

Whangarei District Council Meeting

Agenda

Date: 26 August, 2021

Time: 9:00 am

Location: Virtual Meeting Room

Elected Members: Her Worship the Mayor Sheryl Mai
(Chairperson)
Cr Gavin Benney
Cr Vince Cocurullo
Cr Nicholas Connop
Cr Ken Couper
Cr Tricia Cutforth
Cr Shelley Deeming
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. Karakia/Prayer	
2. Declarations of Interest	
3. Apologies	
4. Public Forum	2
5. Representation Review 2021 - Submission on the Initial Proposal	
5.1. Submission on Representation Review 2021 Initial Proposal	4
6. Confirmation of Minutes of Previous Meeting of the Whangarei District Council	
6.1. Minutes Whangarei District Council Meeting 22 July 2021	10
6.2. Minutes Extra ordinary Whangarei District Council meeting 13 July 2021	16
6.3. Minutes Whangarei District Council Meeting 17 August 2021	20
7. Decision Reports	
7.1. Exemptions for Council Controlled Organisations	22
7.2. Reotahi Reserve Classification	26
7.3. Whangarei Cruising Club	32
7.4. Recommendation for increase in contract Value of Contract CON17085	36
7.5. Temporary Road Closure - Whangarei Christmas Parade 2021	40
7.6. 8-10 Dent Street Future Options	46
8. Information Reports	
8.1. Financial Report for month ending 31 July 2021	64

- 8.2. Capital Projects Report for the 12 months ending 30 June 2021

68

9. Public Excluded Business

- 9.1. Confidential Minutes Whangarei District Council Meeting 22 July 2021
- 9.2. Appointment of Hapu Trustee to Hatea Art Precinct Trust
- 9.3. Reappointment of Trustees to Hatea Art Precinct Trust

10. Closure of Meeting

Recommendations contained in the Council agenda may not be the final decision of Council.

Please refer to Council minutes for final resolution.

4 Public Forum

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: C Brindle (Senior Democracy Adviser)

1 Purpose

To afford members of the community an opportunity to speak to Council and to report on matters raised at public forums where appropriate.

2 Summary

Standing Orders allow for a period of up to 30 minutes to be set aside for a public forum at the commencement of each monthly council meeting.

The time allowed for each speaker is 5 minutes.

Members of the public who wish to participate should send a written application, setting out the subject matter and the names of the speakers, to the Chief Executive at least 2 clear working days before the day of the meeting.

Speaker

Speaker	Subject
Robin Lieffering	Older adult facilities to promote well being and good health.

Note: Due to Covid-19 Lockdown restrictions Robin Lieffering chose to postpone presenting to Council to the 23 September Council meeting.

Report on actions taken or comment on matters raised

Where practicable actions taken on matters raised by previous speakers are reported back to public forum.

Speakers

Speakers	Subject
Elizabeth May Archdall Perales	Tarsealing of Glenmohr Road, Waipu and community concerns around safety for increased volume of traffic both local and as an emergency road for State Highway 1 and the current condition of the road and safety fence.

Linda Glibbery	Tarsealing of Glenmohr Road, Waipu and community concerns around safety for increased volume of traffic both local and as an emergency road for State Highway 1 and the current condition of the road and safety fence.
<p>Report</p> <p>Elizabeth Perales and Linda Glibbery spoke on the state of Glenmohr Road including traffic and safety issues.</p> <p>Tabled: Petition and supporting information</p> <p><i>Response</i></p> <p>Liz Perales and Linda Glibbery spoke on the poor state of Glenmohr Road at the August Council meeting's public forum. They also presented a petition with 620 signatures to Council at that meeting requesting Council consider sealing of the unsealed portion of Glenmohr Road.</p> <p>Council has earmarked funding in its future Long Term Plan (LTP) 2021-31 (commences July 2021) for more ratepayer funded sealing but has not yet decided/confirmed which roads would be included in any future programme. This will be a separate exercise for Council's consideration and we expect to compete this within the next few months. Now that Council has adopted its LTP 2021-31 we will be in a position to confirm the proposed seal extension programme for the next three years.</p> <p>The unsealed section of Glenmohr Rd will be considered for sealing as part of that review. The petitioner will be advised of the outcome.</p>	
Conrad LaPointe (Habitat for Humanity)	Housing in Whangarei
<p>Report</p> <p>Conrad LaPointe spoke about the need for housing in Whangarei. He spoke about how Council can support the provision of high quality housing including access to land (and affordability), incentivising affordable housing through inclusionary zoning, making available additional council land. Through the Housing Strategy, working closely with communities to understand their needs and engaging with the community housing sector. Mr LaPointe pointed out that Habitat has significant experience and knowledge in providing housing solutions.</p> <p><i>Response</i></p> <p>Council staff intend to work closely with communities to understand their needs when developing their Housing Strategy. In conjunction with this intention,</p> <p>Council are also engaged in a multi-disciplinary response to improved access to housing through an initiative known as Whai Kainga. This will provide thought leadership, advocacy, advice and to influence central government and stakeholders on key issues and opportunities relating to homes and community wellbeing. It will maintain oversight of the response to housing needs and agree focus areas that will accelerate the pace and scale of sustainable housing solutions for Te Tai Tokerau.</p> <p>Council staff are more than happy to meet with Mr La Pointe and discuss these matters in more detail and examine how we can collaborate with his organisation to achieve our common objectives.</p>	

5.1 Submission on Representation Review 2021 Initial Proposal

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: Nicolene Pestana (Team Leader Democracy)

1 Purpose

To receive Marie Tautari's written statement to her submission relating to the 2021 Representation Review Initial Proposal for representation arrangements for the 2022 triennial local government elections.

2 Recommendation

That Council notes the submitter was unable to speak to their submission due to Covid19 restrictions and receives the written statement attached.

3 Background

On 17 August 2021, Council heard submissions relating to the 2021 Representation Review Initial Proposal for representation arrangements for the 2022 triennial local government elections.

Marie Tautari's submission was received within the time period specified for submissions (30 June 2021 – 30 July 2021) however Ms Tautari was unable to attend the hearing on 17 August 2021.

Ms Tautari was scheduled to speak to her submission at today's Council meeting but due to the Covid19 Level 4 lockdown has indicated that she will not be speaking to her submission and will instead provide a written statement in support of her written submission.

Ms Tautari's submission is attached. Ms Tautari's written statement will be provided in a supplementary report.

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

Attachment 1: Marie Tautari's submission

Representation Review Formal Survey



Submission date: **30 July 2021, 12:30PM**
Receipt number: **REPRESENTATION-REVIEW-48**

Overview

What ward are you in? **Hikurangi-Coastal Ward**
I am writing this submission: **As an individual**
Name of the organisation:
Do you want to speak about your submission at a Council **Yes**
Hearing?

Your details

Name: **Marie Tautari**
Postal address: **c/o David Peters, 14 Te Ara O Tunua Rd, R D 1,
Hikurangi 0181**
Phone number: **4338277**
Email address: **marie.tautari@gmail.com**

About the proposal

Do you support all aspects of this proposal? **No**

Your feedback

Do you agree with Council's proposal to continue to have **Neutral**
13 councillors and the Mayor?

Comments about the proposal for elected members:

If numbers of ward members are based on Election roll statistics I think that it is incumbent on WDC to ensure that numbers are correct as of 2021 rather than in June 2020.

Do you agree with the ward boundary changes for the
existing Bream Bay General Ward?

Yes

Comments about the proposal for Bream Bay General
Ward:

Do you agree with the ward boundary changes for the
existing Hikurangi-Coastal General Ward?

Yes

Comments about the proposal for Hikurangi-Coastal
General Ward:

I have questions but perhaps we are expected in this submission to concentrate on the issue of representation for our district.

Do you agree with the ward boundary changes for the
existing Mangakahia-Maungatapere General Ward?

Neutral

Comments about the proposal for Mangakahia-
Maungatapere General Ward:

Your feedback (continued)

Do you agree with retaining the existing Whangārei
Heads General Ward?

Yes

Comments about the proposal for Whangārei Heads
General Ward:

Do you agree with combining the existing Okara and
Denby General Wards into one Whangārei Urban
General Ward?

Yes

Comments about the proposal for Whangārei Urban
General Ward:

Do you agree with a single Whangārei District Māori Ward comprising the whole area of our District?

Yes

Comments about the proposal for Whangārei District Māori Ward:

I note that the statistics for representation in the proposed Whangarei District Maori Ward are based on Electorate figures in June 2020.

The figures as at 8 Dec. 2020 are much higher. Given the election is in 2022 the more recent figures are more valid.

Do you agree that no community boards should be established?

Yes

Comments about the proposal for community boards:

Additional comments

Any additional comments:

Within the area that we occupy as ancestral land, I have experienced decisions made by local Council that show a total lack of understanding as to Maori values and practices.

That is why I support Maori voices at the table where decisions are being made.

Item 6.1**Whangarei District Council Meeting Minutes**

Date: Thursday, 22 July, 2021
Time: 9:00 a.m.
Location: Council Chamber
 Forum North, Rust Avenue
 Whangarei

In Attendance
 Her Worship the Mayor Sheryl Mai
 (Chairperson)
 Cr Gavin Benney
 Cr Vince Cocurullo
 Cr Nicholas Connop
 Cr Ken Couper
 Cr Shelley Deeming
 Cr Jayne Golightly
 Cr Phil Halse
 Cr Greg Innes
 Cr Greg Martin
 Cr Anna Murphy
 Cr Carol Peters
 Cr Simon Reid

Not in Attendance
 Cr Tricia Cutforth

Scribe
 C Brindle (Senior Democracy Adviser)

1. Karakia/Prayer

Cr Golightly opened the meeting with a karakia/prayer.

2. Declarations of Interest

Item 6.4 – Review of the Class 4 Gambling Policy 2021

Item 6.6 – Whangarei Art Museum Trust – Variation of lease

3. Apologies

There were no apologies.

4. Public Forum

Elizabeth May Archdall Perales – Glenmohr Road, Waipu – tarsealing, safety concerns

Linda Glibbery - Glenmohr Road, Waipu – tarsealing, safety concerns
 Conrad LaPointe and Carina Dickson (in support) (Habitat for Humanity) –
 Housing in Whangarei

5. Confirmation of Minutes of Previous Meetings of the Whangarei District Council

5.1 Minutes Whangarei District Council Meeting held 24 June 2021

Moved By Cr Shelley Deeming

Seconded By Cr Greg Innes

That the minutes of the Whangarei District Council meeting held on Thursday 24 June 2021, including the confidential section, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

5.2 Minutes Whangarei District Council Meeting held 29 June 2021

Moved By Cr Simon Reid

Seconded By Cr Nicholas Connop

That the minutes of the Whangarei District Council meeting held on Thursday 29 June 2021, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

6. Decision Reports

6.1 CON21015 Port Road Bridge Widening, Kioreroa Road Intersection Upgrade Contract Award

Moved By Cr Simon Reid

Seconded By Cr Phil Halse

That the Whangarei District Council award the contract for Port Road Bridge Widening and Kioreroa Road Intersection Upgrade (CON21015) to United Civil Construction Ltd for \$7,319,053.22 (Seven Million, Three Hundred and Nineteen Thousand, and Fifty-Three Dollars and Twenty Two Cents) excluding GST. This approval is for Separable Portions 1 and 2 only.

Carried

6.2 Easement Request - Marsden Maritime Holdings

Moved By Cr Ken Couper

Seconded By Cr Nicholas Connop

That the Whangarei District Council, pursuant to Section 48 of the Reserves Act 1977,

1. Accepts the application by Marsden Maritime Holdings Ltd for an access easement over Lot 804 DP 376145.
2. Resolves that the application by Marsden Maritime Holdings Ltd for an access easement over Lot 804 DP 376145 is to be publicly notified and objections or submissions called for.

Carried

6.3 Review of the Board Venues Policy - 2021

Moved By Her Worship the Mayor

Seconded By Cr Greg Martin

That Council;

1. Determines the statutory review of Council's Board Venue Policy is complete.
2. Retains the existing Board Venue Policy with no changes.

Carried

6.4 Review of the Class 4 Gambling Policy - 2021

Moved By Cr Shelley Deeming

Seconded By Cr Greg Innes

That Council

1. Determines the statutory review of Council's Class 4 Gambling Policy is complete.
2. Retains the existing Class 4 Gambling Policy with no changes.

Carried

Cr Golightly requested her vote against be recorded.

Declaration of Interest:

Cr Reid declared an interest in regards to Item 6.4.

6.5 Trade Waste Bylaw Review - Adoption of Statement of Proposal 2021

Moved By Cr Shelley Deeming

Seconded By Cr Ken Couper

That the Whangarei District Council:

1. Reviews the Trade Waste Bylaw as per section 160 of the Local Government Act (LGA) and resolves that the Bylaw should be amended.
2. Makes determinations in accordance with 155 of the LGA, that the proposed amended Trade Waste Bylaw is the most appropriate way of addressing the perceived problem and is the most

appropriate form of bylaw and does not give rise to any implications under the New Zealand Bill of Rights Act 1990.

3. Adopts the Statement of Proposal (Attachment 1) and Summary of Information (Attachment 2) for public consultation using the special consultative procedure in accordance with sections 86 and 156 of the LGA.
4. Approves the draft of the proposed Trade Waste Policy to be finalised in parallel with the Bylaw amendment.
5. Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the Statement of Proposal and Summary of Information and to approve the final design and layout of the documents prior to final printing and publication.

Carried

6.6 Whangarei Art Museum Trust - Variation of lease

Moved By Cr Ken Couper

Seconded By Her Worship the Mayor

That Council;

1. Approves a variation to the Deed of Lease between Whangarei Art Museum Trust and Whangarei District Council dated 20 June 2018 whereby the “leased area” is extended to include the landscaped area as shown on the plan attached to the agenda report; and
2. Confirms the tenant has changed its name to Hatea Art Precinct Trust and this should be reflected in the variation to the Deed of Lease and;
3. Authorises the Chief Executive to execute the Variation of Deed of Lease.

Carried

Declaration of Interest:

Cr Couper declared an interest in regards to Item 6.6 as Council's appointed representative to the Whangarei Art Museum Trust.

6.7 Temporary Road Closure - Northland Car Club events September 2021 to January 2022

Moved By Cr Vince Cocurullo

Seconded By Cr Simon Reid

That Whangarei District Council

1. Approves the temporary closure of the following roads to ordinary traffic for Northland Car Club events in accordance with section 342

(1)(b) and Schedule 10 Clause 11 of the Local Government Act 1974.

Sunday 5 September 2021

Rosythe Road Waipu, 400 meters from SH1 to a point 1.5kms from SH1.

Sunday 3 October 2021

Doctors Hill Road Waipu, 600 meters from SH1 to Mountfield Road.

Sunday 17 October 2021

Crows Nest Hukerenui, from a point 2kms from SH1 to Paiaka Road.

Sunday 5 December 2021

Paiawa Road (total closure).

Sunday 30 January 2022

Kaikanui Road, from a point approx. 5kms from Pigs Head Road to a point approx. 3kms toward Webb Road.

Period of closure: 9:30am – 5:30pm

2. Approves the temporary closure of the side roads off the roads to be closed for up to 100 meters from the intersection for safety purposes.
3. Delegates to the Chair of the Infrastructure Committee and General Manager Infrastructure the power to give public notices of these temporary road closures.

Carried

6.8 Tree Removal within the Whangarei Falls Scenic Reserve for Sands Road Track

Moved By Cr Greg Innes

Seconded By Cr Nicholas Connop

That Whangarei District Council gives express written consent for the removal of trees within the Whangarei Falls Scenic Reserve, for the purpose of facilitating a new walking track, pursuant to delegated powers under s42(1) of the Reserves Act 1977.

Carried

7. Information Reports

7.1 Financial Report for the 12 months ending 30 June 2021

Moved By Cr Jayne Golightly

Seconded By Cr Gavin Benney

That the Council notes the external net debt position and treasury report as at 30 June 2021.

Carried

8. Public Excluded Business

Moved By Cr Vince Cocurullo

Seconded By Cr Shelley Deeming

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

General subject of each matter to be considered		Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing this resolution
1.1	Confidential Minutes Whangarei District Council meeting 22 July 2021	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Property Transaction		

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Item	Grounds	Section
1.1	For the reasons as stated in the open minutes	
1.2	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations)	Section 7(2)(i)

Carried

9. Closure of Meeting

The meeting concluded at 10.50am

Confirmed this 26th day of August 2021

Her Worship the Mayor Sheryl Mai (Chairperson)

Item 6.2**Extraordinary Whangarei District Council Meeting Minutes**

Date: Tuesday, 13 July, 2021
Time: 1:00 p.m.
Location: Council Chamber
 Forum North, Rust Avenue
 Whangarei

In Attendance

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

Scribe C Brindle (Senior Democracy Adviser)

1. Karakia/Prayer

Chief Executive Rob Forlong opened the meeting with a karakia/prayer.

2. Declarations of Interest

No declarations of interest were made.

3. Apologies

There were no apologies.

4. Decision Reports**4.1 Oruku Landing Conference and Events Centre Project**

Tabled: Item 4.1.1 - Oruku Landing Conference and Events Centre
 Project - additional information, providing the Chair of the Risk and

Audit Committee's Comments and Recommendations on the Oruku Project.

Moved By Cr Gavin Benney

Seconded By Cr Greg Innes

That the Whangarei District Council:

1. Agrees to progress to the next stage of the project by procuring professional services (including a lead designer) for the project to undertake investigations and design work to move to the preliminary/developed design stage to better understand potential costs.
2. Approves a budget of up to \$1 million dollars of unbudgeted operational expenditure in the 2021-2022 financial year to progress the project.
3. Undertakes a Special Consultative Process and/or a Council Long Term Plan 2021-2031 amendment for the project.
4. Notes the potential increase in Whangarei District Council project funding requirement from \$23 million to \$57.2 million.
5. Notes that funding the ongoing costs to Council of the project (based on current project scope, cost estimates and available funding) solely via rates could result in a district wide general rates increase of 5.5% or general rates rises of an average of approximately 22.3% if sourced solely from Commercial ratepayers (should they be identified as the major beneficiaries of the project), unless alternative funding sources are identified and/or costs allocated to other activities in the 2021-31 Long Term Plan are reduced.
6. Confirms the process and timeframes for the Special Consultative Process and/or a Council Long Term Plan 2021-2031 amendment before the end of August 2021.

On the motion being put Cr Benney called for a division:

	For	Against	Abstain
Her Worship the Mayor			X
Cr Gavin Benney	X		
Cr Vince Cocurullo	X		
Cr Nicholas Connop		X	
Cr Ken Couper	X		
Cr Tricia Cutforth		X	
Cr Shelley Deeming		X	

Cr Jayne Golightly	X		
Cr Phil Halse	X		
Cr Greg Innes	X		
Cr Greg Martin		X	
Cr Anna Murphy			X
Cr Carol Peters	X		
Cr Simon Reid		X	
Results	7	5	2
The motion was Carried (7 to 5)			

5. Public Excluded Business

There was no business conducted in public excluded.

6. Closure of Meeting

The meeting concluded at 2.38pm.

Confirmed this 26th day of August 2021

Her Worship the Mayor Sheryl Mai (Chairperson)

Item 6.3
Whangarei District Council Meeting Minutes

Date: Tuesday, 17 August, 2021
Time: 9:00 a.m.
Location: Council Chamber
 Forum North, Rust Avenue
 Whangarei

In Attendance

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

Scribe

 C Brindle (Senior Democracy Adviser)

1. Karakia/Prayer

Cr Cocurullo opened the meeting with a karakia/prayer.

2. Declarations of Interest

Item 4.1 - Representation Review 2021 - Hearing of Submissions on the Initial Proposal

Cr Reid joined the meeting at 9.01am.

3. Apologies

There were no apologies.

4. Decision Reports

4.1 Representation Review 2021 - Hearing of Submissions on the Initial Proposal

Moved By Her Worship the Mayor

Seconded By Cr Vince Cocurullo

That Council:

1. Receives and hear the submissions relating to the Representation Review Initial Proposal for representation arrangements for the 2022 triennial local government elections.
2. Accepts for consideration by Council, any submissions identified as being received after the close of the submission period (30 July 2021) but prior to closure of this meeting.

Carried

Submitters who were heard are listed:

Margaret Hicks

Tim Robinson

Michael Kake

Ruth Marsh – Kamo Community Inc

Aorangi Kawiti – Te Waiariki Ngati Korora Ngati Takapari hapu iwi Trust

Jeroen Jongejans

Delaraine Armstrong.

Cr Cutforth joined the meeting at 9.04am during Item 4.1.

Declarations of Interest:

It was acknowledged that Council as a whole have an interest in making a decision that potentially affects them, however legislation requires that council make a decision on representation.

Her Worship the Mayor declared an interest in regards to a family member who made a personal submission.

Cr Connop declared an interest in regards to a family member who made a personal submission.

5. Closure of Meeting

The meeting concluded at 10.04am.

Confirmed this 26th day of August 2021

Her Worship the Mayor Sheryl Mai (Chairperson)

7.1 Exemptions for Council Controlled Organisations

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: Joanne Tasker (Assurance Coordinator)

1 Purpose

To review the exemption status of Springs Flat Contractors Limited, Whangarei Waste Limited, and Northland Events Centre Trust.

2 Recommendations

That the Council

1. Resolves to exempt Springs Flat Contractors Limited as an organisation exempted under Section 7 of the Local Government Act 2002 for three years ending on 25 August 2024.
2. Resolves to exempt Whangarei Waste Limited as an organisation exempted under Section 7 of the Local Government Act 2002 for three years ending on 25 August 2024.
3. Resolves to exempt Northland Events Centre Trust as an organisation exempted under Section 7 of the Local Government Act 2002 until the organisation has been wound up.

3 Background

Council controlled organisations (CCOs) are organisations where one or more local authorities hold or control 50 per cent of the voting rights, or have the right to appoint 50 per cent of the directors or trustees to the board.

Under the Local Government Act 2002 (LGA), CCOs must develop a yearly statement of intent, half-yearly report, and an annual report, unless they are granted an exemption under section 7.

Council may exempt a small CCO (that is not a council controlled trading organisation) under this section. In doing so Council must consider:

- The nature and scope of the activities provided by the organisation, and
- The costs and benefits, if an exemption is granted, to the local authority, the council controlled organisation, and the community.

Once granted, exemptions can be revoked at any time.

Exemptions must be reviewed within three years of being granted. Council's current CCO exemptions were last reviewed by the Finance and Corporate Committee on 30 August 2018.

4 Discussion

4.1 Springs Flat

Springs Flat Contractors Limited (Springs Flat) was first exempted by Council on 24 June 2009. The exemption status was last reviewed on 30 August 2018 and Council resolved to exempt Springs Flat for three years ending on 29 August 2021.

Springs Flat is a dormant company. It has been retained because the company holds tax losses which may be of benefit to Council in the future. Because the entity is dormant, there are no objectives or performance targets/measures to report on, and as such there is no real need for Council to receive reports.

It is recommended that Council exempt Springs Flat for a further three years to end on 25 August 2024.

Note that Council's Chief Executive Rob Forlong is currently a director on Springs Flat.

4.2 Whangarei Waste

Whangarei Waste Limited (Whangarei Waste) was first exempted by Council on 27 November 2013. The exemption status was last reviewed on 30 August 2018 where Council resolved to exempt Whangarei Waste for three years ending on 29 August 2021.

Whangarei Waste is the general partner of the Northland Regional Landfill Limited Partnership (NRLLP), which is a joint venture between Council and Northland Waste to operate the Puwera landfill.

NRLLP is a council-controlled trading organisation and is subject to the CCO reporting requirements under the LGA. The operation of the landfill is therefore already reported on to Council by NRLLP. There would be no benefit to Whangarei Waste providing a statement of intent, half-yearly report, and annual report as this would unnecessarily duplicate what is already provided by NRLLP.

It is recommended that Council exempt Whangarei Waste for a further three years to end on 25 August 2024.

Note that currently Councillor Greg Martin is a director on Whangarei Waste, as well as the General Manager of Corporate Alan Adcock.

4.3 Northland Events Centre Trust

The Northland Events Centre Trust (NECT) currently operates Semenoff Stadium. After consultation alongside the Long Term Plan, Council decided to create a new Trust to operate the Stadium, to be established later this year. As NECT is expected to operate for only a few more months before being wound up, there is no benefit to them developing a statement of intent at this time.

Once the new Trust has been established it will become a CCO and will be subject to the CCO reporting requirements unless exempted by Council.

It is recommended that Council exempt NECT until the organisation has been wound up.

Note that Councillors Gavin Benney and Phil Halse are currently trustees of NECT, as well as the General Manager of Planning and Development Dominic Kula.

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.

7.2 Norfolk Avenue, Reotahi - Reserve Classification

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: Sarah Irwin, Team Leader Infrastructure Planning
 Sue Hodge, Manager Parks and Recreation

1 Purpose

To classify Part Lot 40 Deeds 863 as Local Purpose (Access) Reserve under s16(2A) Reserves Act 1977 and provide a path to formalise access via easement with affected landowners.

2 Recommendations

That the Council:

1. Resolve to classify Part Lot 40 Deeds 863 as Local Purpose (Access) Reserve.
2. Delegate to the Chief Executive the responsibility to provide notice of this classification to the Commissioner under s16(2B) of the Reserves Act and undertake to provide notice of this classification in the *Gazette*.
3. Delegate to the Chief Executive the negotiation and approval of access easements across Part Lot 40 Deeds 863 and Lot 15 DP58030 with the affected landowners.

3 Background

This issue was last brought to Council on the 20 August 2020 to identify the most appropriate way forward for a number of houses that do not currently have legal vehicular access to Norfolk Avenue and have informally used sections of utility (Lot 15 DP58030) and plantation reserve (Part Lot 40 Deeds 863).

At this meeting Option 3 – Change reserve classification to Local Purpose Accessway and grant easements to individual property owners for vehicular access was approved.

4 Discussion

The reserve was confirmed through a Department of Conservation Land Status Check as not being previously classified under the Reserves Act 1977. As per the requirements of the Reserves Act s16(4) public notification of the intent to classify Part Lot 40 Deeds 863 as Local Purpose (Access) Reserve was undertaken from the 12 June to the 12 July 2021.

Two submissions were received both supporting the classification with comments on how the easement process should progress.



4.1 Financial/budget considerations

All costs for this process are to be met by the affected landowners.

4.2 Policy and planning implications

The process has followed the requirements of the Reserves Act. There are no other policy or planning implications.

4.3 Options

Option 1 – confirm the classification of Part Lot 40 Deeds 863 as per the option agreed by Council at the 20 August 2020 meeting. This option will enable Council to formalise access to properties that have been using the reserve for many years.

Option 2 – decline to resolve the classification of the reserve. This option does not legalise the existing situation.

The preferred option is Option 1.

4.4 Risks

There is a risk that the affected landowners may not be able to agree on conditions and costs associated with the easement and access creation. However, the classification of the reserve means that if this process is not completed the classification issue that was initially holding up the process is now resolved.

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.

6 Attachment

1. Summary of submissions

Attachment 1: Summary of submissions

Classification of Land – Reotahi

Submitter	Support / Against	Summary of submission
Shane Galpin	Support	Support reclassification to enable residents to have legal access. Discussion on status of structures on the access and in easement area Discussion on formation standards and limits on number of properties.
Whangarei Heads Citizens Association	Support	Support reclassification to enable residents to have legal access. Discussion on limits on number of properties. Discussion on ensuring Te Arorua trail is not affected.

7.3 Lease to Whangarei Cruising Club Kissing Point

Meeting: Council
Date of meeting: 12 August 2021
Reporting officer: Sue Hodge, Manager Parks and Recreation

1 Purpose

To approve a lease for part of a Local Purpose (Maritime Uses) Reserve at Kissing Point to the Whangarei Cruising Club.

2 Recommendation

That the Council approves the lease of 2329m² being part Section 9 SO 449132, including the land containing the clubhouse to Whangarei Cruising Club for a further ten-year term and community use rental currently \$500/annum.

3 Background

The Whangarei Cruising Club entered into a lease with WDC on July 1st 2001 to lease an area of 2329m² being part Section 9 SO 449132, including the land containing the clubhouse. The lease was for a period of 20 years. This lease expires on the 30 June 2021 and Whangarei Cruising Club is looking to renew this lease.

4 Discussion

The lease to the Whangarei Cruising Club for the land at Kissing Point is due to expire in June 2022. As there is no right of renewal in the current lease, a new lease is required under section 61 (2) of the Reserves Act. New leases on local purpose reserves do not require public notification, however they do require approval by the administering body, which in this case is Council.

The Whangarei Cruising Club have been an acceptable lessee and have paid the annual lease fee and all associated costs required under the lease.

The terms of the lease are to be as follows:

- The standard community lease rental fee of \$500 is being charged.
- The Whangarei Cruising Club are responsible for rates and charges for water and utilities. They are also responsible to keep the building well maintained and grounds tidy.
- The Lessee shall pay the Lessor's Solicitor's cost and expenses involved in the negotiation and preparation of this lease

4.1 Financial/budget considerations

There are no financial implications with this lease. The Cruising Club are responsible for rates and charges for water and utilities. They are also responsible to keep the building well maintained and grounds tidy.

4.2 Policy and planning implications

There are no policy or planning implications. However, consideration has been given to the need to consider climate change and climate change adaption. For this reason only a 10 year term is being offered rather than the 20 years of the last Deed of Lease.

4.3 Options

The options are:

1. Approve a further lease
2. Not approve a further lease.

The preferred option is to approve a further lease. The land is set aside for this purpose, the club is strong and have invested significantly in the building and provide recreational activities for the community.

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.



Sourced from the LINZ Data Service and licensed for re-use under the

Whangarei Cruising Club



-Kissing Point Lease Area

This map is provided as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Wednesday, August 18, 2021



Scale: 1:564

Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

7.4 Recommendation for increase in contract value of contract CON17085 – Whangarei North Road Maintenance and Renewals

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: Mike Batchelor (NTA Maintenance Lead).

1 Purpose

To request that Council approves the increase in contract value to meet the Council's contractual obligations.

2 Recommendation

That the Council

1. Approves the contract value, for Con17085 Whangarei North Road Maintenance and Renewals Contract, to be increased by the sum of \$11,886,500 and the total contract value increased to \$48,887,207.36 exclusive of GST.

3 Background

The contract involves carrying out maintenance and renewal work on sealed and unsealed roads. The works include routine maintenance, drainage maintenance, vegetation control, traffic facilities maintenance, street cleaning, sign maintenance, roadmarking, footpath maintenance, road strengthening, road surface maintenance, pre-reseal repairs and renewals as well as other authorised road works. This covers approximately 520 kilometres of sealed and 420 kilometres of unsealed roads throughout the northern area.

This contract was originally let in July 2018. The contract is for a four year period and provision has been made to extend the contract for a further two plus one, plus one years; (4+2+1+1 years), dependant on the Contractor's performance.

4 Financial / Budget Considerations

Council issues a financial authority to spend up to the value of the tendered sum when awarding a contract. If that financial authority is exceeded, then staff are required to return to Council for a new or additional financial authority to cover the remaining obligations of the contract.

The tender price of the recommended contractor Fulton Hogan was \$37,000,707.36 (excluding GST) for the four years.

The current approved value for Contract 17085 (North) will be exceeded before the end of the first Separable Portion due to additional works undertaken under this contract over the past year three years.

The additional work carried out through this contract included work done out of other Rooding and external budgets, which includes renewals, seal extensions, storm damage and minor safety projects to the value of \$12,624,604. Details of the additional works completed over the past three years are shown in the table below:

Additional works carried out since the contract commenced on 1 July 2018		
Category of work	Amount	Reason
MBIE Redeployment work	\$1,077,274	Additional MBIE funding granted
July 2020 Storm Damage	\$2,371,885	Storm damage not included in tender
Seal Extensions	\$3,328,637	Seal extensions not included in tender
Additional Rehabilitations	\$5,846,808	Budget increase
Total	\$12,624,604	Funded in existing contract.
Annual Maintenance works to be carried out between July 2021 and June 2022		
Maintenance	\$5,870,000	
Rehab	\$1,620,000	
Reseals	\$2,480,000	
Total	\$9,970,000	
Additional works to be carried out between July 2021 and 30 June 2022		
Seal Extensions	\$1,916,500	Seal extensions not included in tender
Total Variation Order requested	\$11,886,500	

These additional works completed through the North contract will result in the original financial authority being exhausted. This does not mean Council has exceeded the maintenance allocation, as the additional works have been funded from other budgets, or with all Rooding works being completed within the approved annual Rooding maintenance budgets.

This is a measure and value contract and the actual payments to the contractor are based on the quantity of works completed and the tendered schedule of rates. All of these works are completed within the Council's approved budget in any one year.

It has been estimated that the additional contract amount required up to the end of the current contract period of 30 June 2022 will be \$11,886,500 (excluding GST). This will take the approved contract sum to \$48,887,207.36 excluding GST.

North Area Con17085	
Current approved value of the contract	\$37,000,707.36
The variation requested in this VO	\$11,886,500.00
The proposed new value of this contract	\$48,887,207.36

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 publication of this agenda on the Council website.

7.5 Temporary Road Closure - Whangarei Christmas Parade 2021

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: John Lynch (Community Events Coordinator)

1 Purpose

To seek approval of the proposal to temporarily close roads, to allow the Whangarei Christmas Parade to be held on 27 November 2021.

2 Recommendations

That Whangarei District Council,

1. Approves the proposal to temporarily close the following roads to ordinary traffic for the Whangarei Christmas Parade on the following date in accordance with the Transport (Vehicular Traffic Road Closure) Regulations 1965

- **Railway Road.** Full closure from Woods Rd to rail station 9.00am till 11.30am for Parade vehicular assembly.
- **Wood Rd/ Albert Street.** Rolling closure from intersection to Clyde St/Cameron St Intersection.
- **Clyde Street.** Restricted speed limit from Tony's Tyres to Albert St intersection to enable walking entries assembly then join parade.
- **Cameron Street.** Rolling closure Cameron St over Walton St intersection to the Mall.
- **James St.** Full closure from 7.00am to 2.00pm for finishing Xmas Parade.

The roads indicated with green arrows on the attached map will be a rolling parade, traffic management approval for these will be managed through the Whangarei District Council Roading Department.

2. Delegates to the Chair of the Infrastructure Committee and General Manager Infrastructure the power to give public notice of these proposed temporary closures, to consider any objections and to either approve, cancel or amend any or all of the temporary road closures if applicable.

3 Background

The Whangarei Christmas Parade will be run by the Whangarei Lions Club and will be supported by local Lions and Rotary Clubs in Whangarei.

The aim of finishing in the CBD's Lane Way is the hope that it enlivens the central city attracting public to area for the morning, we believe this sit well with Council's wish's for a vibrant interesting environment encouraging the public to stay connected with the towns centre

4 Discussion

The organisers will consult with all affected businesses in the areas on Railway Road, James and Cameron Street well in advance. The marketing and promotion of the event will also ensure the public and the wider community are aware of the event and the associated road closures.

The Organisers will work closely with Whangarei District Council Roding and Venues & Events departments to ensure the event is well planned.

The organisers will engage with a Traffic Management provider to submit a traffic management plan to council prior to the event and the implement traffic management on the day.

The organisers have years of experience planning and running the individual events and will bring their knowledge and experience to the planning and implementation of this event.

4.1 Risks

The temporary road closures eliminate the traffic associated risks and ensure the event can be managed safely.

Event personnel and traffic controllers will be located along the parade route and will be on hand throughout the parade to ensure safety of participants and spectators.

This route has been planned in such a way where the public can safely observe the parade and it will limit the impact on businesses within the route

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, Council News, Facebook and marketing by the event organisers.

6 Attachments

1. Whangarei Xmas Parade – Closure Request
2. 2021 Christmas Parade – Proposed Route Map

John Lynch
Team Leader - Operations
Whangarei District Council

13th July August 2021

Dear John,

On behalf of Whangarei Lions Club, we would like to apply for road closures as designated below for the purposes of the Whangarei Christmas Parade to be held on Saturday 27th November 2021.

Whangarei Xmas Parade Road Closure Plan

Temporary road closures requested:

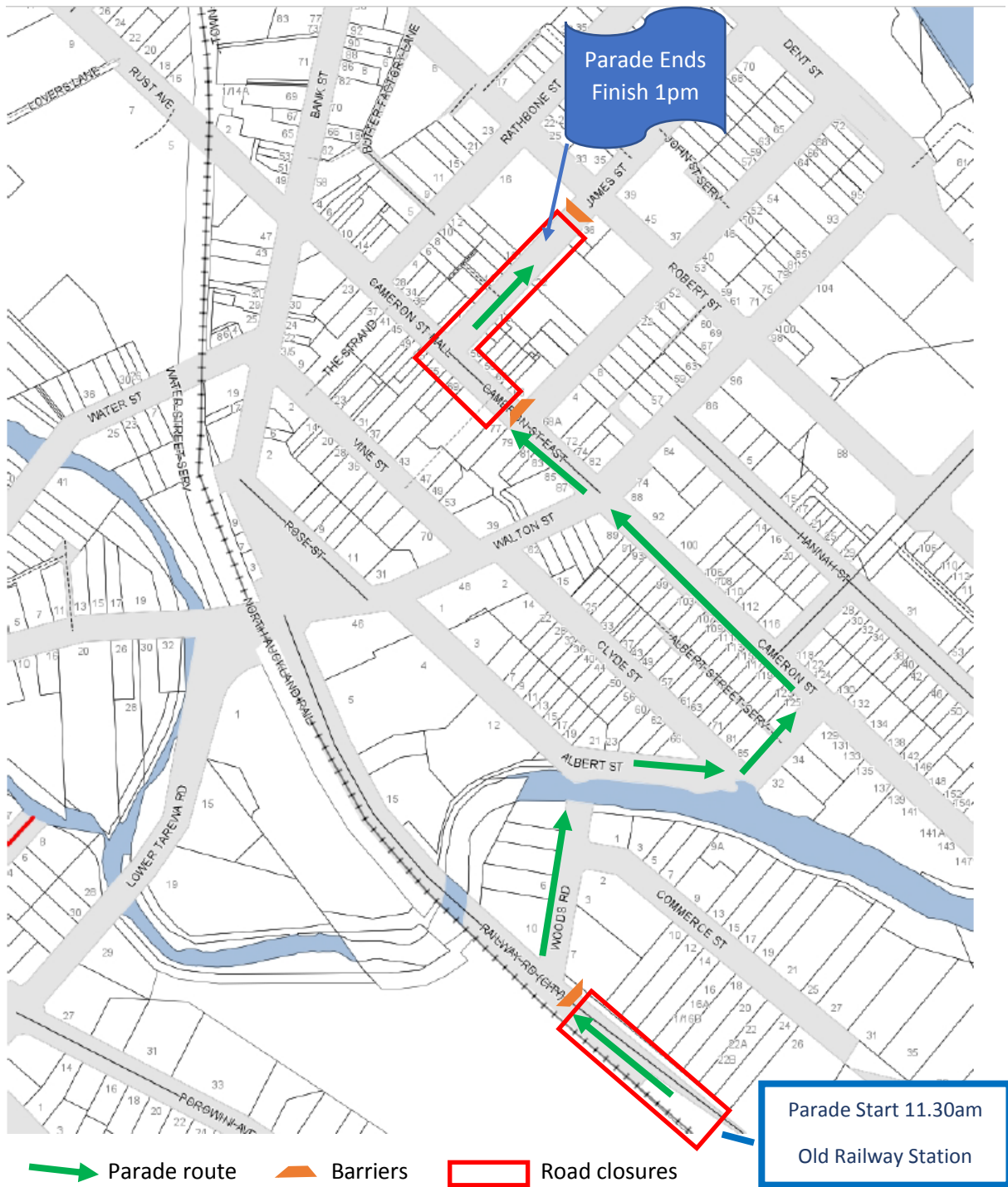
- **Railway Rd.** Full closure from Woods Rd to rail station 9.00am till 11.30am for Parade vehicular assembly.
- **Wood Rd/ Albert St.** Rolling closure from intersection to Clyde St/Cameron St Intersection.
- **Clyde St.** Restricted speed limit from Tony's Tyres to Albert St intersection to enable walking entries assembly then join parade.
- **Cameron St.** Rolling closure Cameron St over Walton St intersection to the Mall.
- **James St.** Full closure from 7.00am to 2.00pm for finishing Xmas Parade.

Christmas parade 2021 will be hosted by the Whangarei Lions Club supported by fellow Lions Clubs of Whangarei and local Whangarei Rotary Clubs, these groups will supply volunteers from their various clubs.

It is intended that all business's affected on the route will be consulted with well in advance of the proposed closures, and the running of parade has been arranged so that no businesses outside of the closure areas are unreasonably affected. The aim of finishing in the CBD's Lane Way is the hope that it enlivens the central city attracting public to area for the morning, we believe this sit well with Council's wish's for a vibrant interesting environment encouraging the public to stay connected with the towns centre.

Colin Twyman

Parade Organiser
Colin Twyman
16 Bush Haven Drive
Kamo 0112
Mble 021 275 6995
Email: colin@twyman.kiwi



7.6 Development of 8-10 Dent Street

Meeting: Council Meeting
Date of meeting: 26 August 2021
Reporting officer: Tony Collins – Manager, District Development

1 Purpose

Request Council approve staff to continue to prepare the sites at 8-10 Dent Street for future development in accordance with historical decision making and Councils strategic vision.

2 Recommendations

That Council;

1. Authorise staff to continue to prepare the sites at 8-10 Dent Street for a potential hotel development.
2. Authorise funds from the property reinvestment reserve of up to \$150k to cover additional development ready costs.
3. Approves the marketing of the property at 8-10 Dent Street and calls for expressions of interest to develop the site.

The terms of an expression of interest being

- The preferred use be visitor accommodation or medium density residential
- The properties be marketed as a whole
- That the flats remain on site until such time as a sale and purchase agreement is reached at which stage the purchaser has the right to demolish or retain them as part of their proposed development.
- Any proposal needs to demonstrate commencement within a 12-month time frame.
- The purchaser has a proven track record in the type of development proposed.

3 Background

In November 2012 following a special consultative process, Whangarei District Council resolved to sell or otherwise dispose of the properties at 8 to 10 Dent St for the development of tourist/visitor hotel/accommodation.

In August 2019 Council declared the properties identified as 8-10 Dent Street surplus and approved the sale to CDL Land Investments Limited (CDL, the owners of the Copthorne Hotel Brand). Unfortunately, COVID-19 hit shortly afterwards and after much work Copthorne decided to withdraw from the agreement to buy the properties and construct a hotel.

As part of the proposal, Council staff have already made significant progress to make these sites development ready. This includes the relocation of Forum North Childcare and removal

of the building, sub-division approval of 10 Dent Street, relocation of tenancies from 8 Dent Street (Almond Court Flats) and procurement of services to demolish the vacant flats.

Subsequently some Elected Members expressed concern about the loss of the former flats at a time when there is a housing shortage in the District. The demolition procurement was placed on hold temporarily to allow opportunity for Council to review its decision in the light post- COVID-19 changes to the accommodation sector and housing shortage.

The matter was taken to Council May 2021 - Attachment 2 - seeking direction for continue to prepare the site for a hotel development. Elected members were provided with three options within that report:

Option 1: Do nothing

The site would be left as is and the Almond Court flats could be made secure and the site left.

Option 2: Continue with the current plan to uses the site for a hotel and clear the land ready for development

This option is to continue the current path. Demolish the Almond Court Flats to assist with marketing the site as “shovel ready” to potential purchasers for a hotel development.

Option 3: Offer the site including the Almond Court Flats for housing development

This would enable progress to be made on the development of inner city living, whilst potentially retaining the building.

Elected members at the time, requested further information and the matter was laid on the table with the intention of staff workshopping the matter with them.

4 Discussion

The original Council resolution for the site in 2012 was:

“to dispose of the properties at 8-10 Dent Street for development of tourist/visitor hotel/accommodation purposes”

At the crux of this matter is whether to develop the site with a stipulation the flats are retained or develop the site where the developer has the discretion as to whether the flats are retained. A workshop was held with Elected Members on 4 August 2021 where development options for 8-10 Dent Street were considered.

These options included:

- Continuing to proceed with making the site development-ready for a hotel
- Developing the combined sites as public or other housing
- Treating the individual sites separately for development
- Stipulating the retention of the flats

Broadly the issue to be settled relates to the benefit that a hotel could provide when weighed against the retention of the existing flats.

Advice sought by Council staff in relation of the retention and development of the existing buildings suggests that while it is feasible, it is unlikely to result at a price point that considered as either suitable for affordable or public housing.

Elected members provided feedback on what benefits or otherwise each of these options provide and their input is outlined in the tables below.

Retaining Almond Courts and incorporating in development:	
Pros	Cons
<ul style="list-style-type: none"> • Keeps community support • Retains a piece of history • Quality, durable, brick buildings • Potential to add more units • Potential to become a recognised historic site in the future • Aligns with the November 2012 resolution • Aligns with strategic issues Council have identified • Residential units could be designed to a high-end specification • Proactivity in housing demonstrated • Positive collaboration with central government if proceeding with Kāinga Ora • Currently have willing buyers 	<ul style="list-style-type: none"> • Dealing with external central government stakeholders can create additional layers of complexity that may result in timelines having to be extended • Costly and extensive refurbishments required • Could add too much density if housing rebuilt to accommodate more people • Bad look for Council to demolish current buildings due to public interest • Not an ideal environment • Limited ability for social integration • Could be perceived as anti-competitive if not going to open market

Hotel option:	
Pros	Cons
<ul style="list-style-type: none"> • Aligns with vision for the CBD • Already publicly committed to building a hotel • Already endorsed by public process • Job creation in both short and long term • Convenient location • Adds vibrancy to the city • Citywide economical benefit • Aligns with the November 2012 resolution • Provides a four-star hotel option for visitors • Meets a need for quality accommodation • Would have attractive architecture • Would provide additional car parks • Provides a boost to construction sector • Would attract high-end visitors • Due diligence has already been done • Strong interest from hotel developers 	<ul style="list-style-type: none"> • Loss of perceived heritage • No real “need” for a hotel • Bad location • Negative publicity from some sectors of the community for Council to demolish current buildings • Could be seen to be done under duress • Could be perceived as anti-competitive if not going to open market

Council Housing Strategy

Elected Members expressed concern regarding the lost opportunity to use these sites for Council to contribute positively to housing issues. Council are in fact engaged in several initiatives to address housing issues within the District. These include, but are not limited to:

- Whai Kāinga
- Developing a Housing Strategy
- Wider engagement with Kāinga ora
- The Whangārei District Growth Study
- Whangārei Housing and Business Land Demand and Capacity Assessment
- Upgrade to Senior Housing stock

5 Matters to be considered in relation to disposing of the site include

Availability to market

It can reasonably be supposed that those interested in participating in developing the site are aware of the opportunity.

It is generally common knowledge that these sites are available for development. This is based on various communications by Council since 2012 of their desire to develop visitor accommodation on the site and reinforced by recent publicity concerning the site. This is reinforced by the number of unsolicited enquiries made in relation to the availability of this site over the last 3 years. There remains strong interest in the development of this site predominantly as a “clean” site for the development of visitor accommodation but Council have been approached by at least one party is interested in exploring the opportunity of developing residential units while retaining and upgrading the existing Almond Court flats.

Existing subdivision approval

The existing subdivision approval obtained by staff has not met consent conditions for issuing sections 223 or 224. As such it has no material effect on any future sale or use. It can be surrendered or allowed to lapse with time if chosen to be satisfied.

Benefit weighting

If expressions of interest are called for, what criteria is to be considered in balancing the benefit of one expression of interest over another.

Should one form of accommodation/residential activity be given primacy of others.

What weighting should be given to any expressions for interest being development ready. Two years have lapsed since the first sale resolution, the due diligence on that occasion was significant with the party going a long way to being ready to commence when the project was cancelled. Parties who have expressed interest to date are at various stages of readiness ranging from the development of a considerable amount of intellectual property, access to capital, through to the broadest of concepts yet to be tested for economic feasibility. While buy-back clauses and the like can ensure the desired outcome of protecting Council's desire objectives, having to invoke such a clause because a proposal is no longer feasible would leave Council in the same position they are in now in two years' time.

Preferred option

Staff would recommend that the following course of action be adopted:

- The preferred use be visitor accommodation or medium density residential
- The properties be marketed as a whole

- That the flats remain on site until such time as a sale and purchase agreement is reached at which stage the purchaser has the right to demolition within the sale and purchase agreement and negotiate where this sits within the sale and purchase agreement, or retain them as part of their proposed development.
- Any proposal needs to be demonstrably achievable to commence within a 12-month time frame.
- The purchaser has a proven track record in the type of development proposed.

6 Risks

A decision to discontinue preparing the site for development would forfeit Council's current financial investment.

Renovating the existing Almond Court flats would not provide a suitable solution to the current housing shortage for the District or achieve the level of inner-city living revitalisation. Maintenance cost regardless of the level of upgrade would be on going.

For Council to develop 10 Dent Street independently, development options are limited due to the nature of the site (useable area 1000m2 and topography of the area). Intensification is likely to provide financial viability but would not necessarily be suitable for pensioner tenancies.

Treating the two sites separately for development may significantly impact on the commercial yield. While this should not be councils only consideration, it is likely to impact on the commercial sectors desire to participate in a development opportunity of any nature and add a layer of complexity.

Undue tardiness in whatever the next stage is to be, is also likely to impact negatively on Council's reputation to work with the private sector.

7 Significance and engagement

Having considered the Significance and Engagement Policy this matter is not considered significant and the public will be informed at an appropriate time without compromising such matters of confidentiality

8 Attachments

Attachment 1 - 2019 Redacted Agenda Report resolving to sell site to Copthorne Millennium Group to develop a hotel

Attachment 2 – 2021 May Agenda Report

Development Opportunity 8-10 Dent Street

Meeting:	Whangarei District Council
Date of meeting:	29 August 2019
Reporting officer:	Mike Hibbert (Commercial Property Portfolio Manager)
Reason for Confidentiality:	<p>S7(2)(h)</p> <p>To enable Council to carry on without prejudice or disadvantage commercial activities.</p> <p>S7(2)(i)</p> <p>To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).</p> <p>S7(2)(j)</p> <p>To prevent the disclosure or use of official information for improper gain or improper advantage.</p>

1. Purpose

That Council approve the conditional sale of the land identified as 8-10 Dent Street to Millennium / Copthorne Hotels NZ /CDL Investments Limited for the purposes of developing a hotel.

2. Recommendations

That the Council;

1. declare the land at 8-10 Dent Street, legally defined as
 - Lot 53 Allotment 1 Parish of Whangarei, Certificates of Title NA 518/297
 - Lot 54 Allotment 1 Parish of Whangarei, Certificates of Title NA 2B/818
 non-strategic and surplus to Councils requirements
2. approves the sale of 8-10 Dent Street to CDL Land Investments Limited (CDL) for no less than the market value [REDACTED] plus GST if any subject to survey.
3. authorise staff to prepare the proposed subdivision of 10 Dent Street to retain approximately 1028m² for public parking.
4. authorise staff to explore further alternate accommodation options for existing tenants of Almond Court Flats.
5. authorise staff to demolish the Almond Court Flats under Councils procurement policy.
6. Revoke the current resolution from the open Council meeting held on 28 November 2012;

'4. Council acknowledges the expressions of concern from those submissions specific to tenants of the Almond Court Flats and similarly provides a minimum notice period of 12 months before any development of the property proceeds'
7. approve 20% of the net proceeds from the sale are transferred to the Property Reinvestment Reserve in accordance with the Property Policy.
8. authorises the Chief Executive to negotiate as required and finalise all terms and conditions relating to the sale and purchase of this property, to complete the transaction.
9. agrees that the resolutions be released to the open record once the transaction is complete.

3. Background

Council staff have been approached by Copthorne/Millennium Hotels NZ /CDL Land Investments Limited (CDL) regarding the potential purchase of the land identified as 8-10 Dent Street for the development of a Copthorne Hotel complex.

The proposed development consists of;

- 80-90 Beds
- On site Parking
- Allows Council to retain ownership of Parking area (off Laurie Hall Park) – Council retain 28 car parks
- Modular construction
- Would require vacancy and clear site (Almond Court flats removed)
- Start of construction possible mid 2020 pending RC approval.

This development differs from others due to the developer being the land owner, developer and hotel operator.

Previous opportunities have used models around three separate parties which have contributed to increased cost of development and reduced the financial viability.



4. History

In November 2012, following consideration of written and verbal submissions, Council resolved;

‘to continue with the proposal to sell or otherwise dispose of the properties at 8-10 Dent Street for development of tourist/visitor hotel/accommodation purposes subject to the terms of any such development being approved by formal resolution of Council.’

The resolution was the result of a special consultative process that engaged with the community to develop Councils strategy in identifying economic opportunities and meeting future visitor accommodation requirements. Council considered the impacts on the existing use of the sites, re Public Works Act obligations and sensitivities around the Forum North Childcare facility, Almond Court Flats heritage values and iwi/hapu. The site was selected due to its central location and the proximity to the CBD, facilities and businesses.

More recently The Property Group review of the Councils property portfolio, identified the sites for potential hotel/visitor accommodation. This was summarised for Council at the Strategic Commercial Property Project presentation in July of this year.

Attachment 2 details the full Council resolution and outlines a summary of events regarding 8-10 Dent Street.

5. Discussion

CDL Land New Zealand Limited (“CDL”) is a wholly owned direct operating subsidiary of CDL Investments New Zealand Limited. Their core business is land-based investment and development having invested in an extensive land holding in areas throughout New Zealand.

CDL Investments New Zealand Limited (CDI) has a track record of acquiring and developing residential sections in New Zealand for two decades. CDL has over the past twenty years successfully completed numerous subdivision projects in Auckland, Hamilton, Tauranga, Hastings, Havelock North, Taupo, Nelson, Christchurch, Rolleston (Canterbury) and Queenstown. They focus on innovative design and sustainable development. CDL is an overseas majority-owned subsidiary of NZX-listed Millennium and Copthorne Hotels New Zealand Limited.

a. Site Description

The properties at 8-10 Dent Street are situated on the southern side of Dent Street, approximately 140 metres east of Bank Street and adjoining Laurie Hall Park. The immediate surroundings provide a mixture of development including a multi-floor office block along Rathbone Street, town houses, a block of residential flats and converted purpose-built professional offices.

In general, the location is a handy central location with views toward the Town Basin and overlooking the Laurie Hall Park, (attachment 3).

8 Dent Street is level with the road at the road frontage, falling gently towards the rear boundary with the last 5-15 metres falling at a steeper gradient.

10 Dent Street slopes west to east mid-way across the incline of Fire Brigade Hill. The site becomes very steep dropping down to the flat lower eastern portion below Dent Street, level with Rathbone Street and the Laurie Hall carpark. A sewer main is located along the steep bank that is retained by a wall between the site and the car park.

The total land area is 0.43 ha however the effective usable area would be less due to the contour of the rear boundaries.

Under the District Plan the property lies in the Business 1 Environment that covers the greater Central Business area. This zoning has few restrictions and most activities are generally permitted. The District Plan indicates that the sites are subject to low, medium and high stability sensitive areas.

Legal Description

The location is held in 2 freehold titles:

8 Dent Street

Lot 53 Allotment 1 Parish of Whangarei, Certificates of Title NA 518/297

10 Dent Street

Lot 54 Allotment 1 Parish of Whangarei, Certificates of Title NA 2B/818.

b. Vacant/Cleared Possession

Prior to development vacant possession of the site would be required.

Forum North Childcare (10 Dent Street)

Forum North Childcare vacated the site to move to a purpose-built facility on Riverside Drive. The project was initiated as a consequence of the original Council resolution and Council staff provided assistance to identify alternate sites. The Forum North Childcare raised funds to complete the construction of the new facility and relocate.

The converted villa has now been removed and the site is clear.

Almond Court Flats (8 Dent Street)

The Almond Court flats are defined as general housing within Councils Infrastructure/Services Portfolio. They are not part of Councils 'pensioner housing stock'. They are Park Department assets administered through Councils Community Team. In accordance with policy the site has been identified for tourist/visitor hotel/accommodation purposes and obtain market rental rates.

There are 6 flats occupied by private individuals paying market rents.

The condition of the flats is rated moderate to poor. A recent condition survey identified the roof needs replacement with exterior painting and some internal upgrades also required. The sewer line servicing the flats is also in need of replacement. Costs to address the exterior issues have been estimated at \$150K plus gst with possible costs of \$60K per unit until to address internal upgrades.

Councils existing resolution allows for 12 months' notice to vacate. While Council currently meets the Residential Tenancy Act legislative requirements in regard to insulation etc. there is a risk that over 12 months' further degradation and more problems may occur. It is recommended the original 12-month time frame be revoked if the land is to be sold and a minimum of 90 days' notice (as per the Act) is given.

c. Policy and Planning Implications

The properties are zoned Business 1 which is the generic business zone for the greater Whangarei city centre. It provides for retail, office and accommodation uses with no requirement for car parking.

Business 1 Environment:

Any activity in the Business 1 Environment is permitted provided that it is not intensive livestock farming, mineral extraction, animal boarding, panel beating, metal working, spray painting, motor vehicle manufacturing or an offensive trade.

The Business 1 Environment has no rules relating to urban design controls, building colour, orientation, landscaping, or site coverage.

Summary of relevant building controls as a permitted activity:

- Maximum building height is 20m.
- Any building must comply with the 3 m building line restriction setback.
- 27m setback from MHWS or bank of any river.
- The building height does not protrude through a line drawn from the middle of the road at an angle of 65 degrees, measured from ground level.
- Minimum floor level of 2.5m above One Tree Point Datum Mean Sea Level
- Verandahs – constructed along entire site frontage, forms continuous line of shelter, clearance above footpath at least 3m, width corresponds to footpath less 600mm from kerb to a maximum of 3m.

The Operative District Plan (WDP) does not control activities by specifying whether or not a specific activity may occur on a site, the WDP controls activities by managing the potential affects resulting from an activity.

8 – 10 Dent Street is proposed to be rezoned Mixed Use Zone (PC88B) as part of the Urban and Services Plan Change package. The proposed zoning was notified on 8 May 2019, from this date the objectives and policies have legal weight and must be considered should any proposed development require resource consent under the Operative District Plan.

As proposed the Mixed Use Zone enables Visitor Accommodation as a permitted activity provided that any site boundary adjoining a Residential or Open Space Zone is planted. In addition any activity would be required to comply with the building bulk and location rules.

Bulk and Location Rules in Summary:

Height - 15m or 21m where at least one of the following is provided

- a. 2 or more residential units
- b. a through site link.

Setbacks - Within 1m of a road boundary for at least 75% of the site frontage for any front site (with rule exceptions), 3m from any Residential or Open Space Zone boundary.

HIRB - Building does not exceed a height equal to 4m plus the shortest horizontal distance between that part of the building and any Residential or Open Space Zone boundary.

Frontage - 1. At least 65% of the building frontage at ground floor is clear glazing.
 2. At least 25% of the building frontage above ground floor is clear glazing.
 3. The principal public entrance to the building is situated to face the road where the building is on a front site.
 4. There are no roller doors (except security grills which allow views from the street into the premises) along site frontage.

Subdivision

The purchaser has indicated an option to exclude the ground level car parks adjacent to Laurie Hall Car Park as identified in attachment 3. Council would retain ownership of space and continued control of parking pending an approved subdivision being obtained.

Waste and Drainage staff have made initial investigations as to the feasibility and impact the development/subdivision may have on the section of the sewer line near the proposed rear boundary. It does not appear from the proposal the sewer line will be impeded by construction, however further due diligence from the purchaser will be required. A 3m wide easement in favour of WDC will be required as a minimum if not retained within Council ownership.

It is acknowledged that a Northpower Transformer at the foot of the bank has available capacity for a future development. The purchaser would still require further due diligence.



Property Reinvestment Reserve

The Property Reinvestment Reserve (PRR) has been created to fund the ongoing growth and development of the Commercial Property Portfolio.

The net proceeds of the disposal of any property in the Commercial Property Portfolio are to be invested in the PRR. The subject property is not part of the Commercial Property Portfolio

As a Parks asset, the property policy states 'any sale of Council Services Property or Council Infrastructure Property may also have a portion transferred to the PRR. Council may nominate the portion to be applied at the time of disposal (recommended to be in the range of 20% of the net realisation).'

The balance of the proceeds could be re-invested into existing Infrastructure projects and or provide new options for inner city pensioner housing initiatives.

Overseas Investment Office (OIO)

CDL is a majority-owned subsidiary of NZX-listed Millennium & Copthorne Hotels New Zealand Limited but with some overseas ownership.

OIO consent will be required to purchase the land. Advice from Council's solicitor that the nature of the project and the capital spend is likely to see consent being available quite readily. Other hotel projects around the country appear to have received similar approval.

6. Financial/budget considerations

Telfer Young (Northland) Limited has provided independent advice and assessment market value of the freehold interest at 8-10 Dent Street.

The initial assessment adopted a valuation for the entire site. A further assessment was requested to determine value based on Council retaining the car park area from Laurie Hall Park.

Financial Summary

8-10 Dent Street (Total Site) [REDACTED]

8-10 Dent Street (Part site less car park) [REDACTED]

Figures are exclusive of GST.

The values are based on a vacant/clear site and the areas of the proposed subdivision. Final sale figures will be subject to adjustment based on an agreed survey area.

The total cost of the development is based on a capital spend of [REDACTED]

Revenue

Existing rentals are based on market and range from [REDACTED] plus gst per week

Almond Court Flats *Contracted Rental p.a approximately [REDACTED]

Figures are inclusive of GST.

Almond Court Flats – Future investment

Cost estimated to address internal and external work has been identified below.

External (Re roof, painting) [REDACTED]

Internal Upgrades (Kitchen/bathrooms) 6 Units @ [REDACTED]

Market rents after investment are estimated to increase by [REDACTED]

Demolition

Demolition cost have been estimated by Telfer Young to be [REDACTED] It is likely some asbestos will be present based on the age and construction of the buildings.

These figures would be subject to Councils procurement policy and a competitive tender process.

a. Options

Council has the following options to consider:

- a. Status Quo: Do nothing
- b. Decline the offer to purchase.
- c. Decline the offer to purchase and market the property separately as a hotel site development
- d. Decline the offer to purchase and upgrade the existing Almond Court Flats
- e. Agree to selling the site for the purpose of a hotel development, conditional on appropriate resource consent and an approved sub-division.

The recommendation of staff is option 6.1(e).

b. Risks

Vacant possession Almond Court Flats

The sensitivity regarding current housing availability in the District will be heightened with the demolition of the Flats. Staff are exploring options regarding possible alternatives for existing tenants including;

- Council's other housing stock – If any vacancies occur these tenants may be offered the chance to re-locate (if appropriate location and rental value)
- Open Market rentals – provide references for tenants and private accommodation via Councils tenancy management contractors – (where appropriate)
- WINZ Housing Register – ensure tenants are registered as soon as possible

7. Significance and Engagement

Having considered the Significance and Engagement Policy this matter is not considered significant and the public will be informed at an appropriate time without compromising such matters of confidentiality

8. Attachments

1. Proposed Hotel Development
2. Hotel Development 8-10 Dent Street Time Line Summary
3. 8-10 Dent Street Aerial Map

Development of 8-10 Dent Street

Meeting:	Whangarei District Council
Date of meeting:	27 May 2021
Reporting officer:	Sandra Boardman (Acting General Manager Strategy, Planning and Development)

1 Purpose

That Council approve staff to continue to prepare the sites at 8-10 Dent Street for future development in accordance with historical decision making and Councils strategic vision.

2 Recommendations

That Council;

1. Authorise Staff to continue to prepare the sites at 8-10 Dent Street for a potential hotel development
2. Authorise staff to complete the procurement of demolition services and demolish Almond Court flats
3. Authorise staff to complete the Land Transfer Survey of the approved subdivision.
4. Authorise funds from the property reinvestment reserve to cover additional development ready costs.
5. Approves the marketing of the property at 8-10 Dent Street and calls for expressions of interest for hotel development.

3 Background

In November 2012 following a special consultative process, Whangarei District Council resolved to sell or otherwise dispose of the properties at 8 to 10 Dent St for the development of tourist/visitor hotel/accommodation.

In August 2019 Council declared the properties identified as 8-10 Dent Street surplus and approved the sale to CDL Land Investments Limited (CDL, the owners of the Copthorne Hotel Brand). Unfortunately, COVID-19 hit shortly afterwards and after much work Copthorne decided to withdraw from the agreement to buy the properties and construct a hotel.

As part of the proposal, Council staff have already made significant progress to make these sites development ready. This includes the relocation of Forum North Childcare and removal of the building, sub-division of 10 Dent Street, relocation of tenancies from 8 Dent Street (Almond Court Flats) and procurement of services to demolish the vacant flats.

Subsequently some Elected Members expressed concern about the loss of the former flats at a time when there is a housing shortage in the District. The demolition procurement was placed on hold temporarily to allow opportunity for Council to review its decision in the light post- COVID changes to the accommodation sector and housing shortage.

4 Discussion

Essentially Council has three options for the site:

Option 1: Do nothing

The site would be left as is and the Almond Court flats could be made secure and the site left. This is the least expensive option. It would allow time for the tourism and accommodation sectors to settle post-COVID; and for other commercial opportunities to be explored. However, we would not recommend this option as the site would remain an eyesore and a potential target for vandalism.

Option 2: Continue with the current plan to uses the site for a hotel and clear the land ready for development

This option is to continue on the current path. Since, Copthorne pulled out of the deal to purchase the land we have received an approach from another Hotel developer. Hence it is fair to conclude that there remains interest in a hotel development on the site.

The next step would be the demolition of the Almond Court Flats. This would enable the site to be presented as bare land. This would assist with marketing the site as “shovel ready” to potential purchasers for a hotel development.

Following that the Commercial Property Committee would commence marketing the site as a potential hotel development.

The Property Reinvestment Reserve (PRR) has been created to fund the ongoing growth and development of the Commercial Property Portfolio. PRR funds could be used to offset the additional development ready costs and be recovered at a later date through a future Council approved development opportunity.

Council has committed \$170,000 from the Property Reinvestment Reserve, with an additional \$110,000 required to complete site clearance.

Option 3: Offer the site including the Almond Court Flats for housing development

This would enable progress to be made on the development of inner city living, whilst retaining the building. Retaining the flats would restrict the number of dwellings that could be built on the site. It would also require considerable investment, up to \$890,000, to bring the Flats up to a suitable standard.

The Commercial Property Review (The Property Group) in 2018 included the site in the property prospectus as an opportunity to develop medium density inner city living.

The concept includes mixed use development including retail, multi-story carparking and 82 apartments. The initial concept was studied at a high level to establish in broad terms the financial viability of such a development.

If the sites were to be developed independently, 8 Dent Street (Almond Court Flats) could go to market ‘as is’ for the purposes of developing the flats for accommodation purposes. Alternatively, those proceeds could be used to fund Council developing the vacant site at 10 Dent Street e.g. expanding pensioner housing stock.

5 Risks

A decision to discontinue preparing the site for development would forfeit Council's current financial investment.

Renovating the existing Almond Court flats would not provide a suitable solution to the current housing shortage for the District or achieve the level of inner city living revitalisation. Maintenance cost regardless of the level of upgrade would be on going.

For Council to develop 10 Dent Street independently, development options are limited due to the nature of the site (useable area 1000m² and topography of the area). Intensification is likely to provide financial viability but would not necessarily be suitable for pensioner tenancies.

6 Significance and engagement

Having considered the Significance and Engagement Policy this matter is not considered significant and the public will be informed at an appropriate time without compromising such matters of confidentiality

7 Attachment

8-10 Dent Street approved subdivision plan

8.1 Financial report for the month ending 31 July 2021

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: Alan Adcock (General Manager – Corporate/CFO)

1 Purpose

To provide the external net debt position and treasury report as at 31 July 2021.

2 Recommendation

That Council notes the external net debt position and treasury report as at 31 July 2021.

3 Background

The full monthly financial report for the period ending 31 July 2021 has not been prepared due to the following tasks currently in progress:

- finalising the 2020-21 results which impact on the opening balances for the 2021-22 year
- final confirmation of 2020-21 capital projects and associated carry forwards into 2021-22
- finalising the revised budget to incorporate:
 - final carry forwards and associated operational expenses and subsidies
 - reset changes/budget reallocations
 - remuneration review
- phasing of the 2021-22 revised budget.

3.1 External Net Debt and Treasury

Total net external debt at the end of July 2021 was \$152.3 million compared to year-to-date budgeted net debt of \$156.2 million, resulting in net debt being \$3.9 million under budget.

This favourable variance is primarily due to assumptions made regarding the opening net debt balance of the 2022-31 Long Term Plan.

As at 31 July 2021 cash and term deposits held of \$19.7 million was comprised of:

- \$8.0 million of term deposits relating to short term borrowings not yet required.
- \$11.7 million of cash on hand.

The phasing of Councils debt (the blue dotted line on the treasury report) may be updated to reflect changes in cashflows due to the removal of the prompt payment discount for rates.

Economic Outlook

The commentary in italics below was taken from the Interest Rate Report provided by PWC Treasury Advisory, dated 10 August 2021.

We retain our core projection that the Reserve Bank of New Zealand (RBNZ) will lift the Official Cash Rate (OCR) at its November 2021 meeting, though acknowledge there is a significant risk of an increase at the August 2021 meeting next week.

We anticipate two follow-up increases, bringing the OCR to 1.00% by mid-2022.

Given the uncertainty regarding Covid risks and the unknowns as to the ongoing economic impact to our major trading partners and one of our top two export earners (international tourism) it is difficult to justify an OCR higher than 1.00% by mid-2022.

Borrower Recommendations: Maintain term interest rate risk positions at policy minimums in the 0 – 3 year brackets. The relative flatness of the current curve may create extension opportunities for those looking to undertake maintenance hedging. Gradually lift hedging from 4+ years to between minimums and midpoints of policy when pricing is appropriate, particularly where debt forecasts are increasing.

4 Accounts Receivable and Arrears

Total arrears as at 31 July 2021 was \$3.7 million, compared to \$4.7 million in the previous year. The arrears are \$0.2 million less than as at 31 July 2019, indicating that the adverse impact of the pandemic on our debtors' ability to pay has been managed effectively by working with our debtors to agree payment arrangements.

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

Treasury report

TREASURY REPORT

31 JULY 2021

**STANDARD AND POORS CREDIT RATING:****AA +**

Outlook: Stable

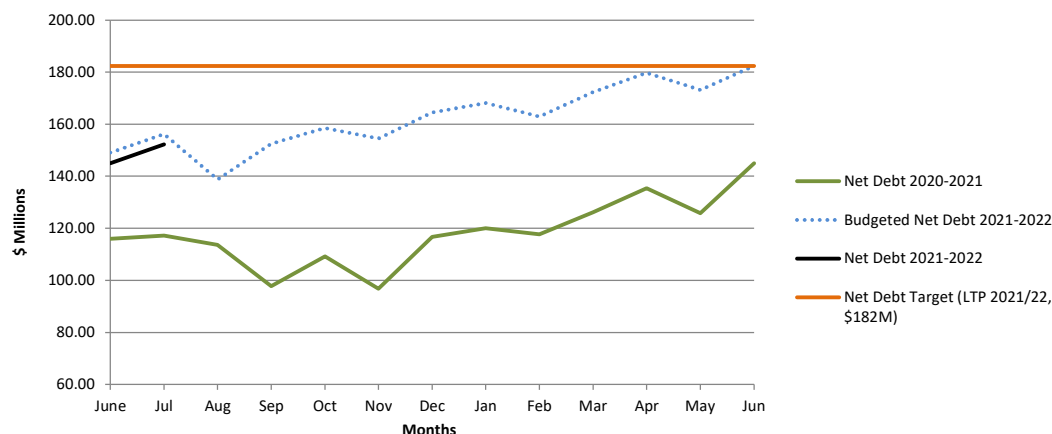
DEBT SUMMARY:**As at 31 July 2021**

External Debt		
Opening public debt as at 1 July 2021		172,000,000
Plus loans raised during month	5,000,000	
Less loan repayments made during month (Note: Facility movement has been netted)	(5,000,000)	
Net movement in external debt		-
Total External Debt		172,000,000
Less: Cash balances (excluding funds held on behalf)	11,721,256	
Term deposits (Funds held on deposit until required for project funding)	8,000,000	
Total cash and term deposits		19,721,256
Total Net External Debt		152,278,744

Note: Council also holds \$2.98m of LGFA borrower notes. These are not included in net external debt as per Council's Treasury Risk Management Policy.

External debt is represented by:

Less than 1 Year	10,671,131
1-3 Years	57,328,869
3-5 Years	38,000,000
Greater than 5 Years	66,000,000
Total	172,000,000

NET EXTERNAL DEBT COMPARED TO BUDGET:
Internal Funding* Reserve balances are indicative only and subject to change through the preparation of the 2021 Annual Report

Community Development Funds		10,671,131
Property Reinvestment Reserve - Committed	-	
Property Reinvestment Reserve - Available for Investment	17,733,989	
		17,733,989
Water Reserve		21,593,354
Total		49,998,475

*Note: Reserves Funding is disclosed to ensure transparency of Council's use of cashflow management to fund capital works.

Where funds are raised through property sales or targeted rates for Water, but they are not required for immediate investment in that asset category, Council's Revenue and Financing policy allows them to be used for other purposes, rather than being held on deposit.

To ensure total transparency of this we create Reserve Accounts so that the appropriate funding can be made available and transferred back when it is required. The timing of projects requiring these funds is set out in our Long Term Plan (LTP) and/or Annual Plan (AP).

These Reserves are not a liability to an external party, and are not part of Council's debt obligations.

The Property Reinvestment Reserve is split to record funds that have been already been committed to land purchases, and the remaining uncommitted balance that is available for other future investment purchases.

The only situation where our Net Debt would increase as a result of these Reserves is if major expenditure on Water Assets or property purchases is brought forward from the dates set out in the LTP/AP.

8.2 Capital Projects Report - June 2021

Meeting: Whangarei District Council
Date of meeting: 26 August 2021
Reporting officer: Alan Adcock (General Manager – Corporate / CFO)

1 Purpose

To provide the Capital Projects Report for the twelve months ending 30 June 2021.

2 Recommendation

That the Council notes the Capital Projects Report for the twelve months ending 30 June 2021.

3 Background

This report provides the final position for the 2020/2021 financial year of Capital Projects actual expenditure against budget, as well as the final carry forwards to inform the 2021/2022 revised Capital Projects Budget.

4 Discussion

Capital Projects expenditure as at 30 June 2021 is \$93.4m exclusive of strategic land purchases, \$26m more than last financial year. Final carry forwards are \$18.5m, slightly up on the last forecast. Actual spend plus net carry forwards exceeds the original budget of \$92m due to an increased capital programme as a result of external funding received.

This is a record capital works program.

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

1. June 2021 Capital Projects Report
2. June 2021 Capital Projects Graphs

CAPITAL PROJECTS REPORT

AS AT 30 June 2021

(Project figures include both Operating and Capital Expenditure)

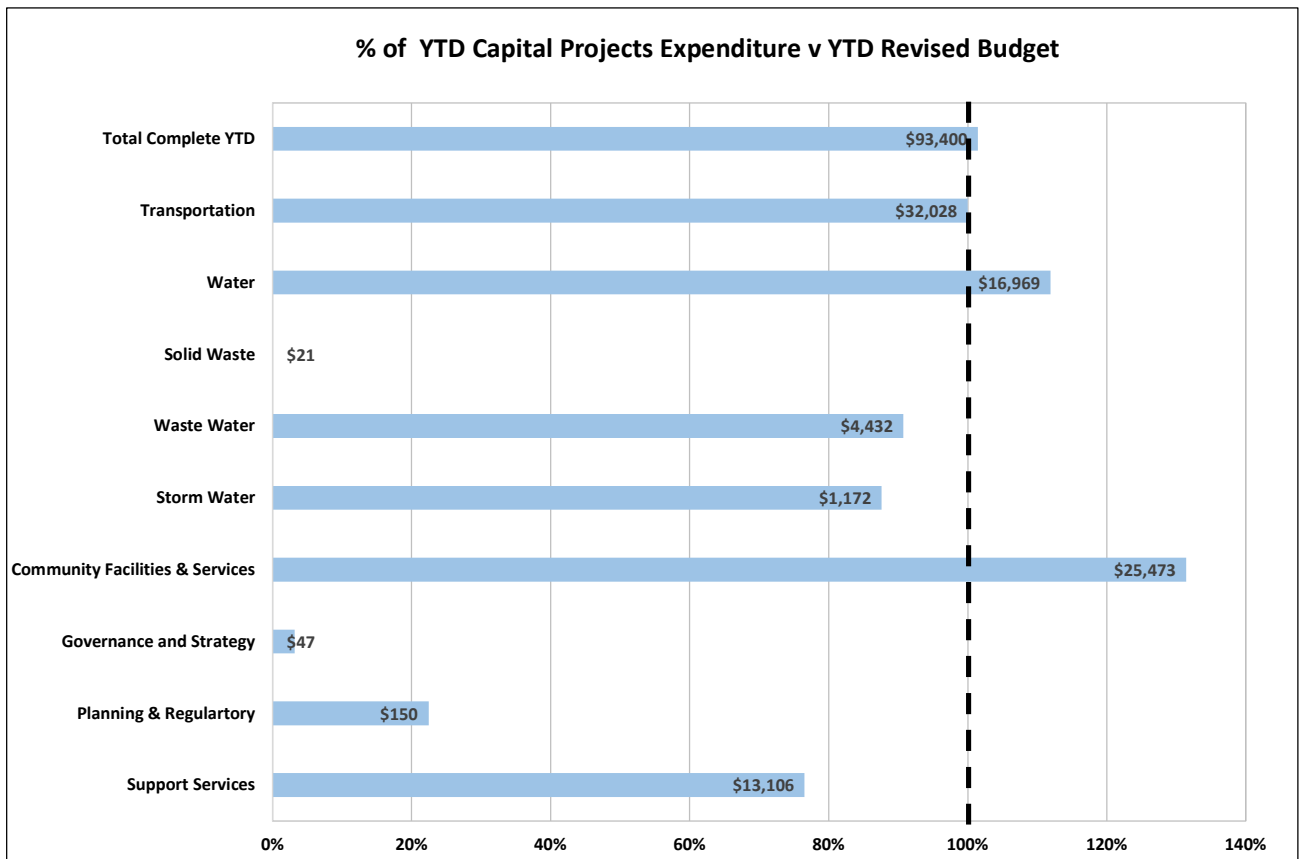
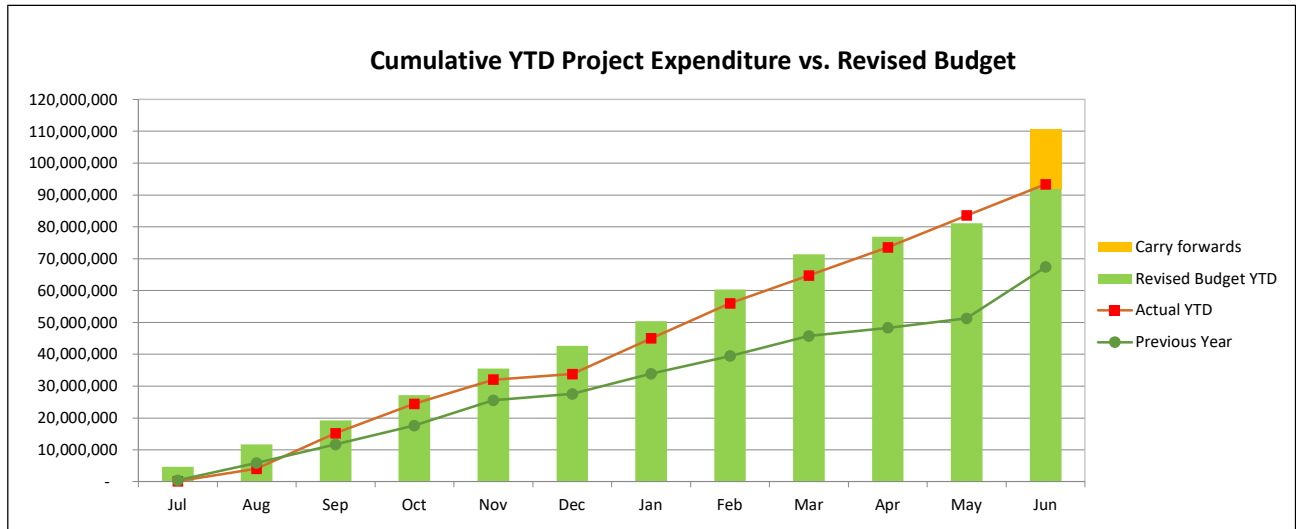
	Actual YTD \$000	Full Year Revised Budget \$000	Carry Forwards \$000	Brought Forwards \$000
Transportation				
Amenity Lighting	0	97	0	0
Bus Shelters	204	166	0	0
Bus Terminal Development/Relocation	136	0	0	0
Coastal Protection Structures - Roading	1	86	0	0
Community Led Development	16	596	596	0
Cycleways - Additional government fundin	0	0	0	0
Cycleways - Subsidised	958	390	0	0
Cycleways - Unsubsidised Programmed Work	31	31	0	0
Drainage Renewals	1,361	1,406	0	0
Footpaths Renewals	430	390	0	0
Land for Roads	332	0	0	0
LCLR Minor Improvement Projects	7,187	7,780	0	0
LCLR New Footpaths	110	526	0	0
LED Streetlight Upgrades	501	535	0	0
MBIE Projects	1,995	0	0	0
Mill Rd/Nixon St/Kamo Rd - Roading	(14)	0	0	0
Parking Renewals	160	237	100	0
Seal Extensions - House Frontage Sealing	37	0	0	0
Seal Extensions - Unsubsidised	3,526	3,898	600	0
Seal Extensions - Wright/McCardle	340	0	0	0
Sealed Road Pavement Rehabilitation	4,543	6,660	0	0
Sealed Road Resurfacing	5,847	5,016	0	0
Structures Component Replacement	1,509	1,276	0	0
Subdivision Works Contribution	27	53	0	0
Traffic Sign & Signal Renewals	770	1,195	0	0
Transport Planning Studies & Strategies	0	213	0	0
Unsealed Road Metalling	1,483	864	0	0
Urban Intersection Upgrades	537	619	0	0
Transportion Total	32,028	32,034	1,296	0
Water				
Accelerated Renewals (3 Waters)	2,247	0	0	0
Asset Condition Assessments (3 Waters)	0	0	0	0
Capital Projects (3 Waters)	941	0	0	0
Data and Technology Systems (3 Waters)	244	0	0	0
Fairway Drive Pump Station Upgrade	10	533	523	0
Kamo Reservoir Additional Capacity	20	113	93	0
Leak Management (3 Waters)	94	0	0	0
Minor Projects - Emergency Works	187	320	133	0
Preparation for Reform (3 Waters)	37	0	0	0
Programme Delivery (3 Waters)	166	0	0	0
Reservoir Rehabilitation - Programmed Work	135	107	0	0
Reticulation - Programmed Work	1,349	1,233	0	0
SCADA Upgrade	603	679	76	0
Three Mile Bush Reservoir Additional Capacity	24	69	0	0
Treatment Plant Renewals	115	0	0	0
Treatment Plant Upgrades	59	291	117	0
Water Meter Renewals	208	373	165	0
Water Treatment Plant & Equipment Replacement	713	533	0	0
Whau Valley New Water Treatment Plant	9,817	10,916	1,099	0

	Actual YTD \$000	Full Year Revised Budget \$000	Carry Forwards \$000	Brought Forwards \$000
Water Total	16,969	15,166	2,206	0
Solid Waste				
Solid Waste Total	21	0	0	0
Wastewater				
Laboratory Equipment Renewals & Upgrades	19	36	17	0
Sewer Network Renewal	2,556	1,854	1,065	1,660
Sewer Network Upgrades	362	976	736	0
Wastewater Assessment	46	45	0	0
Wastewater Projects	0	0	0	0
Wastewater Pump Station Remote Monitoring	0	0	0	0
Wastewater Pump Station Renewals	304	357	55	0
Wastewater Reticulation Upgrade	338	125	0	300
Wastewater Treatment Plant Biogas Generator	3	0	0	0
Wastewater Treatment Plant Renewals	516	721	0	0
Wastewater Treatment Plant Upgrades	288	770	186	0
Wastewater Total	4,432	4,884	2,058	1,960
Stormwater				
Stormwater Total	1,172	1,338	610	0
Community Facilities & Services				
<i>Business Support</i>				
Forum North Venue Renewals	0	250	249	0
Business Support Total	0	250	249	0
<i>Civil Defence</i>				
Civil Defence Emergency Management Equipment Renewals	31	41	10	0
Civil Defence Emergency Management New Equipment	0	5	5	0
Tsunami Signage	0	52	52	0
Tsunami Sirens New	0	59	59	0
Tsunami Sirens Renewals	0	18	18	0
Civil Defence Total	31	175	144	0
<i>Community Development</i>				
CCTV Upgrades & Improvements	169	184	16	0
Community Buildings Renewals & Improvements	49	296	246	0
Pensioner Housing Renewals & Improvements	513	744	231	0
Community Development Total	731	1,224	493	0
<i>District Development</i>				
Walkway & Track Renewals	9	0	0	0
District Development Total	9	0	0	0
<i>Infrastructure Planning & Capital Works</i>				
Whangarei City Centre Plan Implementation	38	0	0	0
Infrastructure Planning & Capital Works Total	38	0	0	0
<i>Libraries</i>				
Book Purchases	569	676	58	0
Library Improvements	0	0	0	0
Library IT Equipment	286	237	0	0
Library Renewals	5	5	0	0
Mobile Bus Replacement	0	4	4	0

	Actual YTD \$000	Full Year Revised Budget \$000	Carry Forwards \$000	Brought Forwards \$000
Libraries Total	860	922	62	0
<i>Parks & Recreation</i>				
Cemeteries Level of Service	0	0	0	0
Cemeteries Renewals	97	484	338	0
Cemetery Land Purchases	6	0	0	6
Coastal Structures Level of Service	38	63	25	0
Coastal Structures Renewal	664	596	975	1,855
COVID 19 (MBIE)	662	0	0	0
Emerald Necklace - Sense of Place	89	0	0	89
Neighbourhood & Public Gardens Level of Service	909	0	0	0
Neighbourhood & Public Gardens Renewals	722	1,472	982	0
Playgrounds & Skateparks Level of Service	21	0	99	110
Playgrounds & Skateparks Renewals	1,444	443	0	0
Pohe Island Development	6,183	4,316	1,582	1,400
Public Art	20	77	56	0
Seawalls Renewal	52	0	0	0
Sport & Recreation Growth	623	368	0	0
Sport & Recreation Level of Service	1,224	788	0	0
Sport & Recreation Renewals	579	57	0	57
Sportsfields Land Purchases	406	0	0	2
Tikipunga Soccer Hub	8	0	0	8
Town Basin - Conversion of Carpark to Park	3,164	2,243	386	0
Visitor Destination Upgrades	131	0	0	0
Walkway & Track Level of Service	(0)	0	0	0
Walkway & Track Renewals	1,055	428	0	0
Waterfront Programme	109	99	0	0
Whangarei City Centre Plan Implementation	(1)	0	0	0
Parks & Recreation Total	18,208	11,436	4,443	3,527
<i>Roading</i>				
COVID 19 (MBIE)	617	0	0	0
Roading Total	617	0	0	0
<i>Venue and Events Whangarei</i>				
Forum North Venue Renewals	283	214	0	0
Forum North Venue Upgrades	10	105	0	0
NEC - Exterior General Renewals	444	580	250	0
NEC Building Renewals	303	381	0	0
NEC Field Renewals	49	326	82	0
NEC Light Tower Renewals	3,293	3,261	0	0
Sport & Recreation Renewals	246	165	0	0
Venue and Events Whangarei Total	4,627	5,033	332	0
<i>Wastes and Drainage</i>				
Public Toilets	353	345	0	0
Wastes and Drainage Total	353	345	0	0
Community Facilities & Services Total	25,473	19,384	5,723	3,527
Governance and Strategy				
Governance and Strategy Total	47	1,485	1,442	0
Planning & Regulatory				
Planning & Regulatory Total	150	668	517	0

	Actual YTD \$000	Full Year Revised Budget \$000	Carry Forwards \$000	Brought Forwards \$000
Support Services				
<i>Business Support</i>				
Civic Centre	10,476	12,206	1,732	0
Council Vehicle Replacements	116	295	221	0
Furniture Renewals	0	32	0	0
Information Centre Upgrade	0	126	126	0
Water Services Building Renewals	0	0	0	0
Business Support Total	10,592	12,658	2,078	0
<i>District Development</i>				
Commercial Property Renewals & Improvements	138	0	0	0
District Development Total	138	0	0	0
<i>ICT</i>				
Asset Management Mobility	0	0	0	0
Asset Management Software Upgrade	658	996	651	0
Business Improvement Projects	0	102	102	0
CiA Upgrade	355	955	143	0
Computer Tech for Building, Animal Control & Parking	124	0	109	0
Corporate Performance Management	0	322	465	0
Customer Access - Online Services	0	50	50	0
Digital District Plan and Policies Online	0	51	51	0
Digital Platform	175	384	209	0
Digitisation of Records	353	288	0	0
IT Equipment New	0	53	0	0
IT Equipment Replacement	452	339	48	0
IT Network Upgrades	(2)	0	0	0
Minor ICT Projects	67	83	57	0
Mobility Technology - Building	3	117	113	0
Platform as a Service	107	428	313	0
Software Application Integration	0	0	0	0
Telephony as a Service	19	0	0	0
Upgrade Kete SharePoint	0	261	261	0
ICT Total	2,311	4,430	2,570	0
<i>People & Capability</i>				
Office Furniture	64	40	0	0
People & Capability Total	64	40	0	0
Support Services Total	13,106	17,128	4,648	0
Total	93,400	92,085	18,501	5,487

CAPITAL PROJECT EXPENDITURE AS AT 30 JUNE 2021



RESOLUTION TO EXCLUDE THE PUBLIC**Move/Second**

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:

General subject of each matter to be considered		Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing this resolution
1.1	Confidential Minutes Whangarei District Council meeting 22 July 2021	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Appointment of Hapu Trustee to Hatea Art Precinct Trust		
1.3	Reappointment of Trustees to Hatea Art Precinct Trust		

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Item	Grounds	Section
1.1	For the reasons as stated in the open minutes	
1.2	To protect the privacy of natural persons	Section 7(2)(a)
1.3	To protect the privacy of natural persons	Section 7(2)(a)

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.