

Whangarei District Council Meeting

Agenda

Date: 23 September, 2021

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

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.

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9.3. Naming of New Park at the Town Basin

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: 23 September 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.

Speakers

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

Report on actions taken or comment on matters raised

There were no speakers at last month's public forum.

5.1 Police Report

Meeting: Whangarei District Council
Date of meeting: 23 September 2021
Reporting officer: Rob Forlong (Chief Executive)

1 Purpose

To update council on Police activities.

2 Recommendation

That Council note the report.

3 Background

Area Commander Martyn Ruth (New Zealand Police), will update council on Police activities over the last quarter.

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.

Item 6.1
Whangarei District Council Meeting Minutes

Date: Thursday, 26 August, 2021
Time: 9:00 a.m.
Location: Virtual Meeting Room

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)

Administrative matters

Her Worship covered the following administrative matters:

- Protocols during meeting
- Meeting live streamed
- Members use of devices to view agendas
- Declarations of interest

1. Karakia/Prayer

Cr Golightly opened the meeting with a prayer/karakia.

2. Declarations of Interest

Item 7.1 – Exemptions for Council Controlled Organisations

3. Apologies

There were no apologies.

4. Public Forum

Public Forum speaker Robin Lieffering deferred speaking to the 23 September Council meeting due to the Covid19 restrictions.

5. Representation Review 2021 - Submission on the Initial Proposal

5.1 Submission on Representation Review 2021 Initial Proposal

The submitter decided not to comment further on her written submission.

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

6.1 Minutes Whangarei District Council Meeting held 22 July 2021

Moved By Cr Vince Cocurullo

Seconded By Cr Carol Peters

That the minutes of the Whangarei District Council meeting held on Thursday 22 July, 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

6.2 Minutes Extra ordinary Whangarei District Council meeting held 13 July 2021

Moved By Cr Vince Cocurullo

Seconded By Cr Ken Couper

That the minutes of the Extra ordinary Whangarei District Council meeting held on Tuesday 13 July 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

6.3 Minutes Whangarei District Council Meeting held 17 August 2021

Moved By Cr Vince Cocurullo

Seconded By Cr Simon Reid

That the minutes of the Whangarei District Council meeting held on Tuesday 17 August 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

Item 7.2 was taken after Item 6.3.

Item 7.1 was taken after Item 7.2.

7. Decision Reports

7.1 Exemptions for Council Controlled Organisations

Moved By Cr Simon Reid

Seconded By Cr Jayne Golightly

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.

Carried

Declarations of Interest:

Crs Halse and Benney declared their interests in regards to Item 7.1 as Council appointed representatives to the Northland Events Centre Trust.

Cr Martin declared his interest in regards to Item 7.1 as the Council appointed representative to Whangarei Waste Limited.

7.2 Norfolk Avenue, Reotahi - Reserve Classification

Moved By Cr Phil Halse

Seconded By Cr Greg Innes

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.

Carried

7.3 Lease to Whangarei Cruising Club Kissing Point

Moved By Cr Ken Couper

Seconded By Cr Carol Peters

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 \$510/annum.

Carried

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

Moved By Cr Nicholas Connop

Seconded By Cr Greg Martin

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.

Carried

7.5 Temporary Road Closure - Whangarei Christmas Parade 2021

Moved By Cr Vince Cocurullo

Seconded By Cr Carol Peters

That Whangarei District Council,

1. Approves the proposal to temporarily close the following roads to ordinary traffic for the Whangarei Christmas Parade on Saturday the 27 November 2021, in accordance with the Transport (Vehicular Traffic Road Closure) Regulations 1965.

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.

Carried

7.6 Development of 8-10 Dent Street

Moved By Cr Tricia Cutforth

Seconded By Cr Carol Peters

That Council approves the marketing of the properties at 8 and 10 Dent Street and calls for expressions of interest to develop the sites.

The terms of expression of interest being:

- The preferred use be visitor accommodation or medium density residential
- 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.

Amendment

Moved By Cr Greg Martin

Seconded By Cr Simon Reid

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 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.

On the amendment being put Cr Martin 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	5	9	0

The amendment was Lost (5 to 9)

The motion was Carried

The meeting adjourned from 10.04am due to poor internet connectivity during the putting of the motion. Voting on the motion was conducted after the meeting resumed at 10.14am.

8. Information Reports

8.1 Financial Report for month ending 31 July 2021

Moved By Her Worship the Mayor

Seconded By Cr Greg Martin

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

Carried

8.2 Capital Projects Report - June 2021

Moved By Cr Phil Halse

Seconded By Cr Greg Martin

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

Carried

9. Public Excluded Business

Moved By Cr Vince Cocurullo

Seconded By Cr Greg Martin

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)

Carried

10. Closure of Meeting

The meeting concluded at 10.31am

Confirmed this 23rd day of September 2021

Her Worship the Mayor Sheryl Mai (Chairperson)

Item 6.2
Whangarei District Council Meeting Minutes

Date: Tuesday, 31 August, 2021
Time: 9:00 a.m.
Location: Virtual Meeting Room

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

Noting the Council as a whole have an interest in this matter however legislation requires that Council review representation arrangements for the 2022 triennial local government elections.

3. Apologies

There were no apologies.

4. Decision Reports
4.1 Representation Review 2021 - Deliberation on submissions

Moved By Cr Vince Cocurullo

Seconded By Cr Nicholas Connop

That Council;

1. Note the 61 valid submissions received on the Representation Review Initial Proposal for the 2022 triennial local government elections.
2. Deliberate on submissions relating to the Representation Review Initial Proposal for the 2022 triennial local government elections.

Carried

Deliberations

Council deliberated on the submissions, taking into consideration the staff analysis and recommendations provided in the Submissions Report (Attachment 1).

1. Submissions unable to be considered as a part of the Representation Review

- 1.1 Establishment of Māori Wards
- 1.2 Choice of electoral system – STV
- 1.3 Electoral Population Statistics
- 1.4 Survey on where Māori are domiciled in the Whangarei district
- 1.5 Māori Electoral option
- 1.6 Only electors on the Māori electoral roll should be allowed to stand as a Māori ward councillor

Council agree with the staff analysis that the submissions are unable to be considered as part of the Representation Review.

2. Questions asked in the Submission Form

- 2.1 Do you support all aspects of the proposal?**
- 2.2 Do you agree with Council's proposal to continue to have 13 councillors and the Mayor?**

Council agree with the staff recommendation:

No change to the Initial Proposal.

2.3 Do you agree with the ward boundary changes to the existing Bream Bay ward

Council agree with the staff recommendation that:

1. The Initial Proposal be changed to include Toe Toe Road at the south of the city in the proposed Whangarei Urban general ward for the following reasons:

- The location of Toe Toe Road is geographically more aligned to an urban ward than a rural/coastal ward and issues faced by residents of this road are of an urban nature.
 - The geographic proximity of Toe Toe Road is closer to the Whangarei urban area thereby providing urban councillors easier contact with residents of this road and therefore more effective representation.
 - The location of Toe Toe Road falls within the tribal boundaries of Te Parawhau whose boundaries fall within the urban area of Okara.
 - Submissions in opposition to the proposed boundary changes have provided justification for this change to the Initial Proposal.
2. The Final Proposal to include the proposal to move the southern part of Cemetery Road, north of SH15 to the west of the city into the Mangakahia-Maungatapere general Ward from the existing Bream Bay ward for the following reasons:
- The geographical and topographical features and issues faced by residents of this part of Cemetery Road are distinctly rural, as opposed to urban or coastal.
 - The inclusion of the southern part of Cemetery Road would not be dividing a community of interest between two wards.

2.4 Do you agree with the ward boundary changes to the existing Hikurangi Coastal Ward?

Motion

Moved By Cr Greg Martin

Seconded By Cr Phil Halse

That Council, having considered the feedback received from submitters on Question 2.4, make no change to the Initial Proposal.

The motion was Lost

Council agree with the staff recommendation that:

1. The Initial Proposal be changed to include the Springs Flat area, including Taylor Road, Rose Place, Great North Road, Winger Crescent, Springs Flat Road and all roads to the west of Great North Road down to Station Road (including the beginning of Pipiwai Road, Hiko Road, Waipanga Road, Onoke Lane, Northcroft Drive, Oakwood Rise, east side of Dip Road, Georgia Lane, Brickworks Lane, Whitelaw Place, Butler Place, Tustian Way, Lilian Road, west side of Kamo Road to Station Road, Ford Avenue, Moehau Road, Tuatara Drive,

Crawford Crescent, Iti Street and Wentworth Place) into the proposed Whangarei Urban general ward; for the following reasons:

- The current and historic boundaries relating to the proposed streets in the urban area of Kamo and the rural area of the Hikurangi-Coastal ward are still relevant.
- The physical, geographical and topographical features of the urban area of Kamo and the rural area of the Hikurangi-Coastal ward differ significantly.
- The issues faced by the communities in the urban area of Kamo and the rural area of the Hikurangi-Coastal ward differ significantly.
- The similarities in the demographical and socio-economic characteristics of the urban residents of Kamo and the rural residents of the Hikurangi-Coastal ward differ significantly.
- The services provided to the urban residents of Kamo and the rural residents of the Hikurangi-Coastal ward differ significantly.
- The location of these streets is geographically more aligned to an urban ward than a rural ward and issues faced by residents of this road are of an urban nature.
- The proposal would split both an established community of interest and a unified business and residential area.
- The proposal would see residents in Kamo represented by rural / coastal councillors in the Hikurangi-Coastal ward.
- The residents of the urban area of Kamo do not identify with either Hikurangi or the coast.
- Submissions in opposition to the proposed boundary changes have provided justification for this change to the Initial Proposal.
- Urban councillors are in reasonable proximity to the the urban residents of Kamo than councillors for easy contact and face-to-face meetings.

2.5 Do you agree with the ward boundary changes to the existing Mangakahia-Maungatapere ward?

Council agree with the staff recommendation that:

1. The Initial Proposal be changed to include Redwood Rise, Westwood Lane, Taiko Street, Hihi Rise, Tieke Place, Kokako Place, Pukenui Road, Highfield Way, Pohutukawa Place, Tealmere Grove, Heron Place, Barge Lane, Beaumont Court and Rockwall Place and the northern end of Puriri Park Road, Sutton Close, Tui Crescent, the northern end of Kiwi Avenue, Le Ruez Place, Kowhai Park Road, Clarkson Crescent, Rosella Place into the Mangakahia-

Maungatapere General Ward from the existing Okara ward. into the proposed Whangarei Urban general ward for the following reasons:

- The location of these streets is geographically more aligned to an urban ward than a rural ward and issues faced by residents of this road are of an urban nature.
 - The geographic proximity of these streets is closer to the Whangarei urban area thereby providing urban councillors easier contact with residents and therefore more effective representation.
 - The issues faced by the communities in the urban area of Maunu and the rural area of the Mangakahia-Maungatapere ward differ significantly.
 - Submissions in opposition to the proposed boundary changes have provided justification for this change to the Initial Proposal.
2. The Final Proposal to include the proposal to move the southern part of Cemetery Road, north of SH15 to the west of the city into the Mangakahia-Maungatapere general Ward from the existing Bream Bay ward for the following reasons:
- The geographical and topographical features and issues faced by residents of this part of Cemetery Road are distinctly rural, as opposed to urban or coastal.
 - The inclusion of the southern part of Cemetery Road would not be dividing a community of interest between two wards.

2.6 Do you agree with retaining the existing Whangarei Heads ward?

Council agree with the staff recommendation: No change to the Initial Proposal.

2.7 Do you agree with combining the existing Okara and Denby wards into one Whangarei Urban general ward?

Council agree with the staff recommendation that:

1. The existing Okara and Denby wards be combined into one Whangarei Urban general ward.
2. The Initial Proposal be changed to include Toe Toe Road at the south of the city in the proposed Whangarei Urban general ward, for the following reasons:
 - The location of Toe Toe Road is geographically more aligned to an urban ward than a rural/coastal ward and issues faced by residents of this road are of an urban nature.
 - The geographic proximity of Toe Toe Road is closer to the Whangarei urban area thereby providing urban councillors

easier contact with residents of this road and therefore more effective representation.

- The location of Toe Toe Road falls within the tribal boundaries of Te Parawhau whose boundaries fall within the urban area of Okara.
 - Submissions in opposition to the proposed boundary changes have provided justification for this change to the Initial Proposal.
3. The Initial Proposal be changed to include the Springs Flat area, including Taylor Road, Rose Place, Great North Road, Winger Crescent, Springs Flat Road and all roads to the west of Great North Road down to Station Road (including the beginning of Pipiwai Road, Hiko Road, Waipanga Road, Onoke Lane, Northcroft Drive, Oakwood Rise, east side of Dip Road, Georgia Lane, Brickworks Lane, Whitelaw Place, Butler Place, Tustian Way, Lilian Road, west side of Kamo Road to Station Road, Ford Avenue, Moehau Road, Tuatara Drive, Crawford Crescent, Iti Street and Wentworth Place) into the proposed Whangarei Urban general ward; for the following reasons:
- The current and historic boundaries relating to the proposed streets in the urban area of Kamo and the rural area of the Hikurangi-Coastal ward are still relevant.
 - The physical, geographical and topographical features of the urban area of Kamo and the rural area of the Hikurangi-Coastal ward differ significantly.
 - The issues faced by the communities in the urban area of Kamo and the rural area of the Hikurangi-Coastal ward differ significantly.
 - The similarities in the demographical and socio-economic characteristics of the urban residents of Kamo and the rural residents of the Hikurangi-Coastal ward differ significantly.
 - The services provided to the urban residents of Kamo and the rural residents of the Hikurangi-Coastal ward differ significantly.
 - The location of these streets is geographically more aligned to an urban ward than a rural ward and issues faced by residents of this road are of an urban nature.
 - The proposal would split both an established community of interest and a unified business and residential area.
 - The proposal would see residents in Kamo represented by rural / coastal councillors in the Hikurangi-Coastal ward.
 - The residents of the urban area of Kamo do not identify with either Hikurangi or the coast.

- Urban councillors are in reasonable proximity to the the urban residents of Kamo than councillors for easy contact and face-to-face meetings
 - Submissions in opposition to the proposed boundary changes have provided justification for this change to the Initial Proposal.
4. The Initial Proposal be changed to include Redwood Rise, Westwood Lane, Taiko Street, Hihi Rise, Tieke Place, Kokako Place, Pukenui Road, Highfield Way, Pohutukawa Place, Tealmere Grove, Heron Place, Barge Lane, Beaumont Court and Rockwall Place and the northern end of Puriri Park Road, Sutton Close, Tui Crescent, the northern end of Kiwi Avenue, Le Ruez Place, Kowhai Park Road, Clarkson Crescent, Rosella Place into the the Mangakahia-Maungatapere General Ward from the existing Okara ward. into the proposed Whangarei Urban general ward; for the following reasons:
- The location of these streets is geographically more aligned to an urban ward than a rural ward and issues faced by residents of this road are of an urban nature.
 - The geographic proximity of these streets is closer to the Whangarei urban area thereby providing urban councillors easier contact with residents and therefore more effective representation.
 - The issues faced by the communities in the urban area of Maunu and the rural area of the Mangakahia-Maungatapere ward differ significantly.
 - Submissions in opposition to the proposed boundary changes have provided justification for this change to the Initial Proposal.

2.8 Do you agree with the establishment of a single Whangarei District Māori ward comprising the whole area of our District?

Moved By Cr Carol Peters

Seconded By Cr Nicholas Connop

- (i) The Whangarei District Council final proposal to comprise the mayor elected at large, and 12 councillors elected under the ward system, specifically 10 councillors elected district wide and 2 Maori ward councillors elected district wide.
- (ii) The Whangarei District Council be divided into two wards, consisting of the following:
 - Whangarei District General Ward (represented by 10 general ward councillors)

- Whangarei District Maori Ward (represented by 2 Maori ward councillors).

(iii) No community boards to be established.

On the motion being put Her Worship the Mayor 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 Carol Peters	X		
Cr Anna Murphy	X		
Cr Simon Reid		X	
	7	7	

(7 to 7)

A majority was not reached, consequently no change to the Initial Proposal.

2.9 Do you agree that no community boards be established?

2.8 and 2.9 considered together - no change to the Initial Proposal.

1. Other issues raised through submissions?

- 3.1 One General Ward and One Māori ward with voting at large?
- 3.2 Mixed model of electing councillors
- 3.3 Retain a ward system but cut the number of rural councillors to four and increase the number of urban councillors to six, plus two Māori councillors, with the mayor still elected at large.

Council agree with the staff recommendation: No change to the Initial Proposal.

Motion

Moved By Her Worship the Mayor

Seconded By Cr Vince Cocurullo

That Council:

Notes the recommendations as contained in the Submissions Report (Attachment 1 to the agenda report), will be used to inform development of the Representation Review Final Proposal for the 2022 triennial local government elections (including any changes made as a result of deliberations).

Carried

2. Closure of Meeting

The meeting concluded at 11.45am

Confirmed this 23rd day of September 2021

Her Worship the Mayor Sheryl Mai (Chairperson)

Item 6.3

Whangarei District Council Meeting Minutes

Date: Tuesday, 7 September, 2021
Time: 9:00 a.m.
Location: Virtual Meeting Room

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 Peters 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 Representation Review 2021 - Final Proposal

Moved By Cr Vince Cocurullo

Seconded By Cr Simon Reid

That Council;

1. Receives this report.
2. Pursuant to section 19N of the Local Electoral Act 2001 and having considered and deliberated on submissions received to the initial proposal for the 2021 review of representation arrangements, amends its initial proposal to the following final proposal for at least the 2022 triennial local government elections:
 - (a) Whangārei District Council to comprise the mayor elected at-large and 13 councillors elected under the ward system, specifically 11 general ward councillors and two Māori ward councillors;
 - (b) Whangārei District Council to be divided into six wards, these being:
 - (i). Bream Bay general ward (represented by two general ward councillors), being the existing ward comprising the area delineated on Plan LG-002-2012-W-4 deposited with the Local Government Commission; and with ward boundary changes as shown on Attachment 1, with the exclusion of the southern part of Cemetery Road, north of SH15;
 - (ii). Hikurangi-Coastal general ward (represented by two general ward councillors), being the existing ward comprising the area delineated on Plan LG-002-2012-W-3 deposited with the Local Government Commission and with ward boundary changes, as shown on Attachment 2;
 - (iii). Mangakahia-Maungatapere general ward (represented by one general ward councillor), being the existing ward comprising the area delineated on Plan LG-002-2012-W-2 deposited with the Local Government Commission with ward boundary changes as shown on Attachment 3, with the inclusion of the southern part of Cemetery Road, north of SH15;
 - (iv). Whangārei Heads general ward (represented by one general ward councillor), being the existing ward comprising the area delineated on Plan LG-002-2012-W-7 deposited with the Local Government Commission, as shown on Attachment 4;
 - (v). Whangārei Urban general ward (represented by five general ward councillors), being the combined areas of the existing Denby ward comprising the area delineated on Plan LG-002-2012-W-5 deposited with the Local Government Commission and the existing Okara Ward

comprising the area delineated on Plan LG-002-2012-W-6 deposited with the Local Government Commission, as shown on Attachment 5, with the inclusion of the following

- Toe Toe Road at the south of the city;
- the Springs Flat area, including Taylor Road, Rose Place, Great North Road, Winger Crescent, Springs Flat Road and all roads to the west of Great North Road down to Station Road (including the beginning of Pipiwai Road, Hiko Road, Waipanga Road, Onoke Lane, Northcroft Drive, Oakwood Rise, east side of Dip Road, Georgia Lane, Brickworks Lane, Whitelaw Place, Butler Place, Tustian Way, Lilian Road, west side of Kamo Road to Station Road, Ford Avenue, Moehau Road, Tuatara Drive, Crawford Crescent, Iti Street and Wentworth Place);
- Redwood Rise, Westwood Lane, Taiko Street, Hihi Rise, Tieke Place, Kokako Place, Pukenui Road, Highfield Way, Pohutukawa Place, Tealmere Grove, Heron Place, Barge Lane, Beaumont Court and Rockwall Place and the northern end of Puriri Park Road, Sutton Close, Tui Crescent, the northern end of Kiwi Avenue, Le Ruez Place, Kowhai Park Road, Clarkson Crescent, Rosella Place.

- (vi) Whangārei District Māori ward (represented by two Māori ward councillors), comprising the whole area of the district as delineated on Plan LG-002-2012-W-1 deposited with the Local Government Commission; as shown on Attachment 6.

(c) No community boards be established.

3. The reasons for the amendment of the initial proposal to include Toe Toe Road at the south of the city in the proposed Whangārei Urban general ward are:
 - (a) to better reflect communities of interest;
 - (b) submissions supported this amendment.
4. The reasons for the amendment of the initial proposal to include Redwood Rise, Westwood Lane, Taiko Street, Hihi Rise, Tieke Place, Kokako Place, Pukenui Road, Highfield Way, Pohutukawa Place, Tealmere Grove, Heron Place, Barge Lane, Beaumont Court and Rockwall Place and the northern end of Puriri Park Road, Sutton Close, Tui Crescent, the northern end of Kiwi Avenue, Le

Ruez Place, Kowhai Park Road, Clarkson Crescent, Rosella Place) in the proposed Whangārei Urban general ward are:

- (a) to better reflect communities of interest;
- (b) so as to not to divide an established community of interest;
- (c) submissions supported this amendment.

5. The reasons for the amendment of the initial proposal to include the Springs Flat area, including Taylor Road, Rose Place, Great North Road, Winger Crescent, Springs Flat Road and all roads to the west of Great North Road down to Station Road (including the beginning of Pipiwai Road, Hiko Road, Waipanga Road, Onoke Lane, Northcroft Drive, Oakwood Rise, east side of Dip Road, Georgia Lane, Brickworks Lane, Whitelaw Place, Butler Place, Tustian Way, Lilian Road, west side of Kamo Road to Station Road, Ford Avenue, Moehau Road, Tuatara Drive, Crawford Crescent, Iti Street and Wentworth Place) in the proposed Whangārei Urban general ward are:

- (a) to better reflect communities of interest;
- (b) so as to not to divide an established community of interest;
- (c) submissions supported this amendment.

6. As the Hikurangi-Coastal general ward, the Mangakahia-Maungatapere general ward and the Whangārei Urban general ward are non-compliant with the fair representation requirement (+/- 10% rule), the final proposal must be treated as an appeal under section 19V(5) of the Local Electoral Act 2001 and referred to the Local Government Commission following the appeal/objection period, for determination.

7. Notes that some submissions opposed to the initial proposal be declined on the following grounds:

- Having considered the size, nature and diversity of the District, the total number of elected members remains at 13 (plus the mayor) for the following reasons:
 - (a) to provide effective representation for the District, considering the physical size of the District and current wards and the numbers of communities of interest;
 - (b) to meet operational workload requirements;
 - (c) to provide better local representation and reflect unique ward issues;

- (d) the majority of submissions supported the total number of elected members remaining at 13;
- The ward system best reflects the District's communities of interest and provides for better representation and councillor workload.
 - The Bream Bay general ward remains as one ward, as the Bream Bay general ward provides fair and effective representation of this community of interest.
 - The Whangārei Urban general ward is not extended further than the amended initial proposal as the current boundary provides fair and effective representation of this community of interest.
 - Ngunguru Ford Road is not moved from the existing Whangārei Heads ward to the Hikurangi-Coastal general ward as the current boundary provides fair and effective representation of this community of interest.
 - The issues of the establishment of Māori wards, electoral system, electoral population statistics, survey of domicile of Māori residents, Māori electoral option and standing and election of Māori ward councillors cannot be considered as part of this review.
8. Issues a public notice that informs the public of the final proposal as adopted and providing the opportunity for objections/appeals to be lodged in the period 10 September 2021 to 11 October 2021, noting that any objection/appeal received is forwarded to the Local Government Commission for determination.

Amendment

Moved By Cr Nicholas Connop

Seconded By Cr Tricia Cutforth

That Council

1. Receives this report.
2. Pursuant to section 19N of the Local Electoral Act 2001, having considered and deliberated on the submissions received to the initial proposal for the 2021 review of representation arrangements, amends its initial proposal to the following final proposal for at least the 2022 triennial local government elections:
 - (a) Whangārei District Council to comprise the mayor elected at large, and 12 councillors elected under the ward system, specifically ten general ward councillors elected

district wide and two Māori ward councillors elected district wide.

- (b) The Whangārei District Council be divided into two wards, these being:
 - (i) Whangārei District General Ward (represented by ten general ward councillors) comprising the whole area of the district as delineated on Plan LG-002-2012-W-1 deposited with the Local Government Commission.
 - (ii) Whangārei District Māori Ward (represented by two Māori ward councillors) comprising the whole area of the district as delineated on Plan LG-002-2012-W-1 deposited with the Local Government Commission.
 - (c) No community boards be established.
3. Notes the reasons for the amendment of the initial proposal to elect councillors district-wide are:
- (a) This would allow for more effective, fair, diverse and democratic representation of the District.
 - (b) Some submissions supported this amendment.
4. Issues a public notice that informs the public of the final proposal as adopted and providing the opportunity for objections/appeals to be lodged in the period from 10 September 2021 to 11 October 2021, noting that any objection/appeal received is forwarded to the Local Government Commission for determination.

On the amendment being put Cr Martin 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	7	0

Vote (7 to 7)

The amendment was Carried

On the casting vote of Her Worship the Mayor

On the amendment being put as the motion Her Worship the Mayor 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	6	1

(7 to 6)

**The amendment was Carried
and subsequently Carried
as the substantive Motion**

A short break was taken from 9.59am to 10.10am during the vote on the amendment.

4.2 Approve Trust Deed for Northland Events Centre (2021) Trust

Moved By Cr Phil Halse

Seconded By Cr Gavin Benney

That the Council approves the Trust Deed for Northland Events Centre (2021) Trust.

Carried

5. Public Excluded Business

Moved By Cr Greg Innes

Seconded By Cr Anna Murphy

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	Reviewing Trustee Candidates for the Northland Events Centre (2021) Trust	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)

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	To protect the privacy of natural persons	Section 7(2)(a)

Carried

6. Closure of Meeting

The meeting concluded at 11.13am.

Confirmed this 23rd day of September 2021

Her Worship the Mayor Sheryl Mai (Chairperson)

7.1 Whangārei District Growth Strategy

Meeting: Whangarei District Council

Date of meeting: 23 September

Reporting officer: Hamish Sykes / Injoo Riehl

1 Purpose

To adopt the Whangārei District Growth Strategy.

2 Recommendation

That the Whangarei District Council

1. Adopts the Whangārei District Growth Strategy (Attachment 1)
2. Notes that the Whangārei District Growth Strategy (Attachment 1) will be reviewed every three years in support of the Long-Term Plan
3. Notes that staff will continue to monitor population and development statistics and report these through to Council annually
4. Authorises the Chief Executive to make any minor amendments to text and graphics of the Whangarei District Growth Strategy (Attachment 1) as required.

3 Background

The Draft Whangārei District Growth Strategy has been developed through two streams of work:

- A full review of Sustainable Futures 30/50 (2010 Growth Strategy)
- Compliance with the National Policy Statement on Urban Development

Elected Members have received updates on the Draft Whangarei District Growth Strategy across 2020 and 2021. The briefings have covered the following:

- Scope and role of the Strategy
- Key strategic issues the Strategy has identified
- Population growth and future housing projections
- Strategic responses (including the Future Development Plan, Placemaking Programme, and the Northland to Auckland Corridor Plan)
- The National Policy Statement on Urban Development
- Consultation feedback

In September 2020, Council endorsed a second round of consultation on the Whangārei

District Growth Strategy. Consultation occurred between the 7 October 2020 and 4 December 2020. The original 5 week consultation period was extended due to the high level of interest from the public and stakeholders.

A briefing in February 2021 provided an overview of the feedback received, proposed changes to the Growth Strategy in response to the feedback.

Across the early engagement undertaken in 2019 and the consultation undertaken in late 2020, we received approximately 1300 items of feedback. Alongside this feedback, staff have also considered feedback received through other projects, such as the 2021-31 Long Term Plan.

4 Discussion

4.1 The need for a Growth Strategy

The Whangarei Growth Strategy is key document for our Council and community. Like its predecessor, Sustainable Futures 30/50, the Growth Strategy and the data underpinning it key align our planning and infrastructure functions through the Long-Term Plan process.

Through the development of the Growth Strategy it has become clear that the strategic overview is becoming increasingly important for:

- Enabling and identifying opportunities for partnership with government agencies
- Providing a view of the future of the district for other service and infrastructure providers
- Creating clarity for the communities in the district – which is further refined and built on through the Placemaking Programme.

The other clear learning through development of the Growth Strategy, is how quickly the surrounding environment and context can change, with COVID-19 being the most prominent example. In response, the Strategy moves to a 3-year review process rather than the 10-year review in Sustainable Futures 30 / 50. Linked to this is the regular report of growth data and information to Council to support informed decision making.

This Growth Strategy will be a key document to support our ongoing commitments under the National Policy Statement on Urban Development. In particular the content of this strategy forms a foundation for the requirement to create a Future Development Strategy which will set out a 30 year picture for new housing development and business development across the District.

The exposure drafts of the Natural and Built Environment Act and the Strategic Planning Act shows the importance of strategic planning in a regulatory context. This strategy will ensure Whangārei is well placed to inform and influence future decisions around a Regional Spatial Plan by setting out the key issues for the District and actions to address them, such as the Placemaking Programme.

4.2 Hāpu engagement

A key focus for the last 8 months has been engagement with our hapū partners. Staff have been meeting regularly with Te Huinga and strategic updates have been provided bi-monthly to Te Karearea.

Council staff, hapū and an external contractor (WSP) have worked together to develop summary report of the key strategic issues and opportunities. To ensure that the report is

accurately reflected in the Growth Strategy, we have incorporated it directly into document – found on pages 10-17.

Note: engagement with hapū was joined with the engagement on the Climate Action Plan

This provides a foundation for future planning and decision making in Council as well as supports other projects such as the Te Ao Maori Decision-Making Framework and Treaty Audit. Although this information is important, it was also highlighted through decisions with hapū the importance of moving beyond the strategy into implementation. The adoption of the Strategy allows continued focus on key actions working alongside our hapū partners. This includes:

- Developing and implementing the Future Development Strategy and other NPS-UD requirements
- Climate change adaptation / risk assessments
- Housing strategy
- Economic development / district development initiatives
- Monitor and report on key indicators through Te Kārearea and Te Huinga.

4.3 Financial/budget considerations

Funding for the implementation of the priority actions and monitoring of the Whangārei District Growth Strategy has been budgeted through the operational budget of the Strategy Department.

Noting: Funding for the development of a Housing Strategy was included in the Long-Term Plan deliberations into the 2021-2031 Long Term Plan.

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, and Facebook.

The Whangārei District Growth Strategy has undergone two rounds of consultation in 2019 and 2020, generating 1300 items of feedback. Consultation involved:

- Stakeholder workshops
- Community meetings
- Social media and website based information
- Engagement with hapū
- Online surveys
- Library drop-in sessions

Some of the actions in the Growth Strategy will involve further engagement. For example, the Future Development Strategy is required to go through a formal consultation process.

6 Attachment

Under separate cover

Whangārei District Growth Strategy

7.2 Lovers Lane Bridge Replacement - Professional Services

Meeting: Whangarei District Council
Date of meeting: 23 September 2021
Reporting officer: Sue Hodge (Manager Parks & Recreation)

1 Purpose

To seek approval to pull forward Neighbourhood & Public Garden Renewals 00010 budget to fund professional services for the design of the Lovers Lane pedestrian bridge replacement.

2 Recommendation

That the Whangarei District Council approves bringing forward \$300,000 from Year 4 of the 2021-31 Long Term Plan funded from Neighbourhood and Public Garden Renewals 00010 to fund the Lovers Lane Bridge replacement professional services.

3 Background

The Civic Centre building construction is now underway, due to be completed in September 2022. The refurbishment of the adjacent Cafler Park is a project in Y2 of the Long-Term Plan (LTP).

An old pedestrian bridge, known as Lovers Lane bridge, over the Waiarohia Stream connects Lovers Lane and Cafler Park with Second Avenue and the Raumanga shared path.

Replacement of this bridge will be challenging once Cafler Park is up-graded and the Civic building completed. For this reason the renewal of this old bridge is being pulled forward to integrate with the civil and landscape design of the new Civic Centre. The bridge is a crucial link between the Raumanga shared path and Kamo shared path.

4 Discussion

Lovers Lane pedestrian bridge is a Parks asset and renewal is to be funded from LTP Indicator Neighbourhood & Public Garden Renewals 00010. There is no specific project for the bridge renewal in the LTP.

Each year there is a Neighbourhood & Public Garden Renewals 00010 budget provided to replacement of existing assets that have reached their end of life and no longer fit for purpose.

Project Description	CAPEX Year 1 -	CAPEX Year 2	CAPEX Year 3	CAPEX Year 4	CAPEX Year 5
Parks & Gardens asset renewals	520,812	1,100,000	900,000	900,000	900,000

Above is a table of the renewals budget from the LTP. Annual Neighbourhood & Public Garden renewal budget has been reduced based on historical delivery performance. However, delivery performance is being improved as projects are being phased over several years with design only being phased in the first year of a project.

Yr1 LTP funding (\$520,812) is committed to the design of Cafler Park and replacement of furniture, footpaths, signs, bollards etc around the City and District. It is proposed a parks asset replacement contract will be tendered in November 2021 ensuring the deliver and spend of this budget.

Y2 funding (\$1,100,000) is committed to the Cafler Park up-grade physical works. Y3 funding (\$900k) will again be committed to replacement of furniture, footpaths, signs, bollards etc around the City and District.

It is recommended that funding for the design of Lovers Lane bridge (estimated to be \$300,000) is pulled forward from Yr4 (\$900,000) as this will enable budgets to be re-set as part of the next LTP. This enables design to get underway with physical works planned in Y2. Council will receive a further report seeking funding for the bridge build once the design is completed and tenders received.

4.1 Financial/budget considerations

Each year there is a Neighbourhood & Public Garden Renewals 00010 budget provided for the replacement of existing assets that have reached their end of life and no longer fit for purpose.

The budget in Yr1-3 is committed to Cafler Park upgrade and to the replacement of furniture, footpaths, signs, bollards etc around the City and District.

Lovers Lane bridge is a Parks asset but the funding of this project from current budgets would mean there is no funding available for replacement of furniture, paths and signage in the various smaller parks around the City and District. This would lead to these smaller parks looking run down.

There is currently \$8,820,812 funding for Neighbourhood & Public Garden Renewals over the 10-year life of the LTP. It is recommended that \$300,000 is pulled forward from Y4 to fund Lovers Lane bridge replacement professional services.

4.2 Policy and planning implications

There will be a range of planning assessments to be undertaken as part of this project. The professional services supplier will need to assess and obtain these consents prior to the work commencing.

This project also needs to align with the Civic Centre building, Cafler Park upgrade as well as stormwater improvements planned as part of the Blue-Green network.

4.3 Options

The options are:

1. Fund from Yr1 of the current LTP. This option will mean there is very little ability for replacement of furniture, paths and signage in the various smaller parks around the City and District as the majority of the budget will be used for the Lovers Lane bridge professional services and Cafler Park design.
2. Fund from a future year of the LTP such as Y4. This means current work can continue, including design of Cafler Park and replacement of existing assets that have reached their end of life. This option gives Council time to see if there is capacity to deliver more renewals projects and longer-term increase Neighbourhood Parks & Gardens renewals when re-setting the next LTP.

4.4 Risks

Because there are several projects planned around the Lovers Lane bridge including the Civic Centre building and Cafler Park upgrade there is a risk that a future bridge renewal will have restricted access. Undertaking the renewal prior to or concurrently with the completion of these projects will ensure there is suitable access.

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.

7.3 Contract 17001 - Parks Maintenance Contract Extension

Meeting: Whangarei District Council
Date of meeting: 23 September 2021
Reporting officer: Sue Hodge (Manager Parks and Recreation)

1 Purpose

To approve the request to extend CON17001 Parks maintenance for 1 year as provided for in the contract.

2 Recommendation

That Council approves the value of CON17001: Parks Maintenance being increased by \$2,364,556 (excluding GST) from \$8,444,407 to \$10,778,963 (excluding GST) to extend the contract from 1st August 2021 to 31 July 2022 as provided for in the contract.

3 Background

This Contract is for the maintenance of parks and gardens in the District. The original term of the contract was from 1st August 2019 to 31 July 2020 with two one-year rights of renewal (3+1+1).

In 2020 Recreational Services requested the first renewal period (+1) being 1st August 2020 to 31 July 2021 and this was approved at a Council meeting 30 April 2020.

The final extension from 1st August 2021 to 30 July 2022 (+1) has been requested. The contractor has performed well against contract KPIs.

4 Discussion

The contract value extension has been calculated at \$2,241,125 based on the current monthly claim, adjusted by the CPI Index, the average monthly day works, average monthly vandalism costs, as well as an estimation of the Hundertwasser building roof gardens, Town Basin Park and Pohe Island playground surrounds maintenance.

Staff have estimated maintenance responsibility for Town Basin Park and Hundertwasser building roof will be from December 2021 and Pohe Island playground surrounds from April 2022. These dates may slide slightly because of COVID-19 and required lockdown period and to meet new ways of working safely.

4.1 Financial/budget considerations

This is a measure and value contract and only work completed can be claimed.

The 21/22 budget for this work is included in the following budget lines:

Account Number	Account Description	2021/22
10480012721	Maintenance Contracts	\$ 2,323,675.00
10480012764	Vandalism & Graffiti	\$ 18,450.00
		<hr/>
		\$ 2,342,125.00

Based on our estimates, both the value and timing for maintenance responsibility for Hundertwasser building roof garden, Town Basin Park and Pohe Island playground surrounds, there will be a budget over spend of \$22,431 by year end.

This will be offset by savings in the wider \$11,459,599 Parks and Recreation activity budget.

4.2 Policy and planning implications

This recommendation is consistent with the Procurement policy.

4.3 Options

The contractor has performed well. The preferred option is to award the final contract extension.

4.4 Risks

Because this is an extension of an existing contract with an experienced contractor the risks are low.

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.

8.1 Financial report for the 2 months ending 31 August 2021

Meeting: Whangarei District Council
Date of meeting: 23 September 2021
Reporting officer: Alan Adcock (General Manager – Corporate/CFO)

1 Purpose

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

2 Recommendation

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

3 Background

3.1 Operational Reporting

The full monthly financial report for the period ending 31 August 2021 has not been prepared this month. The final 2020-21 capital projects and associated carry forwards into 2021-22 have now been confirmed, as well as finalising the revised budget. Budget holders are now phasing their operating budgets to enable year to date reporting against the phased budget. The full financial report for the quarter ended 30 September 2021 including full year forecast will be prepared for the October Council meeting.

Capital Project Reporting

Capital expenditure has not been included in this agenda. Budget holders are now phasing their capital budgets to enable year to date reporting against the phased budget. The Capital Projects report for the quarter ended 30 September 2021 will be prepared for the October Council meeting.

3.2 External Net Debt and Treasury

Total net external debt at the end of August 2021 was \$124.7 million compared to year-to-date budgeted net debt of \$130.4 million, resulting in net debt being \$5.7 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 August 2021 cash and term deposits held of \$47.2 million was comprised of:

- \$10.0 million of term deposits relating to short term borrowings not yet required.
- \$18.0 million of term deposits relating to excess cash not currently required.

- \$19.2 million of cash on hand.

Economic Outlook

The commentary in italics below was taken from the Interest Rate Report provided by PWC Treasury Advisory, dated 7 September 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, we acknowledge there is a significant and growing risk of an increase at the October 2021 meeting.

Timing aside, we anticipate a total of three 25-basis point increases by mid-2022 to bring the cash rate to 1.00%. From that point we expect the pace of increase to slow.

Borrower Recommendations: Maintain term interest rate risk positions at policy minimums in the 0 – 3 year brackets. The relative flatness of the current curve continues to present extension and forward-starting 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 August 2021 were \$6.4 million, compared to \$4.8 million in the previous year. Land rates arrears were \$2.4 million higher than August last year and \$1.1 million higher than September last year (the first instalment was due 20 September in 2020). There were approximately 600 ratepayers that were unable to pay as they usually make counter payments. Half of these have already contacted us, and some have been able to pay using their credit card.

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 AUGUST 2021



STANDARD AND POORS CREDIT RATING:

AA +

Outlook: Negative

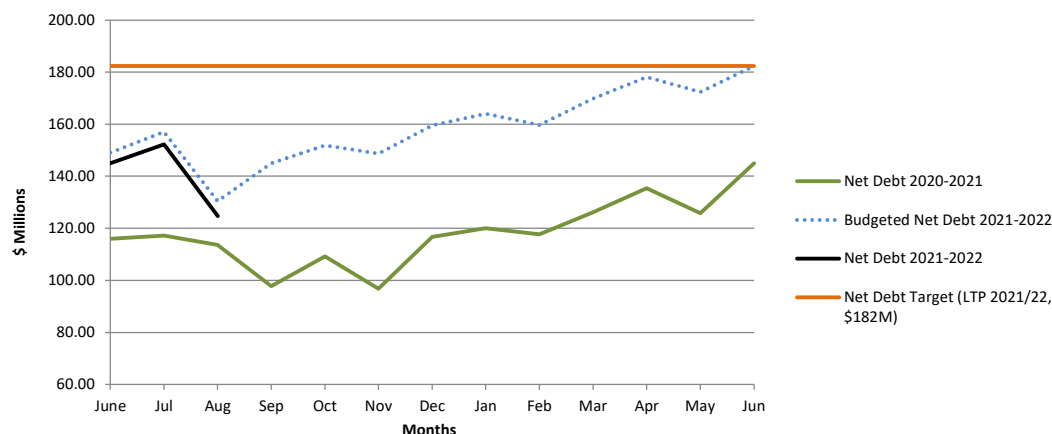
DEBT SUMMARY:**As at 31 August 2021**

External Debt		
Opening public debt as at 1 August 2021		172,000,000
Plus loans raised during month	-	
Less loan repayments made during month (Note: Facility movement has been netted)	-	
Net movement in external debt		-
Total External Debt		172,000,000
Less: Cash balances (excluding funds held on behalf)	19,255,350	
Term deposits (Funds held on deposit until required for project funding)	28,000,000	
Total cash and term deposits		47,255,350
Total Net External Debt		124,744,650

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	10,674,761
1-3 Years	57,325,239
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		10,674,761
Property Reinvestment Reserve - Committed	-	
Property Reinvestment Reserve - Available for Investment	17,763,546	
		17,763,546
Water Reserve		21,593,354
Total		50,031,662

*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 Whangarei District Council 2021 Credit Rating Update

Meeting: Whangarei District Council
Date of meeting: 23 September 2021
Reporting officer: Alan Adcock (General Manager – Corporate/CFO)

1 Purpose

To inform Council of the updated credit rating from S&P Global Ratings (S&P).

2 Recommendation

That the Council receives the updated 2021 S&P Global Ratings credit rating report and notes its contents.

3 Background

Whangarei District Council (WDC) uses the rating agency S&P to provide our credit rating, which allows LGFA, banks and other funders to determine the risks involved in lending to WDC and thus the interest rates our debt incurs. The better our credit rating, the less interest we are charged on debt. In addition, the credit rating process provides a hardnosed independent commercial assessment of WDC's financial position, financial policies and management capability. This serves to provide evidence to Elected Members and ratepayers of the state of WDC's financial position and strategy.

In February 2021 S&P re-assessed the credit rating for New Zealand, raising the long-term foreign-currency rating on New Zealand to 'AA+' from 'AA'. Immediately following this review, they confirmed that WDC's credit rating would also be raised. Their report said:

We are consequently raising our long-term rating on Whangarei District Council to 'AA+' from 'AA'. This is because we assess Whangarei's standalone credit profile at 'aa+' and its rating was constrained by that of the sovereign.

4 Discussion – WDC credit rating held at AA+, with outlook reduced to 'negative'

In August 2021 S&P reviewed WDC's credit rating and revised the outlook on its long-term rating from stable to negative. This means that the rating may be downgraded within the next two years.

Their report said:

Whangarei's after-capital-account deficits are widening as it delivers a larger infrastructure program. This may also put downward pressure on its liquidity coverage.

The change to a negative outlook reflects our view that the council's larger capital expenditure program could structurally weaken its credit metrics.

Our 'AA+/A-1+' ratings on Whangarei remain underpinned by its strong financial management, high degree of fiscal flexibility, and New Zealand's excellent institutional settings. New Zealand has been successful in containing the local spread of the coronavirus to date, allowing its economy to reopen sooner than other advanced countries, notwithstanding the announcement in August 2021 of a new lockdown.

Last year Council completed a record amount of capital expenditure, with the recently adopted LTP assuming this level of expenditure will be sustained and even increased. However, the increase in capital expenditure has not been matched by a similar level of increase in operating revenue (e.g. by rates increases) meaning we are more reliant on debt funding than previously. This will put increasing downwards pressure on the credit rating if all planned work is completed.

Any additional debt-funded expenditure that is not already included in the LTP (such as the proposed Oruku Conference and Events Centre) will also place pressure on the rating and could lead to an immediate downgrade.

5 Conclusion

This has reconfirmed S&P's assessment of WDC credit worthiness as being extremely strong. However, we are now seeing the impacts of the ambitious capital programme set in the 2021-31 Long Term Plan which creates a downward pressure on the rating.

With considerable uncertainty surrounding a potential LTP amendment, 3 Waters Reform, and cost escalations Council's strong financial position and credit rating may be impacted negatively in the future. Strong financial discipline and treasury management will continue to be exercised to minimise this impact.

6 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 Attachment

Credit Rating Report August 2021

Research Update:

Whangarei District Council Outlook Revised To Negative On Higher Infrastructure Spending; 'AA+/A-1+' Ratings Affirmed

August 30, 2021

Overview

- Whangarei's after-capital-account deficits are widening as it delivers a larger infrastructure program. This may also put downward pressure on its liquidity coverage.
- We are consequently revising our outlook on Whangarei to negative from stable and affirming our 'AA+/A-1+' issuer credit ratings.
- Whangarei's strong management and New Zealand's excellent institutional settings continue to support the ratings.

Rating Action

On Aug. 31, 2021, S&P Global Ratings revised the outlook on its long-term ratings on Whangarei District Council, a New Zealand local government, to negative from stable. At the same time, we affirmed our 'AA+' long-term and 'A-1+' short-term issuer credit ratings on Whangarei.

Outlook

The negative outlook reflects our view that the council's larger capital expenditure program could structurally weaken its credit metrics.

Downside scenario

We could lower our ratings within the next two years if Whangarei's after-capital-account deficits are larger or more prolonged than we presently expect, resulting in a structurally lower debt-service coverage ratio. Such developments might also cause us to reassess our view of the council's strong financial management.

We would also lower our ratings on Whangarei if we were to take similar action on New Zealand.

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Upside scenario

We could revise the outlook to stable within the next two years if the council's debt-service coverage ratio remains strong and/or if we believe the economy's concentration within manufacturing and related industries makes it less susceptible to downturns than in the past.

Rationale

The outlook revision reflects our view that Whangarei's larger capital expenditure program could structurally weaken its credit metrics. We have updated our analysis and extended our forecasts for Whangarei following the release of its triennial 10-year long-term plan in June 2021.

We expect Whangarei to post wider after-capital-account deficits during the next few years as capital expenditure remains elevated. The council's delivery of capital works in fiscal year 2021 (i.e., the year ended June 30, 2021) was 80% higher than the preceding year, potentially indicating improved execution capacity. These larger deficits could weaken the council's liquidity coverage.

Our 'AA+/A-1+' ratings on Whangarei remain underpinned by its strong financial management, high degree of fiscal flexibility, and New Zealand's excellent institutional settings. New Zealand has been successful in containing the local spread of the coronavirus to date, allowing its economy to reopen sooner than other advanced countries, notwithstanding the announcement in August 2021 of a new lockdown.

Elevated capital spending will result in wider deficits and may pressure debt-service coverage

We expect Whangarei to post after-capital-account deficits averaging about 11% of revenues during the next few years. Budgetary performance has deteriorated since the council recorded solid surpluses in fiscal years 2018 and 2019. The council's long-term plan budgets for annual capital expenditure of NZ\$90 million or higher over the next three years, a material increase from the prepandemic level of about NZ\$60 million per year. The largest projects on the horizon include a NZ\$48 million civic center and various renewals or upgrades of transportation and water infrastructure. The proposed Oruku Landing project is not included in the long-term plan or our base-case forecasts.

The council delivered about NZ\$112 million of capital works in fiscal 2021, based on preliminary, unaudited financial statements. Whangarei caught up on capital projects carried forward from earlier years, some of which were delayed by COVID-19 restrictions in early 2020. It also accelerated some projects to take advantage of additional grants and subsidies from the Crown government (i.e., New Zealand central government). In addition, the figure was higher than usual because of approximately NZ\$20 million of land purchases.

We expect operating surpluses to remain very strong, averaging about 21% of operating revenues over fiscal years 2020 to 2024. Rates revenue will increase by a larger-than-usual 7% in the fiscal 2022 year before annual rises settle at about 4.5%. Like many of its domestic peers, the direct financial impact of COVID-19 restrictions has been manageable for Whangarei. The council offered a NZ\$3 million relief package and scaled back its annual rates increase by two percentage points in fiscal 2021. On a cashflow basis, both grants received and operating expenses were temporarily elevated because Whangarei was the conduit for grants to Northland under the Crown's worker deployment package.

Whangarei has a high degree of short-run fiscal flexibility compared with its domestic and international peers. The council's largest single source of revenue is property rates, which can be readily adjusted and are relatively immune to economic downturns. Unlike their international peers, New Zealand councils receive little by way of ongoing intergovernmental transfers. In addition, we believe Whangarei could delay or reschedule nonessential capital expenditure if required, as it has in the past. In New Zealand, most health and social welfare responsibilities fall on the Crown government rather than on councils.

To finance its capital program, Whangarei's tax-supported debt burden, as a proportion of operating revenues, will rise to 151% in fiscal 2024 from 120% at the end of fiscal 2020. Interest expenses will average about 4.0% of operating revenues during fiscal years 2021 to 2023. Like most of its rated domestic peers, Whangarei sources its external debt through the New Zealand Local Government Funding Agency (LGFA).

Whangarei's contingent liabilities are minimal and do not weigh on its credit metrics. Quantifiable contingent liabilities stood at NZ\$1.3 million as of June 30, 2020. The council also has a 50% interest in Whangarei District Airport (the Crown owns the remainder), which has no external debt. Whangarei is one of approximately 64 local authorities that provide a joint-and-several guarantee over LGFA's borrowings. We consider the likelihood of this guarantee being activated to be remote.

Whangarei's liquidity is very strong but could weaken if deficits turn out larger than we presently forecast. We estimate that Whangarei's total free cash--inclusive of term deposits, access to NZ\$30 million in undrawn standby facilities with Bank of New Zealand, and the upcoming after-capital-account deficit--is sufficient to cover about 122% of debt maturities and interest payments during the next 12 months. We expect Whangarei's debt-servicing needs to include NZ\$20 million of term debt maturing in April 2022; NZ\$10 million of short-dated commercial paper, which is regularly rolled over; and around NZ\$6 million of annual interest expenses. We consider that LGFA provides Whangarei with strong access to a well-established source of external liquidity. LGFA benefits from an "extremely high" likelihood of extraordinary Crown government support, and it has helped councils to lengthen their maturity profiles and reduce borrowing costs.

We note that the Crown government is continuing to develop a "three waters" reform program that could see responsibility for drinking water, wastewater, and stormwater infrastructure taken away from councils and amalgamated into four new regional water service entities from mid-2024. In June 2021, Whangarei councilors voted unanimously to provisionally opt out of the reform process until the Crown provides more information. The council believes the reforms would be negative for its financial metrics, unless the Crown provides compensation, because it has no debt attached to its water assets. These potential reforms are not yet incorporated into our base-case forecasts.

Economy recovering from COVID-19 downturn; financial management and institutional settings support creditworthiness

COVID-19 restrictions may place further pressure on Whangarei's credit metrics if they become prolonged. In August 2021, New Zealand was placed into a strict nationwide lockdown ("Alert Level 4") following detection of new cases of the Delta strain. Until August, New Zealand had been successful in virtually eliminating local transmission of the coronavirus, allowing its economy to reopen sooner than other advanced countries.

Whangarei's socioeconomic profile is weaker than some domestic peers', with the district's GDP per capita about 20% lower than the national average of about US\$45,700. Its economy is also somewhat concentrated and reliant on the manufacturing sector, which accounts for 21% of

district GDP. Whangarei is home to the only oil refinery in New Zealand and is a recognized boatbuilding and marine engineering hub. The refinery is due to be converted into an import terminal in 2022, which may affect local economic performance and several hundred jobs. The district's population in 2019 was an estimated 96,000.

Whangarei's fiscal processes are credible and well established, with the council preparing long-term plans every three years, annual plans in the intervening years, and audited annual reports, in line with New Zealand requirements. The council's treasury risk-management policy sets prudent limits on external borrowing, liquidity, and interest-rate risks. Whangarei borrows only in local currency, in accordance with legislation. Like all New Zealand district councils, Whangarei is governed by an elected group of councilors, who are led by a mayor. Day-to-day management is delegated to a full-time chief executive.

The institutional framework within which New Zealand local governments operate is a key factor supporting Whangarei's credit profile. We believe this framework to be one of the strongest and most predictable globally. It promotes a robust management culture, fiscal discipline, and high levels of transparency and disclosure.

Key Statistics

Table 1

Key Statistics

(mil. NZ\$)	--Year ended June 30--				
	2020	2021e	2022bc	2023bc	2024bc
Selected indicators					
Operating revenues	129	147	145	154	157
Operating expenditures	100	116	120	119	124
Operating balance	29	32	24	35	33
Operating balance (% of operating revenues)	22.4	21.4	16.9	22.5	21.1
Capital revenues	20	50	52	26	29
Capital expenditures	62	112	95	81	87
Balance after capital accounts	(13)	(30)	(19)	(20)	(25)
Balance after capital accounts (% of total revenues)	(9.0)	(15.4)	(9.6)	(11.4)	(13.4)
Debt repaid	60	63	20	20	18
Gross borrowings	70	83	39	40	43
Balance after borrowings	(3)	(10)	0	0	0
Tax-supported debt (outstanding at year-end)	154	174	193	213	238
Tax-supported debt (% of consolidated operating revenues)	119.6	117.9	133.4	138.9	151.4
Interest (% of operating revenues)	6.2	3.3	4.2	4.7	5.4
National GDP per capita (single units)	62,596	65,858	68,430	71,353	74,383

The data and ratios above result in part from S&P Global Ratings' own calculations, drawing on national as well as international sources, reflecting S&P Global Ratings' independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. The main sources are the financial statements and budgets, as provided by the issuer. e--Estimate. bc--Base case reflects S&P Global Ratings' expectations of the most likely scenario. N/A--Not applicable. N.A.--Not available. N.M.--Not meaningful.

Ratings Score Snapshot

Table 2

Ratings Score Snapshot

Key rating factors

Institutional framework	1
Economy	3
Financial management	1
Budgetary performance	3
Liquidity	1
Debt burden	4
Standalone credit profile	aa+
Issuer credit rating	AA+

Note: S&P Global Ratings bases its ratings on non-U.S. local and regional governments (LRGs) on the six main rating factors in this table. In the "Methodology For Rating Local And Regional Governments Outside Of The U.S.," published on July 15, 2019, we explain the steps we follow to derive the global scale foreign currency rating on each LRG. The institutional framework is assessed on a six-point scale: 1 is the strongest and 6 the weakest score. Our assessments of economy, financial management, budgetary performance, liquidity, and debt burden are on a five-point scale, with 1 being the strongest score and 5 the weakest.

Key Sovereign Statistics

Sovereign Risk Indicators. An interactive version is available at <https://www.spratings.com/sri>.

Related Criteria

- Criteria | Governments | International Public Finance: Methodology For Rating Local And Regional Governments Outside Of The U.S., July 15, 2019
- General Criteria: Methodology For Linking Long-Term And Short-Term Ratings, April 7, 2017
- Criteria | Governments | International Public Finance: Methodology: Rating Non-U.S. Local And Regional Governments Higher Than The Sovereign, Dec. 15, 2014
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

Related Research

- Institutional Framework Assessments For International Local And Regional Governments, August 2, 2021
- Non-U.S. Local Governments: To What Extent Did Sovereign Support Offset The Pandemic Dwindle? July 19, 2021
- Local And Regional Governments Midyear Outlook 2021: Sovereign Support And Market Access Anchor Credit Quality, July 15, 2021
- Global Ratings List: International Public Finance Entities 2021, July 1, 2021

- New Zealand Councils' Infrastructure Spending Could Erode Rating Headroom, April 12, 2021
- Local Government Debt 2021: Infrastructure Needs Will Boost Borrowing In Developed Markets, March 25, 2021
- Local Government Debt 2021: Global Borrowing To Hit \$2.25 Trillion, March 25, 2021
- New Zealand Ratings Raised To 'AA+' FC And 'AAA' LC As Pandemic Risks Moderate; Outlook Stable, Feb. 22, 2021
- Default, Transition, and Recovery: 2019 Annual International Public Finance Default And Rating Transition Study, Dec. 8, 2020
- Public Finance System Overview: New Zealand's Institutional Framework For Local And Regional Governments, Oct. 28, 2020
- Comparative Statistics: Asia-Pacific Local And Regional Government Risk Indicators, July 29, 2020
- Ratings History List: Asia-Pacific Local And Regional Government Ratings Since 1975, May 29, 2020

In accordance with our relevant policies and procedures, the Rating Committee was composed of analysts that are qualified to vote in the committee, with sufficient experience to convey the appropriate level of knowledge and understanding of the methodology applicable (see 'Related Criteria And Research'). At the onset of the committee, the chair confirmed that the information provided to the Rating Committee by the primary analyst had been distributed in a timely manner and was sufficient for Committee members to make an informed decision.

After the primary analyst gave opening remarks and explained the recommendation, the Committee discussed key rating factors and critical issues in accordance with the relevant criteria. Qualitative and quantitative risk factors were considered and discussed, looking at track-record and forecasts.

The committee's assessment of the key rating factors is reflected in the Ratings Score Snapshot above.

The chair ensured every voting member was given the opportunity to articulate his/her opinion. The chair or designee reviewed the draft report to ensure consistency with the Committee decision. The views and the decision of the rating committee are summarized in the above rationale and outlook. The weighting of all rating factors is described in the methodology used in this rating action (see 'Related Criteria and Research').

Ratings List

Ratings Affirmed; CreditWatch/Outlook Action

	To	From
Whangarei District Council		
Issuer Credit Rating	AA+/Negative/A-1+	AA+/Stable/A-1+

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating

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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 26 August 2021	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Confidential Minutes Whangarei District Council 7 September 2021		
1.2	Naming of New Park at the Town Basin		

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	For the reasons as stated in the open minutes	
1.3	To maintain the effective conduct of public affairs through the protection of such members, officers, employees and person from improper pressure or harassment To prevent the disclosure or use of official information for improper gain or advantage	Section 7(2)(f) (ii) Section 7(2)(j)

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.