

Planning and Development Committee Agenda

Date: Thursday, 16 November, 2017

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Cr Greg Innes (Chairperson)
Her Worship the Mayor Sheryl Mai
Cr Stu Bell
Cr Crichton Christie
Cr Vince Cocurullo
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Sue Glen
Cr Phil Halse
Cr Cherry Hermon
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy

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

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Planning and Development Committee – Terms of Reference

Membership

Chairperson: Councillor G C Innes

Members: Her Worship the Mayor Sheryl Mai
Councillors Stu Bell, Crichton Christie, Vince Cocurullo, Tricia Cutforth, Shelley Deeming, Sue Glen, Phil Halse, Cherry Hermon, Greg Martin, Sharon Morgan, Anna Murphy

Meetings: Monthly

Quorum: 7

Purpose

To oversee planning, monitoring and enforcement activities, and guide the economic and physical development and growth of Whangarei District.

Key responsibilities include:

- Regulatory / Compliance
 - Environmental health
 - General bylaw administration
 - Animal (dog and stock control)
 - Hazardous Substances and New Organisms Control
 - Parking Enforcement (vehicles registrations and warrant of fitness)
 - Noise Control
 - Food Act
 - Landuse Consents
 - Building Act
- Building Control
 - Property Information and Land Information Memoranda
 - Consents and inspections
- Resource Consents
 - Subdivision, Land Use and Development Control
 - Development Contributions
- District Plan
 - Plan Changes
 - District Plan administration

- Strategic Planning
 - Futures planning
 - Urban design
- Economic Development
 - District Marketing/Promotions
 - Developer engagement
- Commercial Property
- Shared Services – investigate opportunities for Shared Services for recommendation to council.

Delegations

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
 - (a) approval of expenditure of less than \$5 million plus GST.
 - (b) approval of a submission to an external body
 - (c) establishment of working parties or steering groups.
 - (d) power to establish subcommittees and to delegate their powers to that subcommittee.
 - (e) the power to adopt the Special Consultative Procedure provided for in Section 83 to 88 of the LGA in respect of matters under its jurisdiction (this allows for setting of fees and bylaw making processes up to but not including adoption).
 - (f) the power to delegate any of its powers to any joint committee established for any relevant purpose under clause 32, Schedule 7 of the Local Government Act 2002

Item 3.1**Planning and Development Committee Meeting Minutes**

Date: Thursday, 19 October, 2017
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members	Cr Greg Innes (Chairperson) Her Worship the Mayor Sheryl Mai Cr Crichton Christie Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Phil Halse Cr Cherry Hermon Cr Greg Martin Cr Sharon Morgan Cr Anna Murphy
Not in Attendance	Cr Stu Bell

In attendance:

Acting Chief Executive (Simon Weston), General Manager Planning and Development (Alison Geddes), General Manager Community (Sandra Boardman), General Manager Strategy and Democracy (Jill McPherson), Manager Democracy and Assurance (Jason Marris), Manager District Development (Adam Worley), Manager Strategy (Tony Horton), Commercial Portfolio Manager (Mike Hibbert), Economic Development Facilitator (Pete Gleeson), Manager RMA Consents (Murray McDonald), Manager Building Control (Paul Cook), Senior Planner, District Plan (Evan Cook), Strategic Planner (Joanna Wilson), Executive Assistant (Judi Crocombe) and Senior Democracy Adviser (C Brindle)

Also present:

Ngaire Tyson – Kiwi Coast Project

1. Declarations of Interest**2. Apology**

Cr Stu Bell

Moved By Cr Greg Martin

Seconded By Cr Anna Murphy

That the apology be sustained.

Carried

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

3.1 **Minutes Planning and Development Committee Meeting 14 September 2017**

Moved By Cr Shelley Deeming

Seconded By Cr Crichton Christie

That the minutes of the Planning and Development Committee meeting held on Thursday 14 September 2017, 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

Cr Cutforth joined the meeting at 9.01am during discussions on Item 3.1.

4. **Decision Reports**

4.1 **PC135 GNLC Private Plan Change Application Operative Decision**

Moved By Cr Crichton Christie

Seconded By Her Worship the Mayor

That the Planning and Development Committee

1. Approves Private Plan Change 135 GNLC, in accordance with Clause 17 of Part 1 of Schedule 1 of the Resource Management Act 1991; and
2. Approves the notification of Plan Change 135 GNLC in terms of Clause 20 of Part 1 of Schedule 1 of the Resource Management Act 1991.

Carried

4.2 **Recording Ngāti Pūkenga Claims Settlement Act 2017 in the District Plan**

Moved By Her Worship the Mayor

Seconded By Cr Anna Murphy

That the Committee approves the recording of the Ngāti Pūkenga Statutory Acknowledgement in the Operative District Plan as detailed in Attachment 1 in accordance with Section 34 of the Ngāti Pūkenga Claims Settlement Act 2017.

Carried

4.3 Service Delivery Review Update – Economic Development

Moved By Cr Greg Innes

Seconded By Cr Sharon Morgan

That the Planning and Development Committee;

1. receive and note the report.
2. confirm the Committee's preference is for an enhanced status quo model as outlined on page 163 - paragraph 1 of the Martin Jenkins Summary Report.
3. confirm the current joint resourcing arrangement Whangarei District Council has with Northland Inc that was implemented at the beginning of 2016 is maintained.

Carried

4.4 New Road Name – Resource Consents

Moved By Cr Vince Cocurullo

Seconded By Cr Sue Glen

That the Planning and Development Committee approve the new private right of way off Great North Road to be named Layby Lane.

Carried

5. Information Reports

5.1 Catchment Management Plans

Moved By Cr Sharon Morgan

Seconded By Cr Tricia Cutforth

That the Planning and Development Committee notes the update on the Mangere and Whangarei Harbour Management Plans.

Carried

5.2 Kiwi Coast

Ngaire Tyson, Kiwi Coast Co-ordinator presented on the Kiwi Coast project.

Moved By Cr Anna Murphy

Seconded By Cr Sharon Morgan

That the Planning and Development Committee notes the update on the Kiwi Coast Project.

Carried

5.3 Planning and Development and Strategy Operational Report

Moved By Cr Crichton Christie

Seconded By Cr Greg Martin

That the Planning and Development Committee notes the Operational report for September 2017.

Carried

6. Public Excluded Business

There was no business conducted in public excluded.

7. Closure of Meeting

The meeting concluded at 10.34am

Confirmed this 16th day of November 2017

Councillor Greg Innes (Chairperson)

Item 3.2**Planning and Development Committee Meeting Minutes**

Date: Wednesday, 1 November, 2017
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance	Cr Greg Innes (Chairperson) Her Worship the Mayor Sheryl Mai Cr Stu Bell Cr Crichton Christie Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Phil Halse Cr Cherry Hermon Cr Sharon Morgan Cr Anna Murphy
Not in Attendance	Cr Greg Martin

Also present:

Rob Forlong (Chief Executive) 10.00am, Alison Geddes (General Manager Planning and Development), Jill McPherson (General Manager Strategy and Democracy), Tony Horton (Manager – Strategy), Adam Worley (Business Development Manager), Shireen Munday (Strategic Planner), Nicolene Pestana (Team Leader Governance), Jennie Thomas (Governance Adviser) and Judi Crocombe (Executive Assistant)

1. Declarations of Interest

There were no declarations of interest.

2. Apology

Cr Greg Martin

Moved by Cr Greg Innes (Chairperson)

Seconded by Cr Sharon Morgan

That the apology be sustained.

Carried

3. Decision Reports

3.1 Hearing - proposed Parking and Traffic and Animals Bylaws

Moved by Cr Stu Bell

Seconded by Cr Vince Cocurullo

That the Committee

1. Receives the submissions as attached in Attachments 1 and 2.
2. Hears the submitters who wish to be heard in support of their submission.

Carried

The submitters who were heard and answered questions from the Councillors are listed:

1. Trudy Hudson Owen – Animals Bylaw
2. Warren Daniel/Peter Hope – Ruakaka Residents and Ratepayers Assoc Inc – Parking and Traffic Bylaw
James Rentoul – Animals Bylaw
3. Nena Rogers – Whangaruru South Residents and Ratepayers Assoc Inc – Animals Bylaw
4. Johnathan Hampson – Animals Bylaw
5. Megan Khan-Ure – The NZ Companion Animal Council Inc – Animals Bylaw

4. Closure of Meeting

The meeting concluded at 10.08am

Confirmed this 16th day of November 2017

Cr Greg Innes (Chairperson)

4.1 New Road Name – Resource Consents – Marsden Cove Ltd

Meeting: Planning and Development
Date of meeting: 16 November 2017
Reporting officer: Keryn Ryan – Team Leader support (RMA Consents)

1 Purpose

To name a public road in the Whangarei District.

2 Recommendation

That the Planning and Development committee approve the naming of the extension of Stace Hopper Drive as Stace Hopper Drive.

3 Background

A road naming application by Marsden Cove Ltd has been received on 18 July 2017, for an extension of Stace Hopper Drive.

4 Discussion

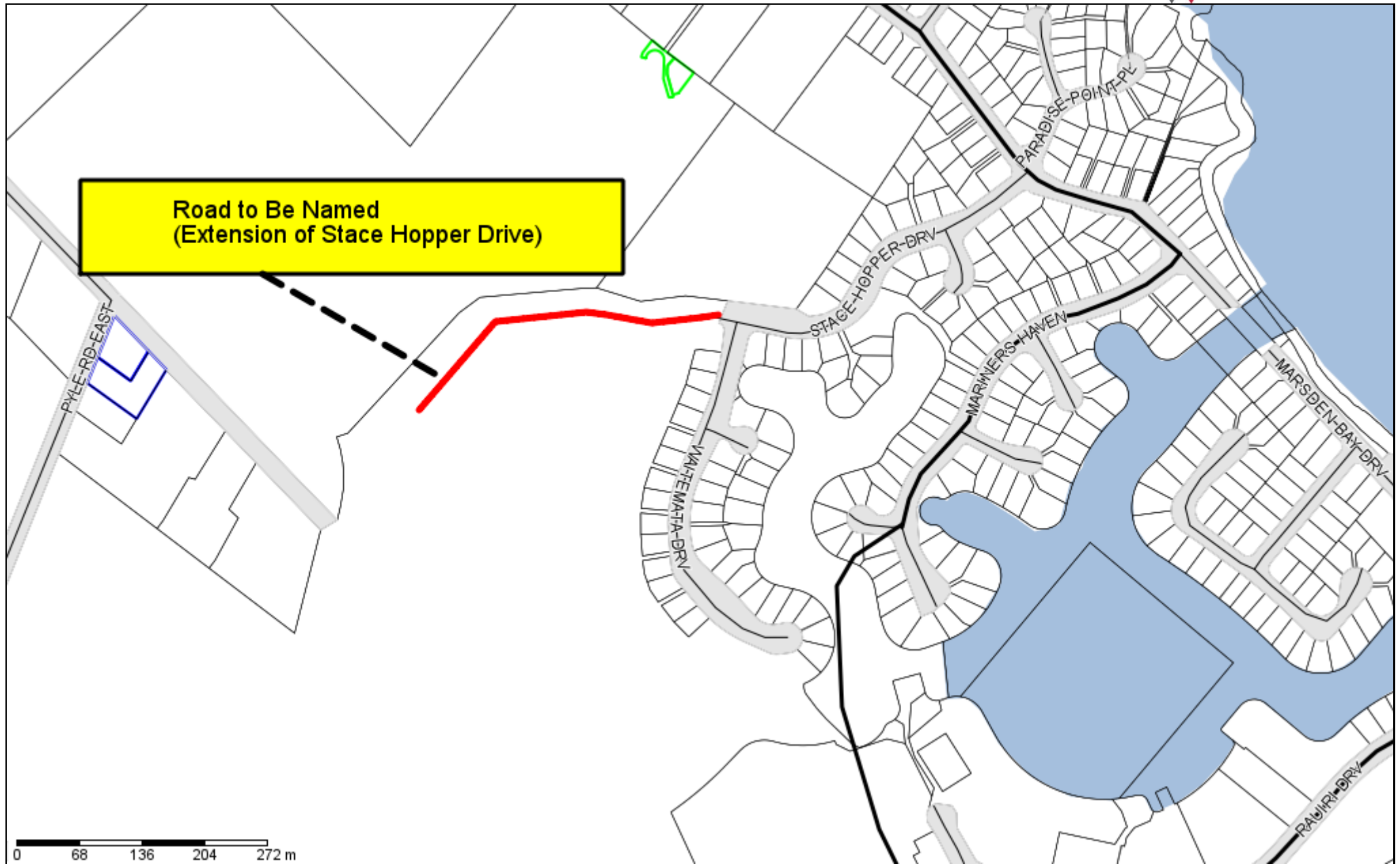
The extension of the public road has been considered in accordance with Council Road Naming Policy.

5 Significance and engagement

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

6 Attachments

1. Location Map
2. Application for the naming of a new road – extension of Stace Hopper Drive



Application for the naming of an extension of a public road

Subdivision at One Tree Point

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

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public Road	Stace Hopper Drive	In memoriam of Stace Hopper and as recognition of his input to this development and to the Whangarei region.	Accepted	N/A
	Torea Place	Bird theme for the neighbouring streets, Poaka Place & Kuaka Grove, Maori name for Oystercatcher.	Accepted	Yes
	Hauhou Lane	Bird theme for the neighbouring streets, Poaka Place & Kuaka Grove, Maori name for Lesser Knot.	Accepted	Yes

Consultation

Stace Hopper Drive was originally approved by Council 14 April 2010.

All names have been approved by local Iwi, Patuharakeke Te Iwi Trust Board, as of Nov 2009, for this subdivision.

Recommendation

That the continuation of the existing public road Stace Hopper Drive remain named as Stace Hopper Drive.

Document References

Location Map

5.1 Planning and Development Capital Projects Report for the month ending 30 September 2017

Meeting: Planning and Development Committee
Date of meeting: 16 November 2017
Reporting officer: Alison Geddes (General manager - Planning and Development)

1 Purpose

To provide the Planning and Development Capital Projects Report for the month ending 30 September 2017.

2 Recommendation

That the Planning and Development Committee:

- a) Note the Planning and Development Capital Projects Report for the month ending 30 September 2017

3 Background

This Report provides an update on Planning and Development Capital Projects expenditure to date compared to budget, as well as the forecast spend for the year and carry forwards against budget.

4 Discussion

The Capital Projects expenditure for Planning and Development as at 30 September 2017 is currently \$4k more than budget. Planning and Development is forecasting to spend a total of \$139k against the \$139k budget, with no forecast carry forwards to the next financial year.

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

Planning and Development Capital Projects Report.

PLANNING & DEVELOPMENT CAPITAL PROJECTS REPORT

AS AT September 2017

(Figures include both Operating and Capital Expenditure)

	Actual YTD \$000	Revised Budget YTD \$000	Variance YTD \$000	Full Year Forecast \$000	Full Year Revised Budget \$000	Forecast (Underspent)/ Overspent \$000	Forecast Carry Forwards \$000	Total (Underspent)/ Overspent \$000
Economic Growth								
Twin Coast Signage	0	0	0	30	30	0	0	0
Whangarei City Entrance Signage & Beautification	4	0	4	89	89	0	0	0
Economic Growth Total	4	0	4	119	119	0	0	0
Planning & Regulatory								
Dog Pound Renewals	0	0	0	20	20	0	0	0
Planning & Regulatory Total	0	0	0	20	20	0	0	0
Total	4	0	4	139	139	0	0	0

5.2 Planning and Development and Strategy Operational Report

Meeting: Planning and Development
Date of meeting: 16 November 2017
Reporting officer: Alison Geddes (General Manager - Planning and Development)
 Jill McPherson (Acting General Manager - Strategy and Democracy)

1 Purpose

To provide a brief overview of work occurring, in the current financial year, across functions that the Planning and Development Committee has responsibility for.

2 Recommendation

That the Planning and Development Committee notes the Operational report for October 2017.

3 Discussion

Planning and Development

With the arrival of the District Development Manager, Adam Worley, we can commence work on the District Development Strategy which will dovetail into the work being done at a regional level. This will encompass economic development and tourism strategy for the District. The District Development Plan will be worked through with Councillors and other groups across the organisation in a similar way to the City Centre Plan to ensure necessary engagement, integration and coordination.

Work is also being done on developing a strategic approach to commercial property investment (and/or development) to support initiatives that flow from the City Centre Plan and other strategic documents such as 20/20 Momentum and the Blue Green Strategy. Councillors will be kept informed as this develops.

Destination marketing is once again being reported under this function.

Things are starting to happen on the ground in the Arts and Heritage Precinct as outlined in the 20/20 Plan. We are working through the building consent process for the Hundertwasser Wairau Maori Art Centre (HWMAC) and work is expected soon to begin on the development of the Hihiaua Cultural Centre now that funding has been secured.

Maintenance on the Town Basin properties is nearly complete in time for the expected influx of visitors over the summer season and the airport management contract has been awarded and finalised.

Tactical urbanism ideas, as demonstrated to the Council last month, are being considered and hopefully some simple initiatives will start to happen over summer to add to the attractiveness and vitality of the city. This will involve input from District Development, Community Development, Parks and Recreation and other areas of Council.

The District Plan team is expecting the decisions on the Rural Plan changes from the Commissioners by the end of November which will be reported to Council for a decision in December.

Resource Consents and Building Consents continue at a high level. Three new processing staff have started in the Building Consents team and the contractor is operational from 13 November. This should facilitate an improvement in throughput.

The new District Licensing Committee chairperson, Ann Court took over her role on 2 October.

We are entering a busy period for bylaw enforcement as summer arrives and people are enjoying themselves outdoors. The Camping in Public Places Bylaw has been implemented and signage is being installed at priority sites. The remaining signs will be in place before Christmas.

Strategy

Whangarei City Centre Plan

After the final Business Forum, and report to the Scoping Meeting of this Committee, the project team are now working to finalise the Whangarei City Centre Plan. The final plan will go to the Planning & Development Committee on 13 December.

Kaipara Moana Treaty Settlement Working Party

Staff have been worked with Northland Regional Council, Auckland Council and Kaipara District Council to compile information for the Kaipara Moana Working Party meeting held on 27 October.

Further meetings are planned in November to work through further information provided by Ngāti Whātua on a proposed negotiating position with the Crown.

Summary of Sustainable Futures 30/50

Staff have finalised a first draft of a summary document of the Whangarei District Growth Strategy: Sustainable Futures 30/50. This will be presented to Council through the November Scoping meeting.

Bylaws

During this reporting period, Council's "Camping in Public Places Bylaw 2017" was adopted and implemented. The development and placement of signs at priority sites has begun, advising the public on where camping is and isn't allowed within the district. It is anticipated that all signs will be erected before the summer season begins.

4 Significance and engagement

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

5 Attachment

Planning and Development Operational Report - October

November Operational Report – Planning and Development and Strategy and Democracy (October activities)

District Development

The District Development Manager is settling into his new role and work has been undertaken to understand, consolidate and establish a framework for the District Development Team.

Meetings have been held with internal and external stakeholders to facilitate collaborative working.

A District Development Strategy encompassing Economic Development and Destination Development and Marketing will be developed. The timescale for this work will be governed in its completion by Northland Inc, who are also reviewing their Economic and Tourism Strategies. This approach will allow for the district framework to sit strategically and operationally under the Northland region framework.

Northland Inc are working with central government following the announcements around regional development. The District Development Team continue to remain in close contact with Northland Inc CEO, to provide support as necessary.

An operational assessment is underway to ascertain where primary research will need to be undertaken and Key Performance Indicators are being developed with the team to allow for greater reporting and insight to be provided.

Traditionally Tourism can be seen as solely focusing on visitors to the Whangarei district. This will be widened to include residents utilising the districts assets and the business communities sense of place within the district. Tourism, as such will now be reported on as part of Destination Development and Marketing.

Economic Development

The Economic Development Manager, Pete Gleeson met with the Trustees of the Hihiaua Cultural Centre Trust which has recently been boosted by a \$750,000 grant from Foundation North.

Whangarei District Council pledged \$500,000 for the mixed-use cultural precinct in its 2015-2025 Long Term Plan. Hihiaua will be a focal point of both traditional and contemporary Maori arts and culture.

Stage One includes remodelling a shed, currently used for carving, into a whare toi (studio/gallery) and building a new whare waka for storing, displaying and launching waka.

Ongoing involvement in the Tai Tokerau Northland Economic Action Plan Working Group is being undertaken in collaboration with representatives of numerous Central Government agencies, the other three councils as well as Northland Inc with regards to the agreed action points.

In collaboration with New Zealand Trade and Enterprise and Northland Inc we are contributing toward a feasibility study for a potential quality standard hotel operation.

Destination Development and Marketing

Communications Officer, Tania Robson has been delivering the Destination Development and Marketing on behalf of District Development Team. Tania has been executing a number of initiatives, some of which are listed below.

2018 Whangarei Visitor Guide

The Whangarei Visitor Guide has information for visitors on where to go, where to stay and things to see and do. It includes maps with visitor focused routes, locations and attractions. The 2018 Guide was completed and available by Labour Weekend.

45,000 guides are printed and last year, approximately 29,000 were distributed out of our two information centres and within district, 16,000 were distributed outside the district at key Northland and Auckland locations and throughout the New Zealand

Whangarei Walks Brochure

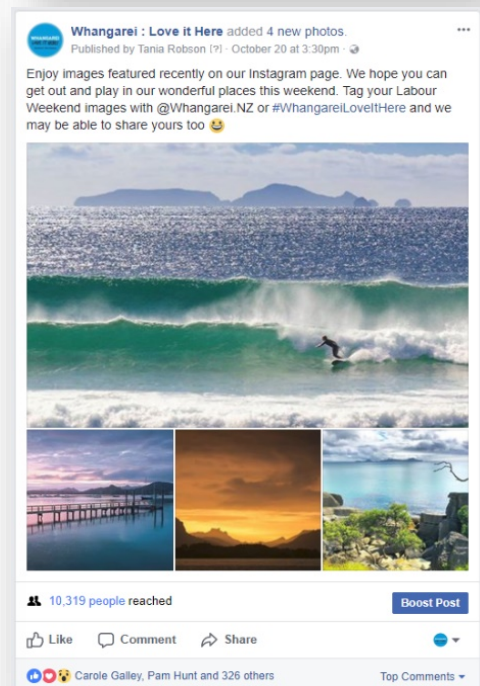
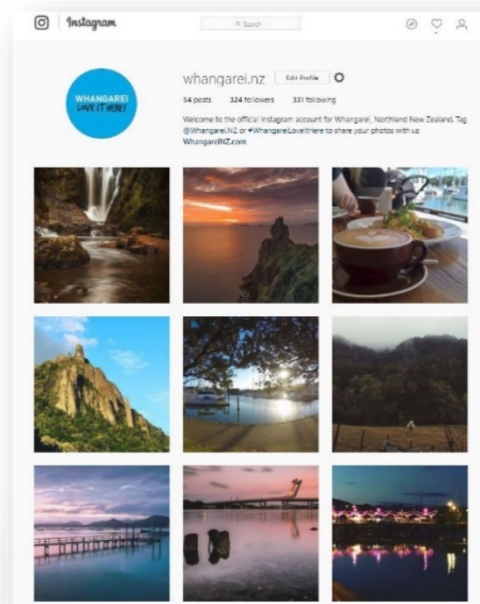
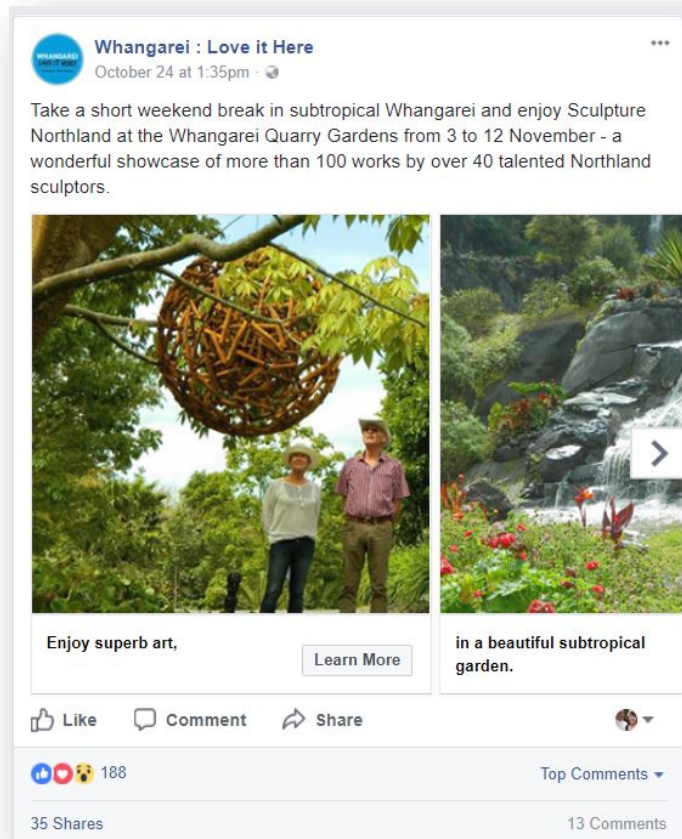
The Whangarei Walks brochure, which showcases the Hatea River walks including AH Reed Memorial Park and Parihaka Reserves was updated and reprinted.



Social Media

The *Whangarei Love It Here!* Instagram page continues to grow brand awareness of Whangarei as a destination, showcasing Whangarei's beautiful places and things to do, and to grow local pride. Hashtags used are #Whangarei.NZ and #WhangareiLoveItHere. Images are all user generated and regrammed (shared) to encourage increased engagement by the Instagram community. Photos are featured regularly on the *Whangarei Love It Here!* Facebook page.

Facebook posts have included paid promoting Sculpture Northland as an event likely to motivate Aucklanders to visit Whangarei.



Communications Officer, Tania Robson will be sought to work closely with Manager District Development due to the expertise held and ensuring the Districts Tourism is extended to now encompass Destination Development & Marketing.

Commercial Property Portfolio

In addition to routine maintenance and lease management, the Commercial Property Manager, Mike Hibbert has been working closely with a number of parties regarding potential land sales and development opportunities. Many enquires are from existing leases and involve balancing the merits of losing a revenue stream vs commercial sale and new development over strategic value.

Town Basin

Washing and cleaning of Town Basin tenancies is 99% complete. Painting at the Stanley Marine building will be completed in the first week of November. Gutter work to address historical leaks at 'Gifted' is underway and will be completed by 10 November.

The roof top of Clapham's Clocks is scheduled to be cleaned 1 November. Extra care is being taken to ensure first impressions are positive for the up and coming summer season.

Staff are investigating a plumbing failure resulting in the flooding of one the retail tenancies. Some stock damage has been reported and work is being competed positively with the tenant and Council's insurance providers.

Clapham's Clocks



Service lane at the rear of Gifted



Stanley Marine to be painted



A clean up of the Central City Car Park is programmed however there have been some delays due to contractor availability. New initiatives around tactical urbanisation are being explored to brighten the space and add more visual value especially with Christmas and the summer months approaching.

Central City Car Park



201-209 Port Road (ex-Balance/Fertiliser Stores)

The public tender for the demolition works closed on Friday 3 November. Interest levels have been high and a number of tenders are expected to formalise proposals. The tender is due to be awarded mid-November dependant of the number of proposals, points of clarification required and availability of expertise.

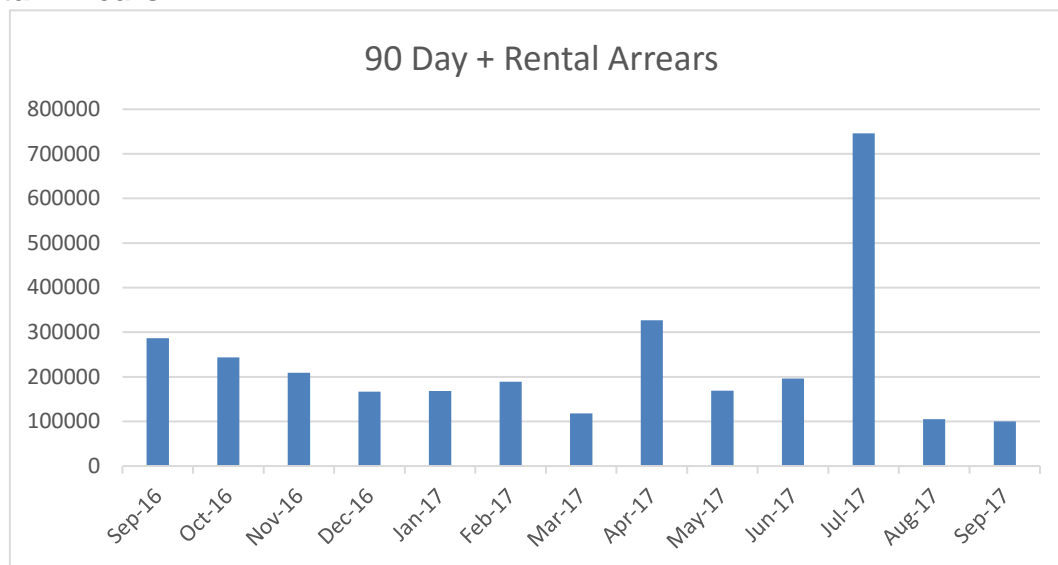
Once the award is completed discussions will be held with the preferred tenderer to determine whether physical works can be started late 2017 or pushed back to early 2018 (this will be governed by contractor availability).

A communication plan will be developed alongside the contractor to ensure a clear communication with adjacent business, and wider members of the public. Managing the impact of the construction including dust, asbestos, noise etc are a requirement of the demolition and will include mitigation methods.

Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both Ground and Commercial Freehold leases. Recent Town Basin reviews are all complete bar one currently under dispute.

Rental Arrears



*The data is reflective of the entire September invoicing cycle.

Arbitration Award

Staff have been notified through Council's solicitors that the recent arbitration award has been challenged and a notice of appeal filed with the High Court. Instruction to file a notice of opposition has now been filed and served. Timeframes for the appeal will be advised once the Court issues details for the first case management conference.

The recovery of legal fees associated with the arbitration are expected to be delayed as a consequence of the latest challenge.

Airport Management Contract Review

The Airport Management review process has been completed. A two-staged process included an initial Registration Of Interest (ROI) then a Request For Proposal (RFP). Five initial parties were shortlisted to three, and finally to a preferred service provider.

An agreement in principle has been reached with the preferred service provider with a 1 December start date. Final contract documentation is being drafted under the Chief Executive's delegation.

A full report to Council as the Airport Authority will be presented at the next closed Council meeting on 30 November.

Urban Design

Tactical Urbanism

The urban designer Alicia Lawrie has been a part of discussions around the tactical urbanism initiative, as part of the Whangarei City Centre Plan.

Tactical urbanism are urban interventions which can act as quick fixes, a means of testing ideas to major problems, or fun and simple concepts which bring a sense of fun, life and activate spaces. They are often quick, temporary and inexpensive projects that aim to make a city or community more enjoyable. Community involvement is key to create spaces which are unique to Whangarei.



The District Development team, landscape architects and strategic planners are currently in preliminary discussions around applying tactical urbanism and gaining community involvement. Discussions around activating spaces during the Christmas and summer months are also being explored.

Urban Design Guidelines

Alicia Lawrie is working alongside Whangarei District council supporting Urban Design Guidelines. The urban design guidelines are within first draft stage. They are currently on hold until the completion of the Whangarei City Centre Plan. They will recommence in January 2018 and be completed alongside the District Plan Team's Urban Plan Change.

Strategic Planning

Long Term Plan and Growth Model

A briefing on the proposed LTP Activity Profiles was given to Councillors on 17 October. Staff are now further editing these profiles to incorporate Councillor feedback and the new Community Outcomes.

The supporting documents of the Environmental Scan and the Growth Model have been finalised by staff following a Council Briefing on 6 September.

Whangarei City Centre Plan

The third and final Business Sector Workshop was held on 10 October. The City Centre Plan team presented their ideas in response to the previous workshops. This included the transformational moves as well as some short, medium and long term actions. The presentation was well received with 33 in attendance.

The Whangarei City Centre Plan team presented at the Planning and Development Scoping Meeting on 19 October. The updated key outcomes, transformational moves, actions, and the first draft were presented. It was the third report back to Councillors on this project. The team are now working to finalise the Whangarei City Centre Plan. The final plan will go to the Planning and Development Committee on 13 December.

National Policy Statement on Urban Development Capacity

Staff completed the first quarterly monitoring report requirement which will be presented to Council. Staff are also planning the next phase of work on the capacity assessments which are due to be completed by June 2018.

Staff also attended a workshop on the 26 October with staff from the Ministry for the Environment and Ministry of Business Innovation and Employment.

Bylaw Development

Staff worked with Regulatory Services to present options for the enforcement of the Camping in Public Places Bylaw on 19 October.

Consultation on Parking and Traffic Bylaw and the Keeping of Animals, Poultry and Bees Bylaw closed on 15 October. Hearing of submissions on both bylaws were held on 1 November. Deliberations are to be held on 21 November.

Climate Change Strategy: Stage 1 Corporate Sustainability Policy

Staff are finalising a first draft of a Council sustainability policy. This will be an action driven policy with a goal to increase our efficiency and reduce our environmental impacts. A draft of this document will be presented to Council in December.

Kaipara Moana Treaty Settlement Working Party

Staff have worked with Northland Regional Council, Auckland Council and Kaipara District Council to compile information for the Kaipara Moana Working Party meeting held on 27 October.

Further meetings are planned in November to work through further information provided by Ngāti Whātua on a proposed negotiating position with the Crown.

Summary of Sustainable Futures 30/50

Staff have finalised a first draft of a summary document of the Whangarei District Growth Strategy: Sustainable Futures 30/50. This will be presented to Council through the November Scoping meeting. The purpose of this summary is to better communicate what the strategy is seeking to achieve and to give a clear indication of the implementation actions for the next three years. This summary will also complement the 2018-28 Long Term Plan.

District Plan

PC131 GMO

Federated Farmers of New Zealand (FFNZ) have been actively negotiating with parties regarding their GMO jurisdictional appeal to the Court of Appeal and their appeal to the Environment Court against the Northland Regional Policy Statement GMO provision.

FFNZ withdrew their jurisdictional appeals to the Court of Appeal and Environment Court on 31 October 2017. FFNZ continue to have an appeal lodged with the Environment Court against both the WDC and FNDC GMO plan changes.

WDC have an outstanding appeal to the Environment Court regarding the GMO provisions in the RPS. Resolution of this appeal can now progress.

PC82 Signs and Lighting and PC129 Notable and Public Trees

Pre-consultation has now closed. Little feedback regarding PC82 has been received. While feedback to PC129 has been focused upon the suitability of existing trees and request for new trees to be listed. The plan changes will be reviewed considering the feedback and reported to Council early 2018.

PC94B Papakāinga

The draft consent order remains with Environment Court awaiting a decision.

National Environmental Standard on Plantation Forestry

Staff have been reviewing the new NES-PF. Council has until 1 May 2018 to remove any duplications and implement the NES-PF.

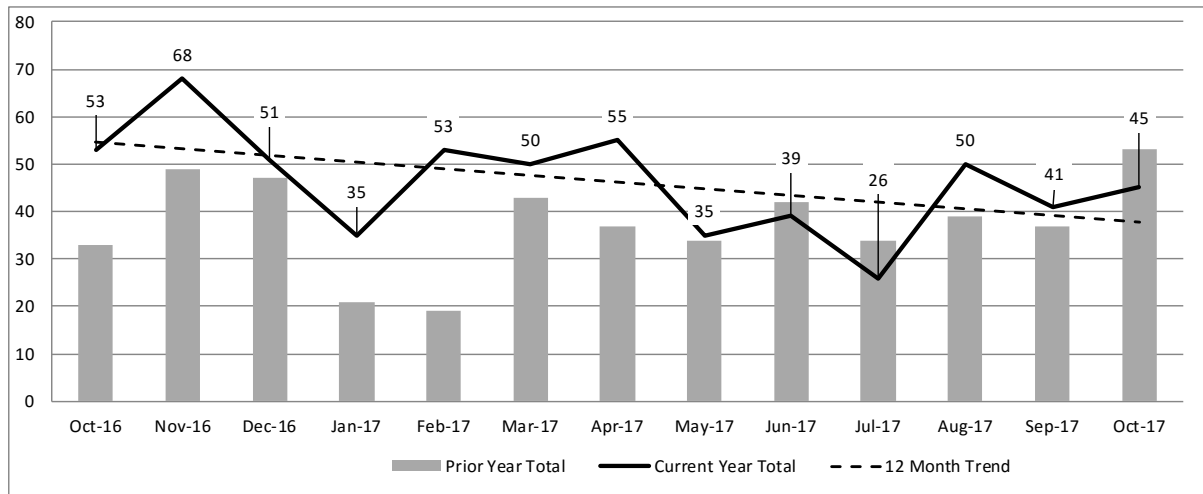
The NES-PF covers eight core plantation forestry activities:

- Afforestation
- Pruning and thinning-to-waste
- Earthworks
- River crossings
- Forest quarrying
- Harvesting
- Mechanical land preparation
- Replanting

Resource Consents

Resource Consent Processing

October has seen a slight increase in the resource consent numbers with 45 applications received. This is less than the same time last year but is similar to the last couple of months.



Subdivision

Subdivision applications equated to 55% of the total number of applications. Once again, the majority of subdivisions are rural based proposals utilising the current rules which may change as a result of the plan changes currently awaiting Commissioner recommendations.

Landuse

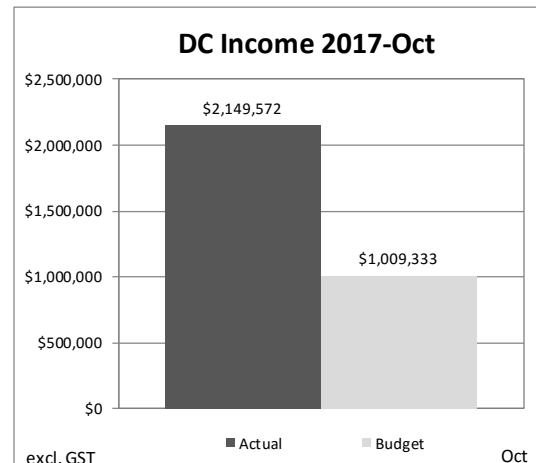
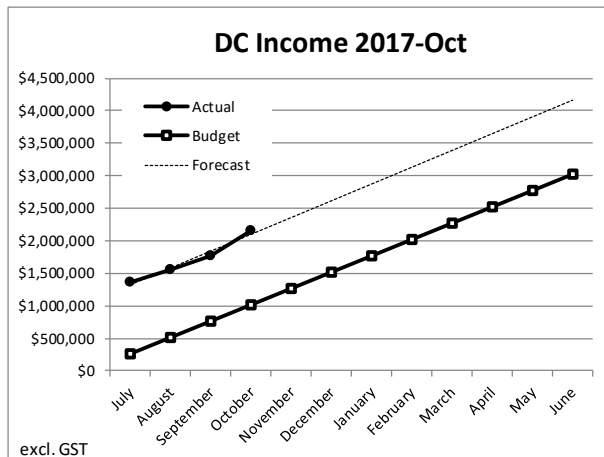
Landuse applications made up 44% of the total number of resource consents for the period. Two applications for resource consent for boundary infringements are being processed as deemed permitted activity boundary activities following the Resource Management Act amendments which came into force earlier last month.

The application by Zodiac Holdings Ltd to establish a water bottling plant at Poroti has been withdrawn although the applicant has advised that an amended proposal is being considered.

The application by GBC Winstone for overburden disposal from the Otaika Quarry has been suspended at the applicant's request.

Development Contributions

Development Contributions (DCs) received to end of October totalled \$2.15m, over \$1m ahead of the estimated budget. This is due to several mid-scale developments completing at the end of winter to meet the market. The budgeted income for the end of year is a little over \$3.0m. This reflects the expected continuation development activity. As DCs recover part of the cost of past and future projects, which have or will be been undertaken in anticipation of growth, this money is already allocated to those projects.



Appeals

There are no current appeals in relation to resource consents.

Building

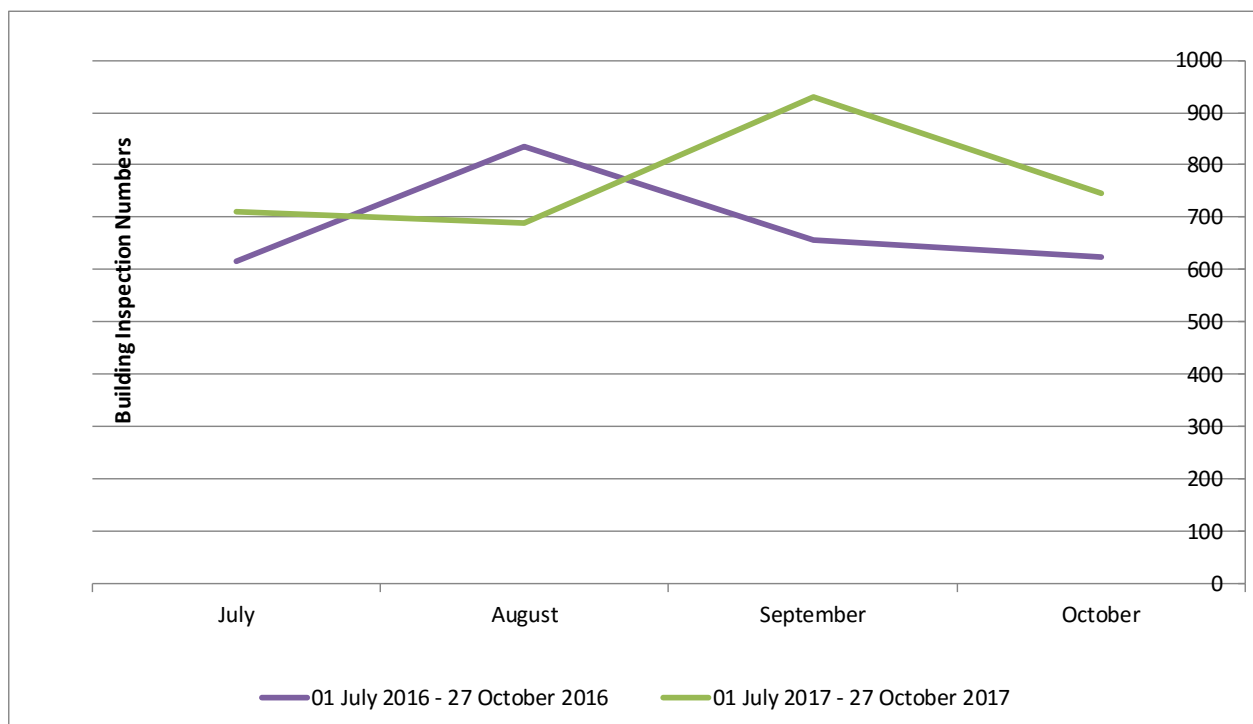
Building Consent Processing

Building consents have continued to show a steadiness in activity. The number of consents issued within timeframes is expected to improve over the next few months.

Performance Indicators			
		Oct-17	Year's Average To Date
Building Consents	Issued In 20 Days	49%	51%
LIMs	% Within 7 Days	100%	97%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	100%	95%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	93%	93%

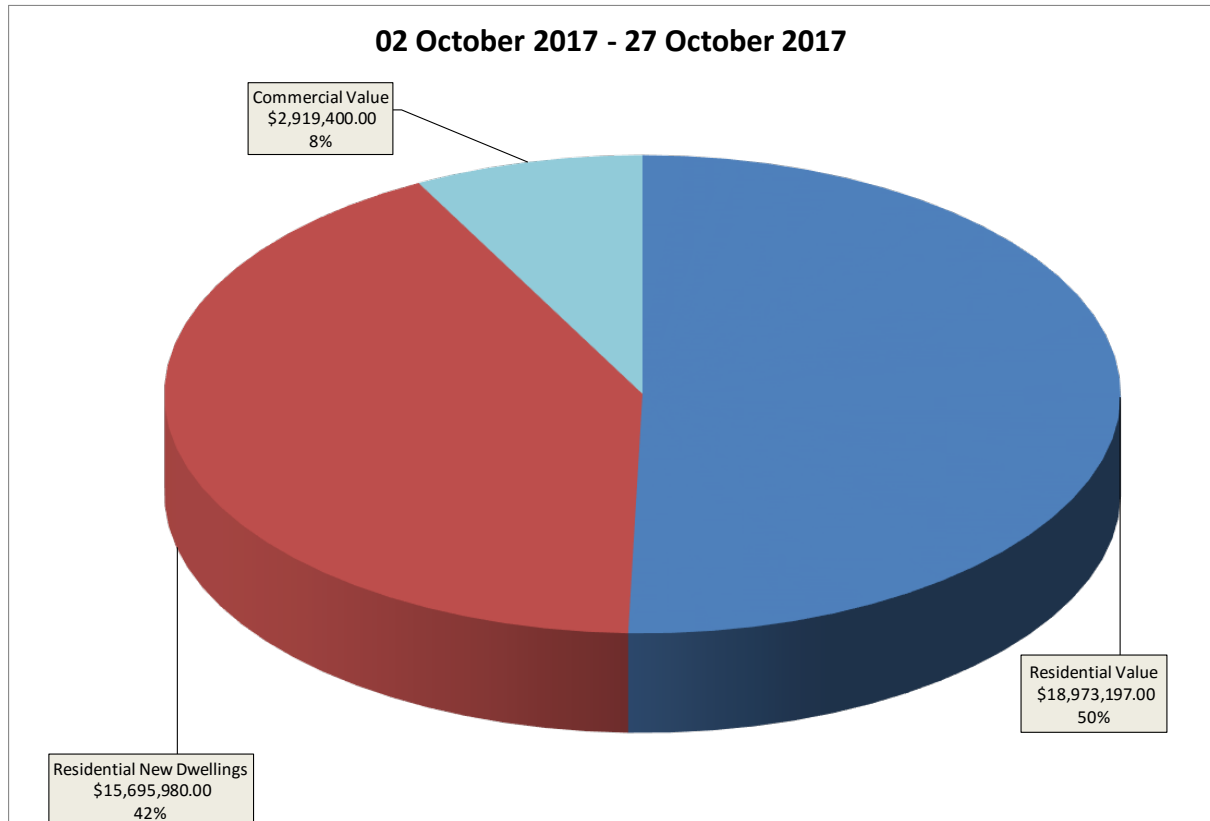
Inspections

Inspection numbers are high compared to the last year. This is expected to continue and align with the building consents granted.



Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 42% of the overall building work. This is a national and North Island trend in areas like Northland, Tauranga (the Bay of Plenty) and Hamilton.



Health and Bylaws

During this reporting period, Council's "Camping in Public Places Bylaw 2017" was adopted and implemented. Behind the scenes, staff have arranged for the development and placement of signs at priority sites, advising the public on where camping is and isn't allowed within the district. It is anticipated that all signs will be erected before the summer season kicks off in earnest.

Council has also agreed on an appropriate education and enforcement programme for the 2017/2018 summer season and this has gotten underway during the Labour Weekend, without any major concerns, large number of complaints or breaches of the Bylaw.

Our new District Licensing Committee Chairperson, Ann Court, has taken over her new role as from 2 October 2017 and has already determined a number of unopposed applications (on the papers) on behalf to the Committee. At this stage, there are no opposed applications, which would require a full (three person) Committee hearing.

Environmental Health team members remain very busy transitioning (registering and verifying) new and existing food businesses into the new Food Act 2014. We are currently half way through year two, of the three-year transitioning phase.

RESOLUTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following parts of proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

Resolution to allow members of the public to remain

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

Move/Second

permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of _____

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.