol Act 2012

With the new District Licensing Committee Chairperson, Murray Clearwater now being appointed and contractual arrangements finalised, the new Chair has begun determining and granting applications, which assists in managing workflows. Staff would like to thank DLC Deputy Chairman, Cr. Greg Innes, for standing in and assisting the teams during the two-month transition period.

Bylaws

Armourguard Enforcement Statistics – these will now be reported on quarterly and compared with the same quarter the previous year. The next statistics will be included in the March report.

Māori Relationships

WAM Exhibition Opening

An exhibition which opened at WAM in December 2019 was graced with a Goldie painting of Harata Tarapata, an ancestor of Ngapuhi descent from Rawhiti. A blessing was requested for the exhibition. The Māori Relationship Department located a direct descendent who assisted with the cultural protocols for the exhibition.

Whakatau at Civic Arcade for Municipal Hall tenants

A whakatau was held in the Civic Arcade for the new tenants from the Municipal Hall, it was Councils official welcome to their temporary premises and acknowledgement of the ongoing support and services.

Mackesy Road Track Blessing

Ngati Kahu o Torongare hapū reps, along with WDC staff acknowledged the opening of the new track with appropriate rituals. An upgraded pathway which now allows another entry point to the ever-increasing access to our prominent maunga Parihaka.

Whenua Māori Programme Interagency Hui

This Te Puni Kokiri led project has had in its second hui. A pilot programme that has identified three communities within Tai Tokerau which has been addressing generic issues for Māori whenua development. Several potential barriers to development have been identified and are being worked through; ie Rating policies, papakainga policies and paper roads.

5.3 Operational Report – Corporate Group – February 2020

Meeting: Strategy, Planning and Development Committee
Date of meeting: 20 February 2020
Reporting officer: Alan Adcock (General Manager – Corporate/CFO)

1 Purpose

To provide a brief overview of work across functions and services that the Corporate Group is responsible for.

2 Recommendation

That the Strategy, Planning and Development Committee notes the Corporate Group operational report for February 2020.

3 Background

The Strategy, Planning and Development Committee terms of reference list key responsibilities which include provision of an operational report from the Corporate Group.

This report provides a brief overview of some of the operational highlights across functions and services of the Corporate Group, including comment on some future planned activities.

Change in the Corporate Group structure

In the last quarter of 2019 a functional review of the ICT, Business Improvement and Information Management departments was completed. The review objectives were to improve the identification and delivery of process improvements over the complete project life cycle, enhance clarity in responsibilities, improve data governance and reassign resources to meet operational demands. The Business Improvement and ICT departments have been merged into a single department and some vacant roles have been reshaped to meet current requirements.

4 Significance and engagement

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

5 Attachment

Corporate Group Operational Report – February 2020

Operational Report – Corporate Group – February 2020

Procurement Reporting: Contracts Approved Under Delegated Authority
Business Support Signed off an extension to the Thomas Reuters subscription for a further 12 months for \$45,360.84.
ICT CON17075 OpenCities Software as a Service agreement, 3 year term at NZ\$91,153 x 3 = \$273,459

Information Communications Technology (ICT)

The ICT department is an enabler to the organisation providing technology project management and maintaining all ICT systems and applications to support business processes.

ICT Projects

Project	Description	Current Status	Comment
Technology One Ci to Ci Anywhere (CiA)	Next software upgrade of core Council system	Delayed	Now split into 2 streams of delivery. Stream 1 (Core Enterprise Suite) to be delivered in March 2020. Stream 2 (Property and Rating) to be delivered in October 2020.
Digital Platform	Review and redevelopment of Council websites	On track	Contract completed with Open Cities as the new Content Management System provider.
Digitisation	Converting physical property files into digital format	On track	Implementation of an internal scanning bureau is now complete. This will deal with any applications that are not 'born digital'
SIGMA	Asset management migration and upgrade of GIS	On track	System is scheduled to be delivered in May 2020.
Project Management Initiative	To create a cross-functional group to review, agree and implement a standard Project Management approach across the organisation including processes and system.	Phase 1 on track Phase 2 delayed	Phase 1 (Process) establishment of roles, project brief and workplan underway. Phase 2 (PM System) likely to have a dependency on CiA – impact on timing.

Corporate Performance Management (Operational Reporting)	Solicit business requirements for operational dashboard reports, assess existing solutions and prototype operational reporting.	On hold	Dashboard demonstrated to Building Control Dept on 6 Dec using Power BI. Proof of concept complete. Project now on hold due to technology of choice being Technology One and therefore further progress dependent on CiA delivery.
Workflow Systems Development (Phase 1 – Promapp)	Training and enabling the organisation to document and manage their business processes.	On track	Workshops with second group of participating departments complete. Continued support of departments. Increased requests for Promapp training.
Organisation Submission and Consultation Process Project	Improve the organisational processes and systems of submissions to all public consultation/engagement exercises.	On track	Statement of Work from Information Leadership reviewed. Prioritisation of tasks discussed. Links to Digital Platform to be considered. Project plan to be established.
Library Returns Sorter Project	An automatic returns sorter for the Central Library.	On track	Preferred supplier selected. Contract establishment and design of sorter underway. Mid-year installation.

ICT Operations

Regular upgrades of network devices (software and hardware), maintenance of ICT systems and applications, upkeep of ICT infrastructure and security continues to be the main focus of the ICT Operations team.

ICT Operations also has responsibility of directly managing contracts with most vendors and suppliers of technology – such as software licencing, computer helpdesk, network links and cloud services. Vendor management meetings and discussions are on-going to ensure levels of service are consistently maintained, if not improved.

Priority tasks completed December/January:

- Exploitation of critical Citrix vulnerability - remediated
- Critical vulnerabilities in Microsoft Windows (Servers & Desktops) - remediated
- Four servers decommissioned – approximate saving of \$500 per month
- Civil defence devices have been setup to update automatically on a monthly basis
- Implemented a monthly Windows update schedule of Kete/Sharepoint servers.

Finance

2020-21 Annual Plan

Finance continues to work through the draft 2020-21 Annual Plan. The key focus is to achieve a balanced budget (i.e. an operating surplus) and reduce the capital programme to \$60m (excluding Whau Valley Water Treatment Plant and Civic Centre). Elected members will continue to be updated on progress during upcoming briefings.

Operational and Project forecasting will be undertaken by budget managers during February. This forecast will be used as basis for determining our opening position for the 2020-21 Annual Plan and fine-tuning future operational budgets.

Fees and charges runs concurrently with the Annual Plan. An agenda item will be tabled at the February Council meeting.

2019-20 Annual Report Planning

Planning for 2019-20 Annual Report and the associated audit is underway. During planning meetings held in December 2019, Audit New Zealand indicated the possibility that due to resourcing constraints, they may be unable to meet the necessary deadlines to enable Whangarei District Council to adopt the 2019/20 Annual Report at the September Council meeting. We have expressed our discontent with this and stressed our desire to achieve a September adoption.

Preliminary dates have been provided with interim audit scheduled for early March, and final audit beginning mid August. We are currently waiting to receive an Audit Plan from Audit New Zealand to confirm the dates for audit and final sign off.

Council Controlled Organisations (CCOs)

Half-year financial accounts for our non-exempt CCOs (Whangarei Art Museum Trust and Whangarei District Airport) are in progress. Finance has also been assisting with the preparation of the financial component of the Statement of Intent.

CiA Upgrade / Asset Management System

The upgrade of the finance module in Technology One is scheduled to go live in March. The key changes will impact the Finance team and well as the wider organisation with regards to our purchasing system. Finance are working with ICT on various aspects of this upgrade including testing, training and data cleansing.

Property, Plant and Equipment Finance staff are also involved in the Asset Management System upgrade currently in progress.

Resources are strained in some 'business as usual' activities due to a current vacancy as well as the time commitment required for these important upgrades. We will continue to monitor this closely.

Revenue

Property, rating and receivable transactions

- Local Government and Māori Development Minister Mahuta, announced that changes to the Local Government (Rating) Act 2002 will reduce rating barriers for owners of Māori land who want to use and develop their whenua. We are unsure what impacts of these changes will have on our rating base but in many cases our current remission and postponement policy for Māori land already provides rates relief. We will continue our ongoing review of Māori land with the proposed changes in mind. We will gather our thoughts on the proposed Bill if we need to make any submissions.

- In January, the third land rates instalment was sent, payable 20 February.
- Property sales are tracking the same as January last year.
- Three objections to the 2018 general revaluation remain to be completed. These are expected imminently.

Collection and recovery

- Prior years' land rate arrears are \$1.7 million (including \$1.2 million for Maori Freehold Land).
- We have reached the milestone of more than 25,000 direct debit plans, our preferred payment method, a large increase from 7,200 in March 2010 when we started tracking and actively promoting this channel.

Business Support

Information Management (IM)

Information Management Plan 2019 – 2020 (IM Plan)

Future options for the physical archiving records will be delivered early in February. While the bulk of our records are being digitised, we are required by legislation to maintain physical copies of a large number of records. This will provide Council a way forward with the management of archives considering the new civic centre as well as access requirements for public records.

DigiHub

The digitisation project completed the installation and initial testing for the in-house digitisation bureau known as the DigiHub. Production scanning has gone live from the end of January and will initially deliver complete scanning of building consents that have reached code of compliance stage. This is a big step forward for Council in being able to move away from paper and into a digital format.

More work during February will be done on the full business process for management of other consenting files.

Procurement

Procurement Manual

The Procurement Policy and related manual and templates, are in the final stages of being updated. The updated versions reflect a combination of a best practice/best fit WDC and industry. We are working on plans to socialise the new documents, guidelines and processes across the organisation.

Procurement

Major work streams in procurement this month have included:

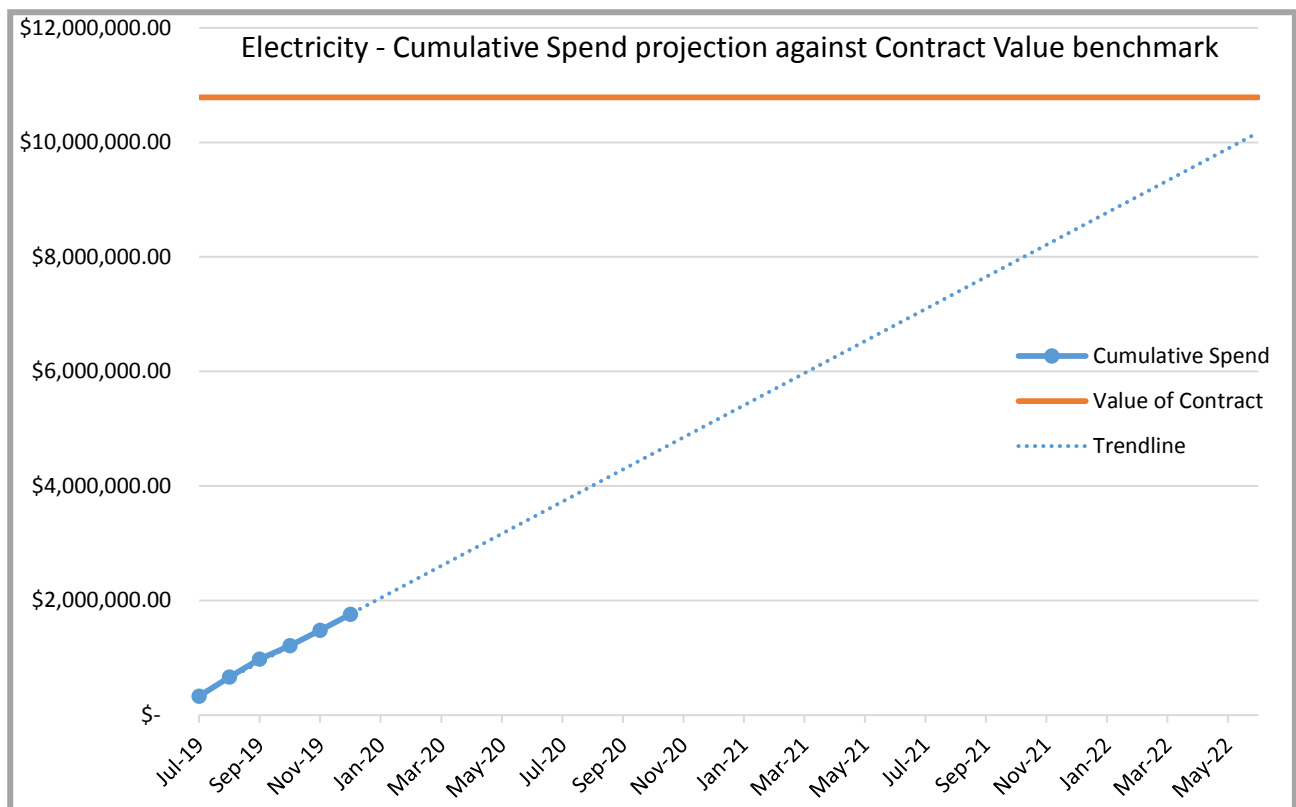
Service/Good Being Procured	Detail	Procurement Commencement Date	Business Owner	Date Advertised on GETS	Expected End Date
Plumbing Services	To find a panel of local suppliers to provide plumbing services to multiple departments across Council.	June 2019	All of Council	09 Aug 19	Negotiating Contract Ts&Cs. Completion expected Feb 2020
Civic Centre project	To assist the Civic Centre team with requirements around procurement aspects of the Civic Centre project.	External procurement consultant engaged June 2018	All of Council	31 Oct 18	Ongoing involvement through design and construction phases
Waahi Whakaritea Kaupapa	Event Booking System	V&E Commenced November 2019	V&E	Yet to be advertised	June 2020
Old Municipal Building	Providing Procurement advice on procurement and purchasing decisions	October 2019	Community	To be determined	Ongoing

General procurement support and advice continues to be available across the business and at the weekly Procurement Clinic.

Business Support also has a number of contracts that we manage directly as they are cross-departmental such as Electricity, Cleaning, Security, Stationery and Multi-Function Devices (copiers). Supplier meetings and discussions for these contracts continue on a regular basis.

The Electricity Supply Contract with Genesis now has six months of supply information available. This data has been charted to monitor spend against expected cost. As shown in the chart below, projected spend is currently within expected cost over the three year life of the contract. It is important to bear in mind that there are a number of variables that influence spend that are not predictable and cannot be accurately accounted for in advance. These influencing factors include:

- Line charge fluctuations
- Rainfall, weather events and seasonal fluctuations whose effects include:
 - Pumping from rivers in dry years
 - Pumping for the Hikurangi Flood Management Scheme during flood events
 - Additional flow to WWTP in high rain events
- Time of use (TOU) charges
 - What time of day large plant is running at high capacity
 - TOU charges vary between years – prices will trend down in Y2 and Y3.



Property Assets

At the time of writing, quotes are being prepared for the painting the remainder of Forum North. Given the public optics of this building it is important that it is maintained to an acceptable standard while acknowledging our likely limited tenure in the building.

Condition analysis has commenced on Forum North. The output of this piece of work will be a working maintenance schedule of what is required to keep Forum North at an acceptable standard and ensure we can be proactive with our assets.

Business Support

Vehicle Fleet

Three vehicles have been replaced in the fleet since the last update. We have replaced three 'out of policy' pool vehicles with Toyota Rav 4 Hybrids. This purchase assists us in achieving a more environmentally friendly fleet and achieving our goals of being more sustainable.

Business Support Projects (Updates, Delays or Deferrals)

Project	Current Status	Comment
Kete Review	Delayed but in progress	Delayed due to other ICT projects underway but in progress – the Kete training sessions are being well received and will ensure better use of the environment going forward.

Communications

Digital Platform project

Kick off meetings with the new website provider, Open Cities, took place in January. A full site content audit is being conducted to work through what content should be archived or improved and moved to the new site. The Communications and Project teams will soon start system training in advance of starting to transfer content to the new site.

Media

Media issues of note include:

- Puwera fire
- Cameron Street trees
- Infrastructure funding boosts
- Water savings/restrictions across Northland
- Council boss heralds new era of growth
- Town basin TIF funding
- Riverside Drive roadworks.

Communications projects

A summary of campaigns of note include:

Campaign	Comment
CBD carparking changes	The Communications Department has begun a communications campaign for the roll out of new charges to the CBD over the weekend of 28 February. New signs have been designed making the mPark number larger for users. The campaign will include Council News and social media posts to answer any questions the public may have.
Annual Plan	A communications plan is being prepared for this year's Annual Plan. The proposed approach is to build on 2019's successful 'BMX Kid' video led digital campaign to highlight progress made, any changes to Year 3 of the LTP, and what's coming up this year.
Mill Road - road rehabilitation	Stage one of a \$1 million Council roading rehabilitation project started in November. Communications have been published in Council News, and on WDC Facebook Page and website. Phase 2 has been delayed while further project planning work is done.
Civic Centre Project	2020 will see the start of the Civic Centre design process, demolition of the existing buildings, and the first steps towards construction. The Communications Department is working closely with the Civic Centre project team to create a schedule of internal and external communication pieces throughout the year.
Water situation	The Communications team has been posting water conservation messages on facebook, the website, in Council News and liaising with local media who have run several stories. The region's communicators are meeting each week and a joint radio campaign started on January 24. Billboards will soon be going up along Whangarei's roadsides.

Social media

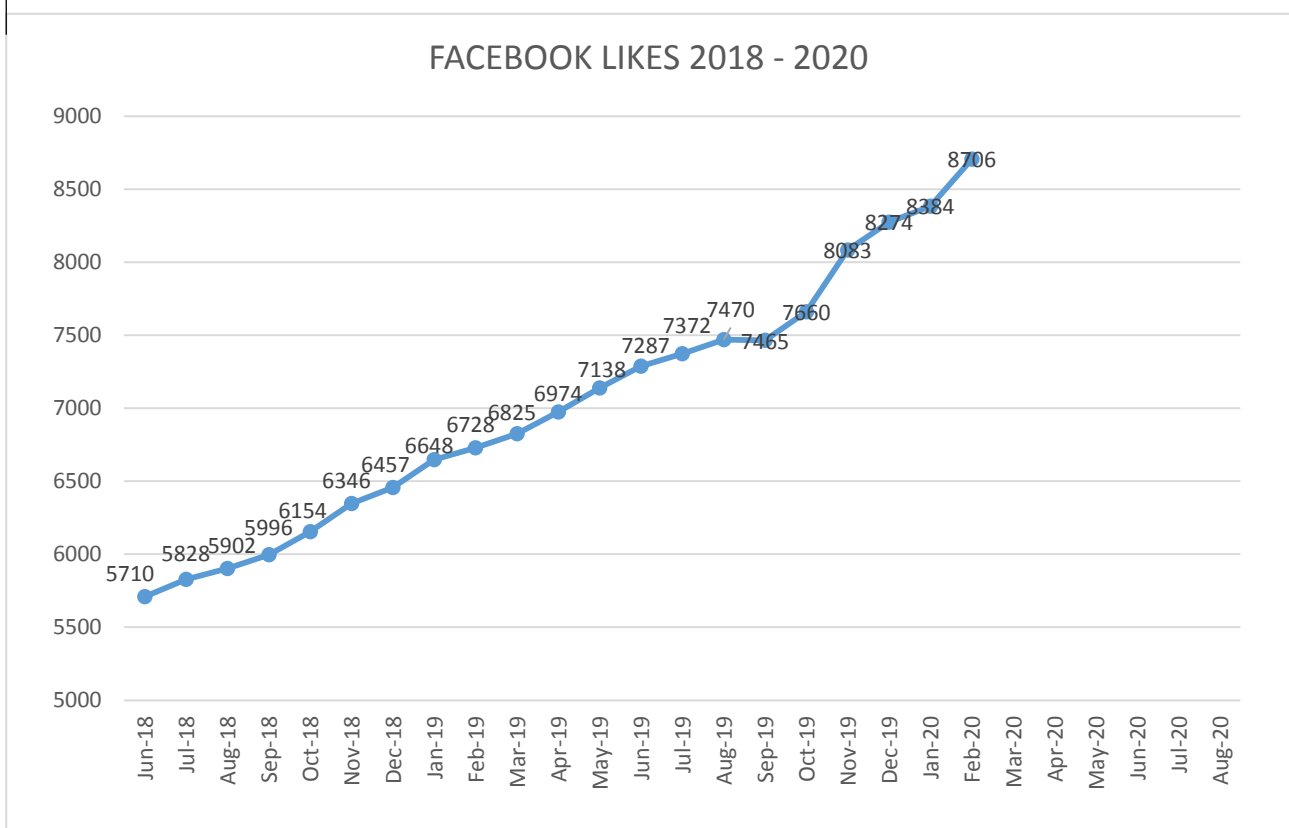
Top three highest posts reach on Facebook in January 2020 – refer to Appendix 1 for details.

Topic	Engagement
OOPS – truck hit the rail overbridge	<ul style="list-style-type: none"> 20,500 people reached 1000 reactions, comments and shares
Hikurangi water outage (maintenance)	<ul style="list-style-type: none"> 19,000 people reached 398 reactions, comments and shares
Kai Ora fund opens	<ul style="list-style-type: none"> 16,500 people reached 404 likes, comments and shares

Facebook audience/followers

Facebook page 'Likes' have been increasing at an increasing rate, and this is rewarding us in the reach of our posted content. Likes for December = 8,284 (**163** more likes since November 2019). The last month has been particularly strong, gaining more than 300 new followers.

Below is a graph showing the increase in Facebook followers for the last 18 months.



Website

Top 5 pages visited

November (<i>previous report</i>)	February
<ul style="list-style-type: none"> • GIS Maps 	<ul style="list-style-type: none"> • GIS Maps
<ul style="list-style-type: none"> • Contact Us 	<ul style="list-style-type: none"> • Rubbish disposal
<ul style="list-style-type: none"> • Rubbish Disposal 	<ul style="list-style-type: none"> • Contact us
<ul style="list-style-type: none"> • Rates – Database search 	<ul style="list-style-type: none"> • Water Storage (new)
<ul style="list-style-type: none"> • District Plan 	<ul style="list-style-type: none"> • Use water Sensibly (News story)
Notable 6th, 7th, 8th place this month: <ul style="list-style-type: none"> • List of roads to be re-sealed this summer • (Freedom) Camping in Public Places • Recycling (blue bins) 	Notably popular pages: <ul style="list-style-type: none"> • (Freedom) Camping in public places • Whangarei Falls walking tracks • Dog exercise areas

We are seeing summertime trends and attention on pages we point to from other sources (eg Facebook, Neighbourly).

People and Capability

Recruitment

We are currently actively recruiting 13 vacancies. So far this year we have received 119 applications for roles at Council.

Employee Turnover


Over the last three years our turnover has been steadily decreasing. It is interesting to note the comparison with other Local Authorities.

	WDC	Other NZ Local Authorities <i>(the Australasian LG Performance Excellence Program FY19)</i>
2017	17.5% <i>(new organisation structure effective 1 August 2017)</i>	17%
2018	13%	20%
2019	9.8%	20%


Appendix 1


Social media (top performing posts)

Post


Whangarei District Council
Published by Craig Neilson [?] · 15 January at 12:58 · 🌐

UPDATE: All clear now.
Oops!
Please avoid Rust Avenue while this truck is unwedged from under the rail bridge. Expect delays through Bank Street and central city.





Get more likes, comments and shares
 Boost this post for NZ\$20 to reach up to 2,400 people.


20,474
 People reached


5,771
 Engagements


[Boost Post](#)


 253

103 Comments 86 shares

 Like

 Comment

 Share



Post


Whangarei District Council

...

Published by Craig Neilson [?] · 10 January at 10:52 · 🌐

HIKURANGI RESIDENTS - water supply will be temporarily disconnected around midnight tonight for around FOUR HOURS for urgent repair works. Fill a large bottle now if you're going to be awake for the night.

Not in Hikurangi? Please help us by letting your friends know.


Whangarei District Council

Government organisation

[Learn More](#)
19,070

People reached

2,161

Engagements

[Boost again](#)

 Boosted on 10 Jan 2020
By Craig Neilson

Completed

 People
reached

2.0K

 Post
engagement

74
[View results](#)


Laurette Anderson, Sandra Mccollum and 61 others · 81 Comments · 125 shares

Post


Whangarei District Council

Published by Craig Neilson [?] · 7 January at 17:37 · 🌐

Do you dream of a bounteous food-forest? Ready to do the mahi for local food-security? The Kai Ora Fund can give community food initiatives a boost of up to \$5000 per applicant, and applications are open now - <https://www.mahitahihauora.co.nz/Kai-Ora-Fund>

The Kai Ora Fund is a partnership between Mahitahi Hauora, Te Puni Kōkiri, Northland Inc, Northland District Health Board, Far North District Council, Kaipara District Council and Whangarei District Council.


16,499

People reached

1,704

Engagements

Boost Post

👍❤️😮 90

43 comments 72 shares

👍 Like

💬 Comment

➦ Share



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.