

Strategy, Planning and Development Committee Agenda

Date: Wednesday, 7 December, 2022

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Cr Ken Couper (Chairperson)
Cr Scott McKenzie (Deputy Chair
Person)
His Worship the Mayor Vince
Cocurullo
Cr Gavin Benney
Cr Nicholas Connop
Cr Jayne Golightly
Cr Phil Halse
Cr Deborah Harding
Cr Patrick Holmes
Cr Marie Olsen
Cr Carol Peters
Cr Simon Reid
Cr Phoenix Ruka
Cr Paul Yovich

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

1. Declarations of Interest / Take Whaipānga	
2. Apologies / Kore Tae Mai	
3. Decision Reports / Whakatau Rīpoata	
3.1 New Private Access – RMA Consents – Mark Workman (Workman Properties Ltd) – SD1900131	7
3.2 New Private Access – RMA Consents – Wayne Hill Family Trust – SL2200024	15
3.3 New Private Access Road Names – RMA Consents – Three Rivers Estate Ltd – SL1600007	23
3.4 New Public Road Name – RMA Consents – LMJ Limited – SL2100028	33
3.5 Right of Way Road Name – RMA Consents – Pollard – SD2100098	41
4. Information Reports / Ngā Pūrongo Kōrero	
4.1 Whangarei District Airport – Annual Financial Statements and Audit NZ Report to Governors for 2020-21	49
4.2 Operational Report - Strategy and Democracy - September / October 2022	93
5. Public Excluded Business / Rāhui Tangata	
6. Closure of Meeting / Te katinga o te Hui	

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

Please refer to minutes for resolutions.

Strategy, Planning and Development Committee – Terms of Reference

Membership

Chairperson	Councillor Ken Couper
Deputy Chairperson	Councillor Scott McKenzie
Members	His Worship the Mayor Vince Cocurullo Councillors Gavin Benney, Nicholas Connop, Jayne Golightly, Phil Halse, Deborah Harding, Patrick Holmes, Marie Olsen, Carol Peters, Simon Reid, Phoenix Ruka and Paul Yovich
Meetings	Monthly
Quorum	7

Purpose

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

Key responsibilities

- Regulatory and compliance
 - Environmental health
 - General bylaw administration
 - Animal (dog and stock control)
 - Hazardous substances and new organism control
 - Parking enforcement (vehicles registrations and warrant of fitness)
 - Noise control
 - Food Act
- Building Control
 - Property Information and Land Information Memoranda
 - Consents and inspections
 - Monitoring and compliance
- Resource Consents
 - Subdivision, land use and development control
 - Development contributions
 - Monitoring and compliance
- District Plan
 - Plan changes
 - District Plan administration

- Strategic Planning
 - Place based strategies (city centre), functional strategies (climate change)
 - Climate Adaptation
 - Growth planning
 - Urban design
 - Strategic alignment of infrastructure
 - Reporting strategic trends and analysis
- Economic Development
 - District marketing and promotions
 - Developer engagement
- Marinas
- Airport
- Forestry
- Operational accountability of performance including:
 - Health and Safety
 - Regular reporting on service delivery
 - Compliance
 - Sustainability
 - Finance
- Reporting on capital projects.
- Operational reporting for the Strategy and Democracy and Planning and Development groups within Council where their functions are not covered by other Committees.
- Procurement – general procurement relating to the areas of business of this committee, within delegations.
- Shared Services – investigate opportunities for Shared Services for recommendation to council.
- Council Controlled Organisations (CCOs) – monitoring the financial and non-financial performance of CCOs whose functions would otherwise fall under the scope of this committee. Includes trading CCOs (CCTOs) and those CCOs exempted under the LGA. Responsibilities include:
 - advising on the content of annual Statement of Expectations to CCOs
 - agreement of the Statement of Intent
 - monitoring against the Statement of Intent
 - for exempted CCOs, monitoring and reporting as agreed between Council and the organisation
 - quarterly reporting on performance

CCO accountable to this committee:

- Whangarei District Airport – CCO

Delegations

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
 - a) the 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) adoption of strategies and policies relating to the key responsibilities of this committee (except for those that cannot be delegated by Council under Clause 32(1)(f) of Schedule 7 of the LGA).
 - 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.

The Committee does not have:

- i. The power to establish sub-committees.
- ii. The powers Council is expressly prohibited from delegating as outlined in Clause 32(1)(a)-(h) of Schedule 7 of the Local Government Act 2002; being:
 - the power to make a rate
 - the power to make a bylaw
 - the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan
 - the power to adopt a long-term plan, annual plan or annual report
 - the power to appoint a chief executive the power to adopt policies required to be adopted and consulted on under the Local Government 2002 in association with the long-term plan or developed for the purpose of the local governance statement
 - the power to adopt a remuneration and employment policy.

3.1 New Private Access – RMA Consents – Mark Workman (Workman Properties Ltd) – SD1900131

Meeting: Strategy, Planning and Development Committee

Date of meeting: 7 December 2022

Reporting officer: Toni Satherley (RMA Post Approval Officer)

1 Purpose / Te Kaupapa

To name a private access in the Whangarei district to assign unique addresses for properties to be readily locatable by emergency service responders and service delivery providers.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee:

1. Approve the name of the private access off Milla Mae Rise as Silver Fern Way.

3 Background / Horopaki

A road naming application has been received to satisfy conditions of a subdivision for Workman Properties Ltd to name a private access off Milla Mae Rise, Whangarei. This is stage 4 of a staged subdivision consisting of 5 stages to create 27 residential allotments.

The proposed name is considered in accordance with Council's Road Naming Policy.

The applicant supplied the following names and justifications for their selections -

- **Silver Fern Way** –
Woodhill is densely planted in native vegetation with a larger part of the Milla Mae View Subdivision also being planted in natives with the nationally recognized silver fern growing throughout.
- **Pinehill Lane** –
Conifer Trees, the Rimu being one, grow in the immediate area, yielding a distinctive cove and contributing to the beautiful lush canopy of natives in Woodhill.
- **Gold Close** –
Gold fever hit Whangarei in the 1870s and many tried their hand at Gold mining near the Rust Track in what is the now the Coronation scenic reserve.

4 Discussion / Whakawhiti kōrero

No consultation was undertaken as the developer owns the land.

5 Significance and engagement / Te Hira me te Arawhiti

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.

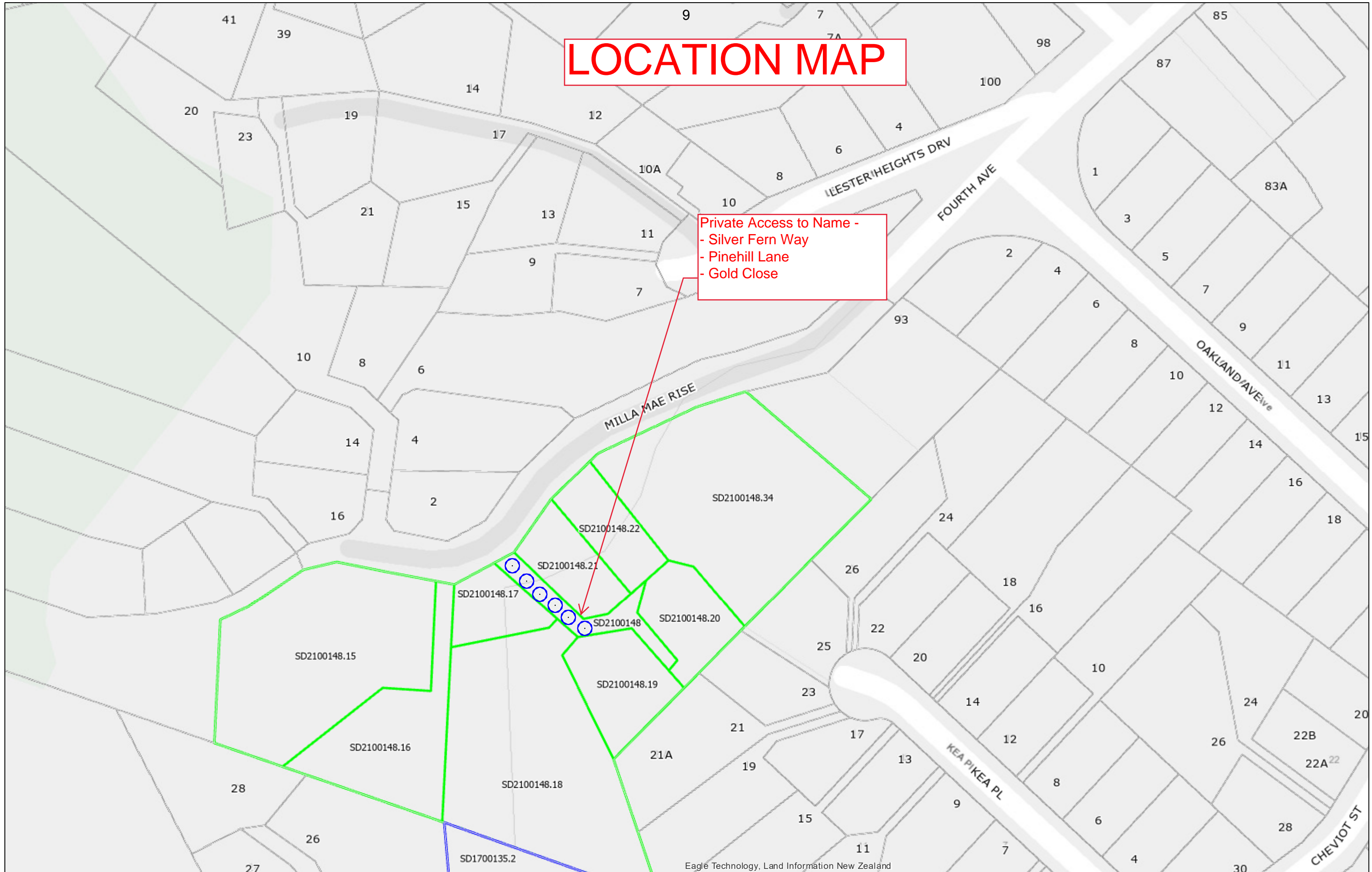
6 Attachments / Ngā Tāpiritanga

Attachment 1 – Road Naming Application

Attachment 2 – Location Map

LOCATION MAP

Private Access to Name -
 - Silver Fern Way
 - Pinehill Lane
 - Gold Close





Application for Road Naming

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

Points to remember when making an application

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

Important Considerations

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

How to get this application to us

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

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Applicant Details

First name(s) Mark

Last name Workman

Postal address _____

Best day-time phone number 094200162 Mobile _____

Email mark@pacifichomes.co.nz or accounts@pacifichomes.co.nz

Resource Consent Details

Resource Consent application number SD1900131 P125125.SD

Agent Details

Name of Agent Chris Knapp Agent ref 13348 – Workman Properties

Agent postal address PO Box 191, Whangarei, 0140

Best day-time phone number 094383563 Mobile _____

Email chris@reyburnandbryant.co.nz

Proposed Road Name Details

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

☐ Public

☒ Private

Proposed road name 1 Silver Fern Way

Reason

Woodhill is very much a densely native area and a larger part of the Milla Mae View Subdivision is planted in natives with the nationally recognized silver fern growing throughout.

Proposed road name 2 Pinehill Lane

Reason

Conifer Trees, the Rimu being one, grow in the immediate area, yielding a distinctive cove and contributing to the lush beautiful canopy of natives in Woodhill.

Proposed road name 3 Gold Close

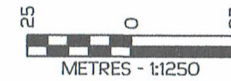
Reason

Gold fever hit Whangarei in the 1870s and many tried their hand at Gold mining near the Rust Track in what is the now the Coronation scenic reserve

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

ROW - B

PROPOSED AMALGAMATION CONDITION
PURSUANT TO S220 (1)(b)(iv)
THAT LOT 30 STAGE 1 (LEGAL ACCESS) BE HELD AS TO EIGHT
UNDIVIDED 1/27TH SHARES BY THE OWNERS OF LOTS 15-22
HEREON AND FIVE (5) UNDIVIDED 1/27TH SHARES BY THE OWNERS
OF LOT 34 HEREON AS TENANTS IN COMMON IN THE SAID SHARES
AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN
ACCORDANCE THEREWITH.



CAUTION:

1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND TO FINAL SURVEY.
3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR FOR ANY CHANGES TO THE SURVEY.
4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN. DO NOT SCALE OFF DRAWINGS.
5. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1990) & IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
6. DESIGNED BY REYBURN & BRYANT - WHANGAREI - N.Z.
7. 04m 2014-2016 AERIAL SOURCED FROM AERIAL PHOTOGRAPHY AVAILABLE ON LINZ DATA SERVICE.
8. BOUNDARIES SOURCED FROM QUICKMAP, COORDINATES OF MOUNT EDEN 2000.

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TEN. (BURDENED)	DE (BENEFIT)
RIGHT OF WAY & SERVICES	B	LOT 20 HEREON	LOT 1 & 2 HEREON
	C	LOT 20 HEREON	LOT 1 & 2 HEREON
	H	LOT 16 HEREON	LOT 1 & 2 HEREON

STAGE 1 LAND COVENANTS
NO BUILD

SHOWN	UNDERLYING PARCEL
L	LOT 18 HEREON
M	LOT 16 HEREON
N	LOT 15 HEREON

TOTAL AREA: 1.7844 Ha

COMPRISED IN RST 530148 & 530149

THIS SITE IS ZONED 'LIVING 1' AND THE BUILDING SETBACK 4.5m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES WITH ONE AT 15m.

REV	DATE	DESCRIPTION
H	3/10/19	LAND COVENANTS - JHP
G	05/08/19	BOUNDARY CHANGES - CK/P
E	10/07/19	RE-DO BOUNDARIES - CK/P

REF. DATA:

reyburn & bryant

Ph: 09 438 3563

PO Box 191, Whangarei

7 Selwyn Ave, Whangarei

www.reyburnandbryant.co.nz

CLIENT

WORKMAN PROPERTIES
FOURTH AVE, WHANGAREI

TITLE

STAGE FOUR
PROPOSED SUBDIVISION
LOTS 1 & 2 DP 4344

DATE: OCTOBER 2019

SCALE: 1:1250

NO.

S13348

SHEET

5/6

3.2 New Private Access – RMA Consents – Wayne Hill Family Trust – SL2200024

Meeting: Strategy, Planning and Development Committee
Date of meeting: 7 December 2022
Reporting officer: Toni Satherley (RMA Post Approval Officer)

1 Purpose / Te Kaupapa

To name a private access in the Whangarei district to assign unique addresses for properties to be readily locatable by emergency service responders and service delivery providers.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee:

1. Approve the name of the private access off Millington Road as Grand Hills Lane.

3 Background / Horopaki

A road naming application has been received to satisfy conditions of a subdivision for Wayne Brown Family Trust to name a private shared access off Millington Road, Maunu. The subdivision consent is to create eight allotments over 2 stages.

The applicant supplied the following names and justifications for their selections –

- **Grand Hills Lane –**
 The name provides two references, firstly referencing the prominent hills that dominate the view from this area and the Hill Family that have owned this property for the last 20 years. The major hills that can be seen from this location include Maunu Mountain, Western Hill range and Whatitiri Mountain.
- **Hillside Lane –**
 This name provides two references, firstly referencing the fact that the access extends up the side of Maunu Mountain and for the Hill Family that have owned this property for the last 20 years.
- **Mount Lane –**
 This name provides two references, firstly the proximity to Maunu Mountain, and secondly to the history of the site as an equestrian training ground for over 30 years.

4 Discussion / Whakawhiti kōrero

No consultation was undertaken as the developer owns the land.

5 Significance and engagement / Te Hira me te Arawhiti

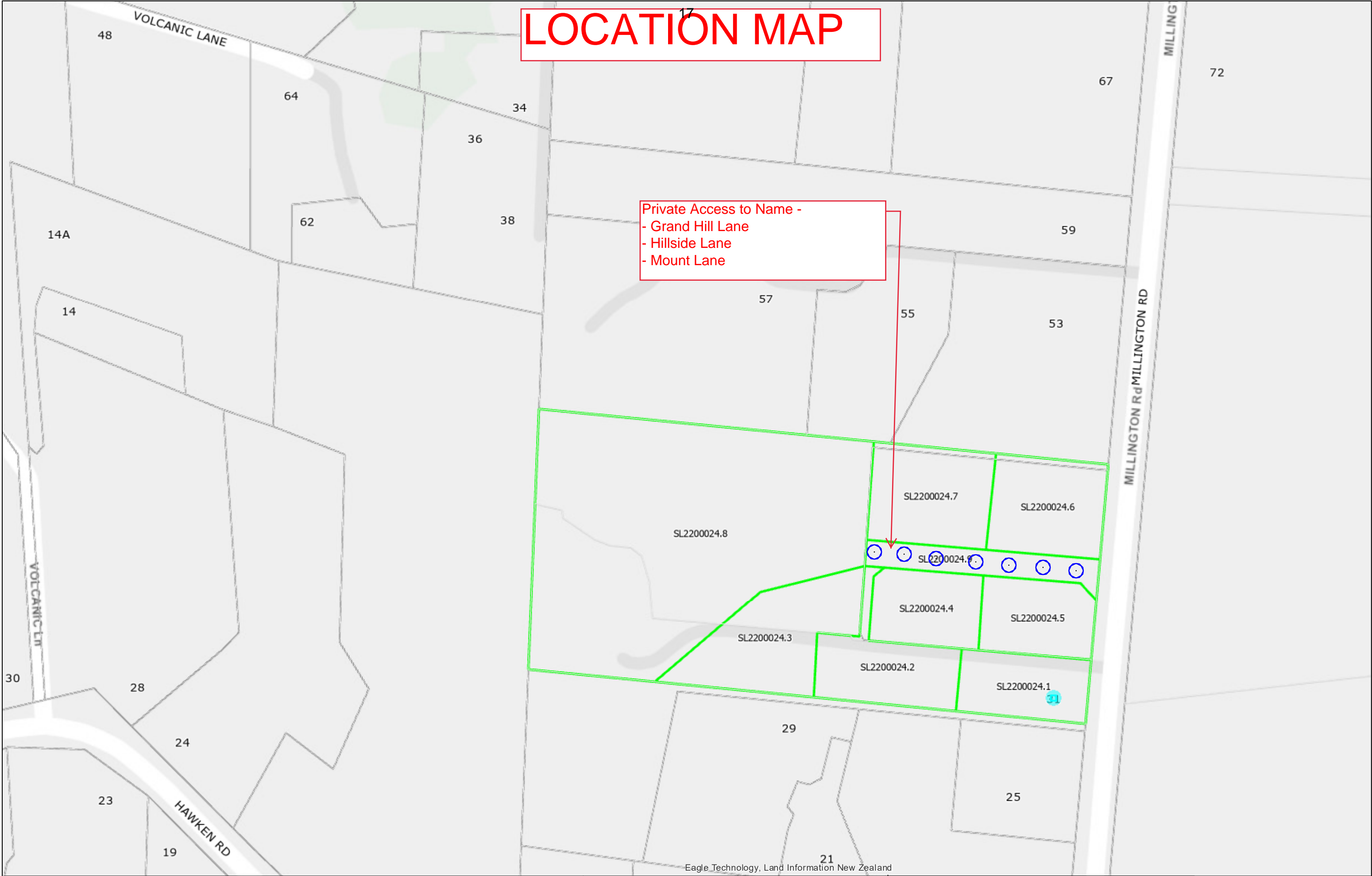
The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via Agenda publication on the website.

6 Attachments / Ngā Tāpiritanga

Attachment 1 – Road Naming Application

Attachment 2 – Location Map

LOCATION MAP



Eagle Technology, Land Information New Zealand



Application for Road Naming

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 Whangarei District Council
 Private Bag 9023
 WHANGAREI 0148

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Applicant Details

First name(s) Wayne Hill Family Trust

Last name

Postal address

Best day-time phone number Mobile 027 493 2180

Email wayne@stratusmanagement.co.nz

Resource Consent Details

Resource Consent application number SL2200024

Agent Details

Name of Agent Cato Bolam Consultants Ltd Agent ref WH45265

Agent postal address PO Box 1919, Whangarei 0140

Best day-time phone number 094381 684 Mobile

Email anetaj@catobolam.co.nz

Proposed Road Name Details

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

☐ Public

☒ Private

Proposed road name 1 Grand Hills Lane

Reason This name provides two references, firstly referencing the prominent hills that
dominate the view from this area and for the Hill Family that have owned this
property for the last 20 years. The major hills are seen from this location and
include Maunu Mountain, Mangatapere Mountain, Western Hills range and
Whatitiri Mountain

Proposed road name 2 Hillside Lane

Reason This name provides two references, firstly referencing the fact that the access extends
up to the side of Maunu Mountain and for the Hill Family that have owned this property
for the last 20 years. It is noted that Hillside Avenue in Mangawhai is urban and
sufficiently separated from this location.

Proposed road name 3 Mount Lane

Reason This name provides two references, firstly to the proximity to Maunu Mountain and
secondly to the history of the site as an equestrian training ground for over 30 years.

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

3.3 New Private Access Road Names – RMA Consents – Three Rivers Estate Ltd – SL1600007

Meeting: Strategy, Planning and Development Committee

Date of meeting: 7 December 2022

Reporting officer: Ricardo Zucchetto (RMA Post Approval Officer)

1 Purpose / Te Kaupapa

To name two private accessways in the Whangarei district to ensure that addresses can be easily identified and located from the outset, and readily accessed by emergency, public and utility services, and providers of goods and services.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee:

1. Approve the name of the main private access road as Three Rivers Lane.
2. Approve the name of the minor private access road as McKenzie Court.

3 Background / Horopaki

A road naming application has been received to satisfy conditions of a subdivision for Three Rivers Estate Limited to name two private accessways in their development on Ferry Road, Waipu. The proposed names are considered in accordance with Council's Road Naming Policy 2009.

The applicant supplied the following names and justifications for their selection:

1. **Three Rivers Lane** – Description of the location of the subject site, being the confluence of the three rivers (Ahuroa River, Waihoihoi River & Waipu River)
2. **Ellen Lewis Lane** – Name of one of the six ships that brought immigrants to Waipu. Ellen Lewis arrived in 1860 (the largest of the fleet) with 235 new immigrants.
3. **Mac Brayne Lane** – The name Mac Brayne is associated with one of the largest logistic companies in Scotland, a multi-award-winning ferry operator.

And

1. **McKenzie Court** – Hector McKenzie was the first settler on the land from 1856 for about 40 years (refer attached land title).
2. **Ellen Lewis Court** – Name of one of the six ships that brought immigrants to Waipu. Ellen Lewis arrived in 1860 (the largest of the fleet) with 235 new immigrants.

3. **Fairy Tern Court** – The Fairy Tern is one of NZs most endangered birds. They are confined to the lower half of Northland with the Waipu Wildlife Refuge being one of four breeding sites.

Note that McKenzie Ave in Onerahi is sufficiently distant to this subdivision to allow for the use of this name here.

4 Discussion / Whakawhiti kōrero

No consultation was undertaken as the developer owns the land.

5 Significance and engagement / Te Hira me te Arawhiti

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 / Ngā Tāpiritanga

Attachment 1 – Road Naming Application

Attachment 2 – Location Name Map

Application for Road Naming

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

Points to remember when making an application

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- ❖ Your application will not be returned to you once it is lodged with Council. Please keep a copy for your reference.

Important Considerations

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

How to get this application to us

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

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Applicant Details

First name(s) Bryan

Last name Storey

Postal address _____

Best day-time phone number _____ Mobile 021836678

Email bryan@wgl.nz

Resource Consent Details

Resource Consent application number SL1600007

Agent Details

Name of Agent Michele Morine Agent ref 10792

Agent postal address 164 Bank Street, Whangarei, 0112

Best day-time phone number _____ Mobile 0224063522

Email michele@landsandsurvey.co.nz

Proposed Road Name Details

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

☐ Public

☒ Private

Proposed road name 1

Three Rivers ~~Place~~ Lane

Reason

Description of the location of the subject site, being at the confluence of the three rivers (Ahuoa River, Waihoihoi River and Waipu River).

Proposed road name 2

Ellen Lewis ~~Place~~ Lane

Reason

One of the six ships, that brought immigrants to Waipu. Ellen Lewis arrived in 1860, the largest of the fleet, with 235 new immigrants.

Proposed road name 3

Mac Brayne ~~Place~~ Lane

Reason

The name Mac Brayne is associated with one of the largest logistic companies in Scotland, a multi-award-winning ferry operator.

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

Proposed Road Name Details

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

☐ Public

☒ Private

Proposed road name 1 McKenzie Court
Reason Hector McKenzie was the first settlor on the land from 1856 for about
40 years. Please find attached records.

Proposed road name 2 Ellen Lewis Court
Reason One of the six ships, that brought immigrants to Waipu. Ellen Lewis
arrived in 1860, the largest of the fleet, with 235 new immigrants.

Proposed road name 3 Fairy Tern Court
Reason One of the highest sighted bird species in Waipu Wildlife Refuge.

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



LEGEND
EX. PROPERTY
BOUNDARY
SITE DEVELOPMENT
TRAVELER EASEMENT
WATER COURSE
MAGNITUDE
RETAINING WALL
RIPRAP DISSIPATER
BUILDING ENVELOPES

NOTES:
1. ROAD NAMES SUBJECT TO COUNCIL.



SCALE (A1)
0 10 20 30 40 50m

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www.landsandsurvey.co.nz

CLIENT NAME:
THREE RIVERS ESTATE LTD

DRAWING TITLE:
**SCHEME PLAN
(LT 568892)**

CLIENT ADDRESS:
**38 FERRY ROAD
WAIPU
0510**

FOR APPROVAL

REV. | DISCUSSION | BY | DATE

1	ROAD & EXPLANADE AREAS ADDED (CV UPDATED)	SP	05/08/22
2	WETLANDS AFFECTED PROPERTIES, BOUNDARIES (LO4500)	08/04/22	
3	UPDATED LOTS TO ACCOMMODATE WETLANDS	SP	08/04/22
4	EASEMENT SCHEDULES & LOT 30 ADDED	SP	15/07/22
5	LOT 16 & 30 TEXT AMENDMENTS	SP	29/07/22

REV. | DRAWING | APPROVED | REV

16	13/01/21		
17	07/11/21		
18	26/11/21		
19	26/11/21		

PROPOSED EASEMENTS

Purpose	Shown	Servient Tenement (Benefited)	Dominant Tenement (Burdened)
Right of Way	(A)	Lot 15	Lots 1-15, 18-29 & 31-56 hereon

PROPOSED EASEMENTS IN GROSS

Purpose	Shown	Servient Tenement (Benefited)	Dominant Tenement (Burdened)
Telecommunications	Lot 17 hereon	Lot 17 hereon	Northpower
Stormwater	Lot 30 hereon	Lot 30 hereon	WDC

PROPOSED LAND COVENANTS (Landscape Planting)

Shown	Underlying Property Description	Area
(C)	Lot 30	174m
(D)	Lot 31	64m
(E)	Lot 34	104m
(F)	Lot 36	96m
(G)	Lot 38	77m
(H)	Lot 40	87m
(I)	Lot 41	74m

AMALGAMATION CONDITIONS

That Lot 17 is to be held in 53 undivided 1/53 shares by the owners of Lots 1 to 15, 18 to 29 and 31 to 56.

New Zealand

Land and Deeds—104.

NEW ZEALAND. 23.9.34



Register-book.

Vol. 564, folio 292.

Land Transfer (Compulsory
Registration of Titles)
Act, 1924.

Reference: Deeds Index. 4B. 737

Application No. 19192C.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the fourteenth day of June one thousand nine hundred and thirty-three
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
DONALD MACKENZIE of Waipu, Farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing being part of Allotment two (2) of the Parish of Waipu.



Assistant District Land Registrar.

Image Quality due
to Condition
of Original

Outstanding interests registered in the Deeds Register

Office at Auckland:

Lease No. 159103 (R83/154) of part together with a Right
of Way over another part SURRENDER Hector MacKensie and Donald
MacKensie to the Waipu Co-operative Dairy Company Limited.

Term 50 years from 30th July 1901.

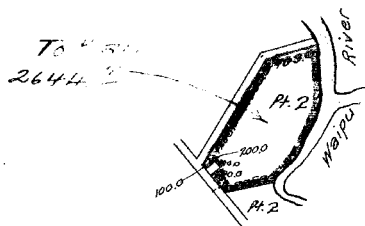
Mortgage No. 395160 (R555/404) of Lease No. 159103 The
Waipu Co-operative Dairy Company Limited to The National
Bank of New Zealand Limited.

This certificate of title has ceased to be limited as to
title. Entered 17 9 1936 Asst. L.R.

This certificate of title has ceased to be a
limited title as to the land in Transfer 280682
Entered 20 9 1936

Transfer Ch. 280682 of the part lot 6 plan
26444 herein Donald M^cKenzie to The
Waipu Co-operative Dairy Company
Limited, produced 30/9/1936 as per plan

CANCELLED



CANCELLED

Leased to 16246 of Lot 3, plan 26444, Donald
 McKenzie to the Waipawera-operative Dairy
 Company Limited Term 5 years from
 12/2/1935 produced 20/10/1936 at 11250c.

a. l. R.

waipawera

Asst. R.

Leased to 16247 of Lot 4, plan 26444, Donald
 McKenzie to the Waipawera-operative Dairy
 Company Limited Term 15 years from
 20/1/1936 produced 20/10/1936 at 1130c.

a. l. R.

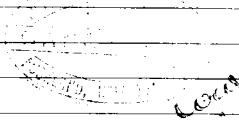
waipawera

Asst. R.

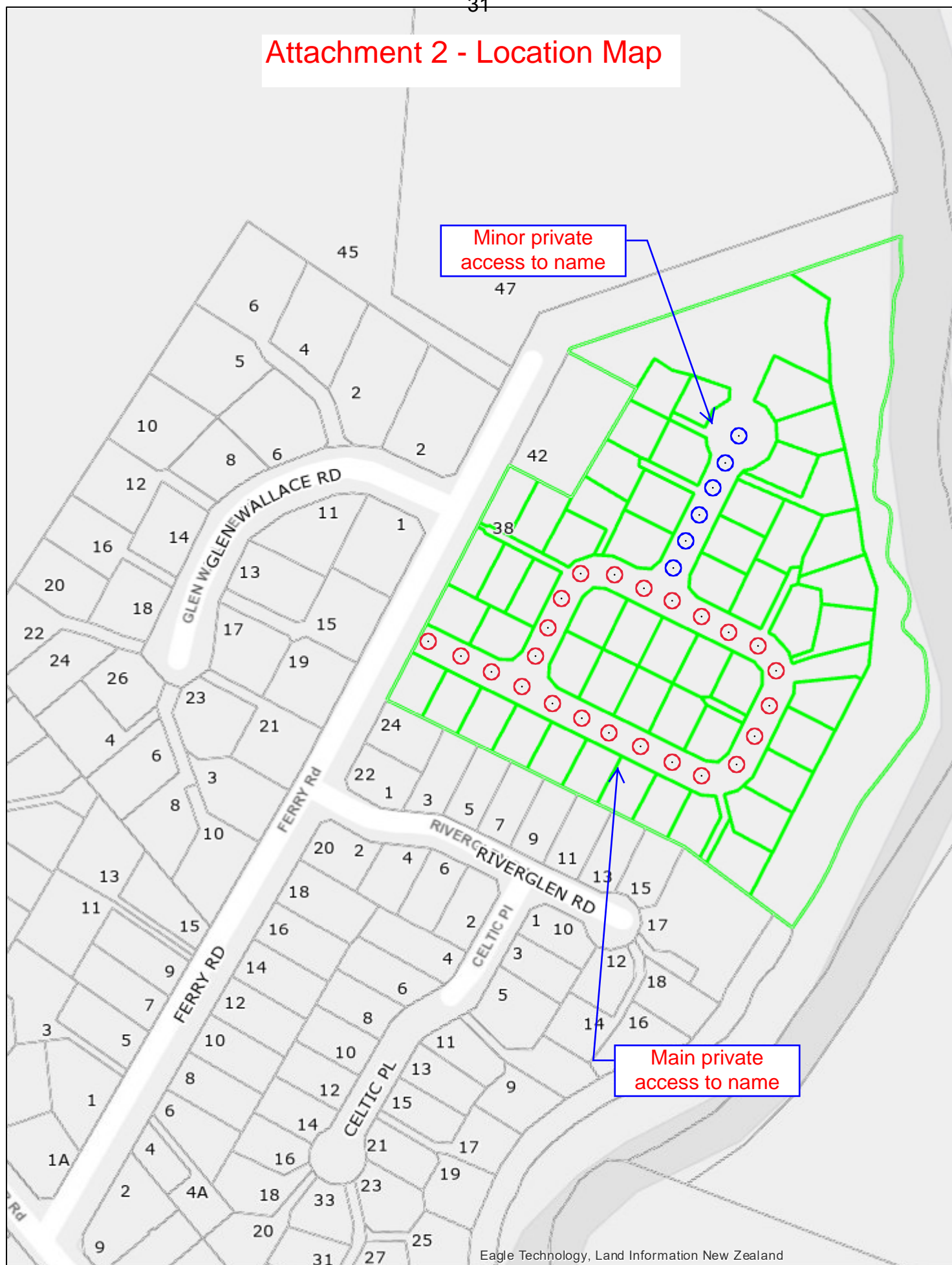
616569 {
 2/ {
 10/ {
 12/38 {
 Canceled in due
 accordance with
 the provisions of
 the Land Transfer
 Act 1952.

This certificate of title has ceased to be a limited
 title Entered 22.12.1938

Handwritten signature
 District Land Registrar.



Attachment 2 - Location Map



GIS Maps Print



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Thursday, November 17, 2022



Scale: 1:2,257
Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

3.4 New Public Road Name – RMA Consents – LMJ Limited – SL2100028

Meeting: Strategy, Planning and Development Committee
Date of meeting: 7 December 2022
Reporting officer: Ricardo Zucchetto (RMA Post Approval Officer)

1 Purpose / Te Kaupapa

To name a new public road in the Whangarei district to assign unique addresses for properties to be readily locatable by emergency service responders and service delivery providers.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee:

1. Approve the name of the new public road (Lot 100) off Austin Road as Lumbarda Lane.

3 Background / Horopaki

A road naming application has been received to satisfy conditions of a subdivision for LMJ Limited to name a new road (Lot 100) off Austin Road, Maunu. The proposed names are considered in accordance with Council's Road Naming Policy 2009.

The applicant supplied the following names and reasons for their selection:

1. **Lumbarda Lane** – Lumbarda is a village on the Croatian island of Korcula. Many immigrants (including my wife's parents) came from Lumbarda to settle in Northland/Maunu. They built many of the stone walls using the skills from their homeland. The contribution of these Croatian immigrants to Maunu and their integration into NZ society has added much to NZ and Northland/Maunu in particular. Their contribution to farming, viticulture and fruit production is well known. It is appropriate to recognise this by this heritage and contribution in a street name.
2. **Korcula Close** – Same reason as Lumbarda Lane. Korcula is the island in Croatia where the town of Lumbarda is located.
3. **Annandale Close** – Annandale is a border region in Scotland. Many Scottish people emigrated to NZ from this area including my grandfather. We have lived in the Maunu area for 40 years and it would be nice to recognise NZ/Scottish heritage by naming a small road after the Annandale area.

4 Discussion / Whakawhiti kōrero

No consultation was undertaken as the developer owns the land.

5 Significance and engagement / Te Hira me te Arawhiti

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 / Ngā Tāpiritanga

Attachment 1 – Road Naming Application

Attachment 2 – Location Name Map

Application for Road Naming

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

Points to remember when making an application

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

Important Considerations

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

How to get this application to us

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

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Applicant Details

First name(s) Daniel Perry

Last name Johnston

Postal address 76 Austin Road,
Whangarei 0110

Best day-time phone number 021 661 955 Mobile 021 661 955

Email dpjohnstonextra.co.nz

Resource Consent Details

Resource Consent application number SL2100028

Agent Details

Name of Agent REYBURN & BRYANT Agent ref 15246 LMTJ LTD

Agent postal address PO Box 191

Best day-time phone number 09 438 35 63 Mobile 021 914 161

Email CHRIS.P@REYBURNANDBRYANT.CO.NZ

Proposed Road Name Details

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

☒ Public

☐ Private

Proposed road name 1

Reason

Lumberda Lane. Lumberda is a village on
the Croatian island of Korcula. Many immigrants
(including my wifes parents) came from Lumberda
to settle in Northland/Mauori. They built many of the
stone walls using the skills from their homeland,
the contribution of these Croatian immigrants to Mauori
and their integration into NZ society has added*
Korcula Close.

Proposed road name 2

Reason

Same reason as Lumberda Lane.
Korcula is the island in Croatia
where the town of Lumberda is.

Proposed road name 3

Reason

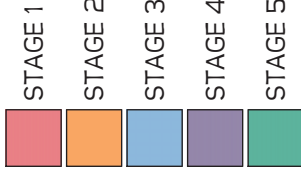
Annanale Close.
Annanale is a border region in Scotland.
Many Scottish people emigrated to NZ from
this area including my grandfather. We have lived
in the Mauori area for 40 years and it would be nice
to recognize NZ's Scottish heritage by naming a
small road after the Annandale area.

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

* much to NZ and Northland/Mauori in particular.
 Their contribution to farming, viticulture &
 fruit production is well known. It is
 appropriate to recognise this by this heritage
 & contribution in a street name.

CAUTION:

1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FIELD SURVEY.
3. THE PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
5. DO NOT SCALE OFF DRAWINGS.
6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND.
8. 01/01/2014-2015 URBAN AERIAL SOURCED FROM AERIAL SURVEYS LTD
9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.



SL2100028

APPROVED

McClatchie

03 MAY 2022

SHEET SCHEDULE

- OVERALL : SHEET 1
EASEMENTS : SHEET 2
STAGES : SHEETS 3 - 7
TYPICAL DETAILS : SHEET 8

--- EASEMENTS TO BE CANCELED
- - - - - EXISTING ROCK WALL

reyburn & bryant

Ph: 09 438 3563 PO Box 191, Whangarei
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
LMJ LIMITED
78 AUSTIN ROAD, MAUNU,
WHANGAREI

TITLE

PROPOSED SUBDIVISION OF
LOTS 2 DP 100495, 2 & 3 DP
486695 AND 3 & 6 DP 326065

DATE: FEBRUARY 2022 SCALE: 1:2000 @A3
NO: S15246 SHEET: 1/8 REV: R

AUSTIN ROAD
LEGAL, SEALED, 20.12 WIDE

Lot 1
DP 204336

Lot 1
DP 207409

Lot 3
DP 526823

Lot 4
DP 100495

Lot 1
DP 91970

Lot 2
DP 204336

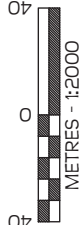
Lot 2
DP 85459

Lot 3
DP 100495

PRIVATE ACCESS LOT

PRIVATE ACCESS LOT

①②③④ 21m SECTIONS OF EX. STONE
WALL TO BE REMOVED
WITHIN ROAD CORRIDOR



TOTAL AREA: 12.5760 Ha
COMPRISED IN: RT NA55C/7, 694527,
694528, 105520 & 105523 (ALL)

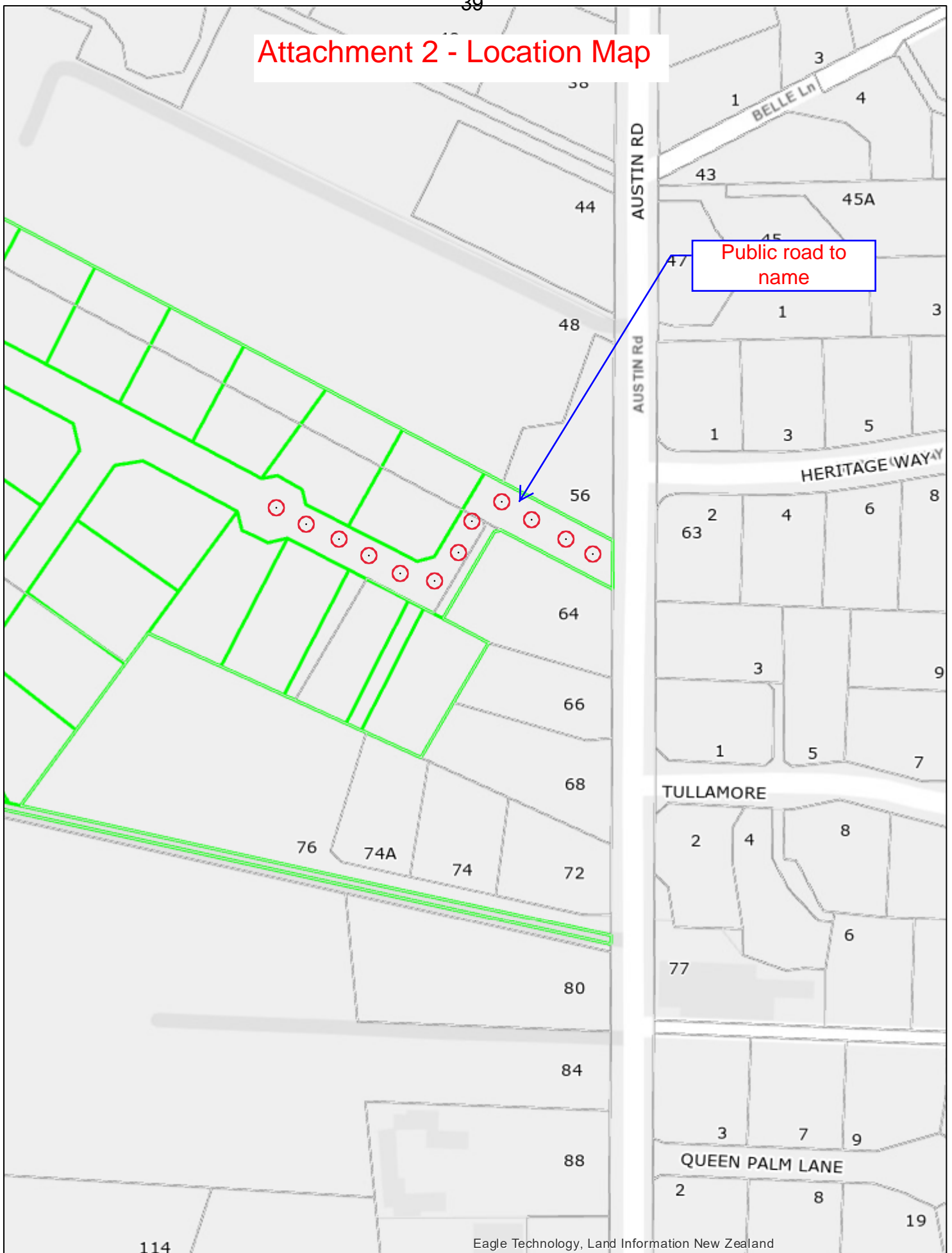
THIS SITE IS ZONED 'LIVING 3' AND THE BUILDING SETBACKS ARE THUS:
45m FROM ROAD BOUNDARIES, 3m FROM ALL OTHER BOUNDARIES
WITH ONE AT 15m.

THIS SITE IS ALSO ZONED 'PROPOSED LOW DENSITY RESIDENTIAL ZONE'
AND THE BUILDING SETBACKS ARE THUS: 45m FROM ROAD BOUNDARIES
AND 3m FROM ALL OTHER BOUNDARIES ALLOWING FOR ONE AT 21m.

ENTIRE SITE IS SUBJECT TO A 'LOW INSTABILITY RISK AREA'

R	17/02/22	LOT 102 AMALGAMATION AMENDMENTS - RS/CC
G	14/02/22	STORMWATER EASEMENTS - RS/CC
A	22/05/19	FIRST ISSUE - RS/CC
REV	DATE	DESCRIPTION
REV	DATE	DESCRIPTION

Attachment 2 - Location Map



Eagle Technology, Land Information New Zealand

GIS Maps Print



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Thursday, November 17, 2022



Scale: 1:2,257

Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

3.5 Right of Way Road Name – RMA Consents – Pollard – SD2100098

Meeting: Strategy, Planning and Development Committee
Date of meeting: 7 December 2022
Reporting officer: Ricardo Zucchetto (RMA Post Approval Officer)

1 Purpose / Te Kaupapa

To name a private right of way in the Whangarei district to ensure that addresses can be easily identified and located from the outset, and readily accessed by emergency, public and utility services, and providers of goods and services.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee:

1. Approve the name of the private right of way off Purakau Road as Craggy Lane.

3 Background / Horopaki

A road naming application has been received to satisfy conditions of a subdivision for Pollard to name a private way road off Purakau Road, Maunu. While not part of this consent, there is potential to develop the subject site into many more allotment, so naming it early is the preferred option. The applicant supplied additional names due to duplication of the ones proposed. The proposed names are considered in accordance with Council's Road Naming Policy 2009.

The applicant supplied the following names and reasons for their selection:

1. **Craggy Lane** – There is a mass of rock (limestone) stacked / rising from land on two separate areas of the property. The definition of 'crag' is a high, rough mass of rock that sticks out from the land around it.
2. **Bromley Lane** – 'Bromley' is the clearing of brambles (i.e., gorse/blackberry). We certainly cleared a lot of gorse from the property. Secondly Bromley is where we lived in England for many years.
3. **Stonefields Way** – Limestone outcrops and hill on eastern side of the property.

4 Discussion / Whakawhiti kōrero

No consultation was undertaken as the developer owns the land.

5 Significance and engagement / Te Hira me te Arawhiti

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 / Ngā Tāpiritanga

Attachment 1 – Road Naming Application

Attachment 2 – Location Name Map

Application for Road Naming

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

Points to remember when making an application

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

Important Considerations

- ☐ Please refer to the **Road Naming Policy** and **Road Naming Index** prior to making your application. These documents will be helpful when proposing road names. Both documents can be found on the Council website at www.wdc.govt.nz, and further information on our Road Naming Policy on pages 3, 4 & 5 of this application form.

How to get this application to us

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

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Applicant Details

First name(s) Jenny

Last name Pollard

Postal address 20 Purakau Road, Maunu, Whangarei 0110

Best day-time phone number 021 127 1777 Mobile _____

Email jennypollard@ymail.com (not gmail)

Resource Consent Details

Resource Consent application number and Site Address SD2100098 20 Purakau Road, Maunu

Agent Details

Name of Agent As Above (applicant) Agent ref _____

Agent postal address _____

Best day-time phone number _____ Mobile _____

Email _____

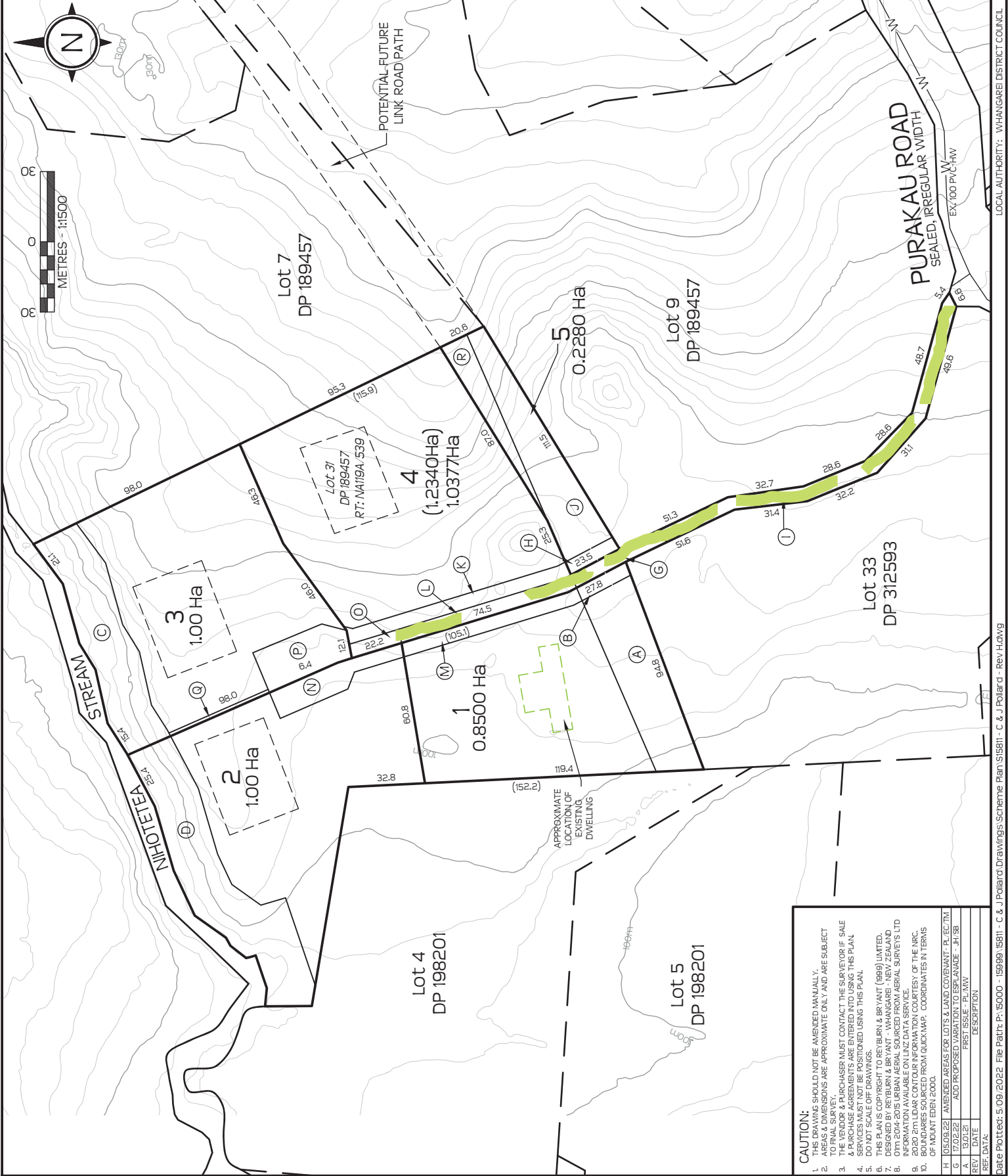
Proposed Road Name Details

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

☐ Public ☒ Private

Proposed road name 1	<u>Estate View Lane (not viable)</u>
Reason	<u>Access to subdivision is via a narrow (6 metre wide) country lane/way, the eastern half of the Property has sweeping views over Maunu Estate to the West.</u>
<hr/>	
Proposed road name 2	<u>Stonehill Way (not viable)</u>
Reason	<u>Curved narrow access with limestone outcrop and hill on eastern side of property.</u>
<hr/>	
Proposed road name 3	<u>Craggy Lane</u>
	There is a mass of rock (limestone) stacked / rising from land on two separate areas of the property. The definition of 'crag' is a high, rough mass of rock that sticks out from the land around it.
Proposed road name 4	<u>Bromley Lane</u>
	'Bromley' is the clearing of brambles (i.e. gorse/blackberry). We certainly cleared a lot of gorse from the property. Secondly Bromley is where we lived in England for many years.
Proposed road name 5	<u>Stonefields Way</u>
	Similar reasons to above, country fields with limestone outcrop.

- ☐ **Please supply a scheme plan map in Black and White with Road or ROW clearly marked when submitting your application.**
- ☐ **Please identify all properties deemed affected by the new road and supply Council with written evidence of consultation.**



PROPOSED EASEMENT SCHEDULE		
PURPOSE	SHOWN	SERV.TEN. (BURDENED)
RIGHT OF WAY & SERVICES	G & I	LOT 4 HEREON
	L	LOT 4 HEREON
	O	LOT 4 HEREON

PROPOSED EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERV.TEN. (BURDENED)
ELECTRICITY	A & B	LOT 1 HEREON
	G	LOT 4 HEREON
	H & J	LOT 5 HEREON

PROPOSED LAND COVENANTS		
NO BUILD AREA		
SHOWN	UNDERLYING PARCEL	AREA
B	LOT 1 HEREON	0.0140 Ha
H	LOT 5 HEREON	0.0140 Ha
M	LOT 1 HEREON	0.0475 Ha
K	LOT 4 HEREON	0.0595 Ha
N	LOT 2 HEREON	0.0595 Ha
P	LOT 3 HEREON	0.695 Ha
Q	LOT 3 HEREON	0.0070 Ha
R	LOT 5 HEREON	0.0540 Ha

PROPOSED VARIATION TO EXISTING ESPLANADE STRIP		
PLASMAN TOWN 1991		
IT IS PROPOSED THAT THE EXISTING ESPLANADE STRIP CREATED D373679.24, BEING 10m WIDE RUNNING PARALLEL AND ADJACENT TO THE RIGHT BANK OF THE NIHOTETEA STREAM COMPRISING OF 4.2885 Ha MORE OR LESS, IS TO BE WIDENED TO 20m AS SHOWN AS AREAS 'C' & 'D' ON THIS PLAN		
PROPOSED AMALGAMATION		
CONJUNCTION TO LINZ SHOULD INCLUDE THE FOLLOWING AMALGAMATION CONDITION:		
PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1981 THAT LOT 1 HEREON & LOT 5 HEREON BE HELD IN THE SAME RECORD OF TITLE		
[] POTENTIAL BUILDING SITE		
TOTAL AREA: 4.2885 Ha		
COMPRISED IN: RT N119A/539		
THIS SITE IS ZONED 'RURAL (URBAN EXPANSION)' AND THE BUILDING SETBACKS ARE THUS: 10m FROM ALL BOUNDARIES, 6m FROM R50W OR COMMON ACCESS AREAS, 30m FROM WDC INDICATIVE ROADS.		

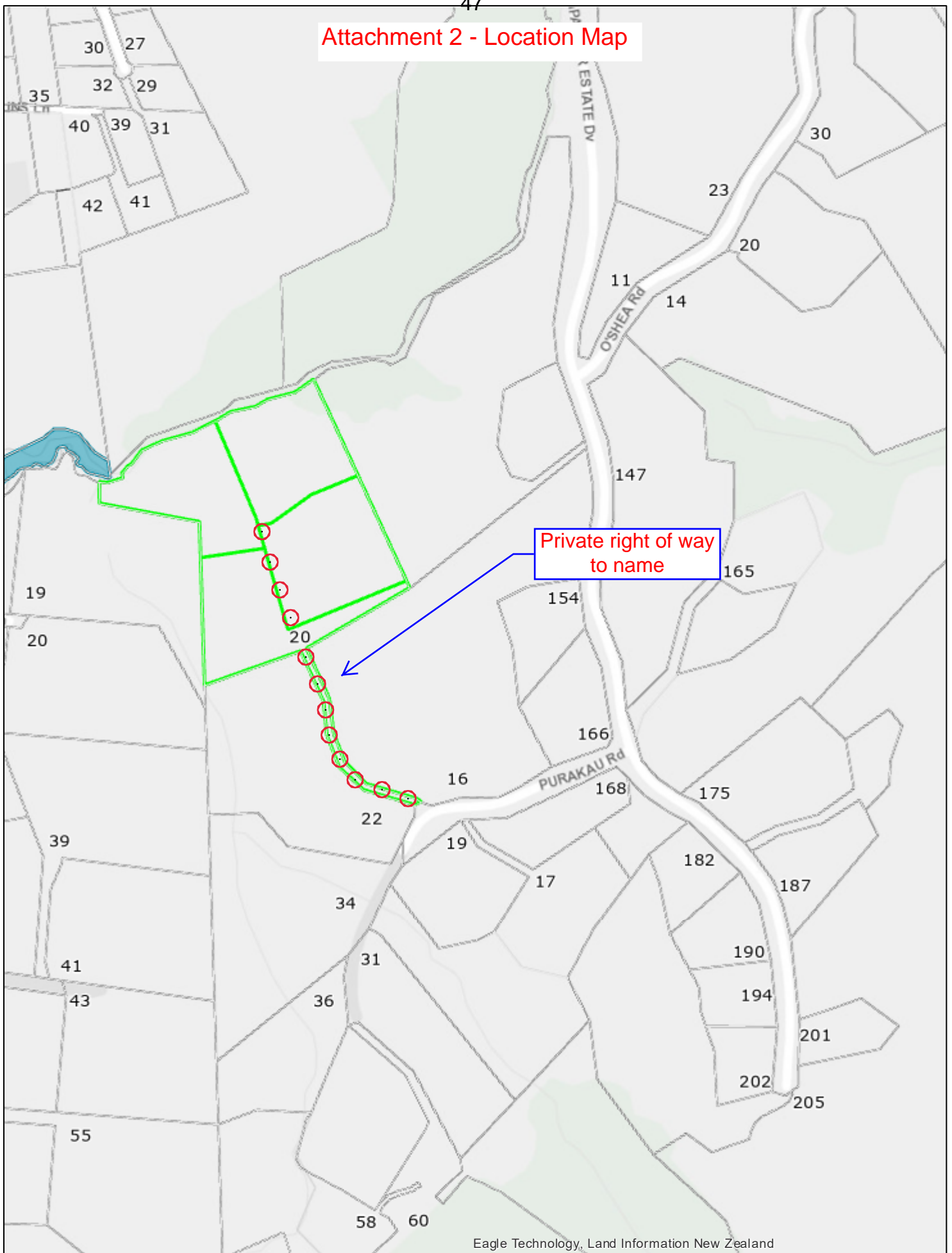
PROPOSED SUBDIVISION OF LOT 31 DP 189457		
TITLE		
PROPOSED SUBDIVISION OF LOT 31 DP 189457		
DATE		
SEPT. 2022		
SCALE		
1:1500 @A3		
NO.		
S15811		
SHEET		
1/1		
REV.		
H		

PH: 09 438 3563		
7 Selwyn Ave, Whangarei		
CLIENT		
C & J POLLARD		
20 PURAKAU RD		
WHANGAREI		
TITLE		
PROPOSED SUBDIVISION OF LOT 31 DP 189457		
DATE		
SEPT. 2022		
SCALE		
1:1500 @A3		
NO.		
S15811		
SHEET		
1/1		
REV.		
H		

reburn & bryant		
PO Box 191, Whangarei 0140		
www.reburnandbryant.co.nz		
CLIENT		
C & J POLLARD		
20 PURAKAU RD		
WHANGAREI		
TITLE		
PROPOSED SUBDIVISION OF LOT 31 DP 189457		
DATE		
SEPT. 2022		
SCALE		
1:1500 @A3		
NO.		
S15811		
SHEET		
1/1		
REV.		
H		

CAUTION:		
1. THESE DRAWINGS SHOULD NOT BE AMENDED MANUALLY.		
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.		
3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.		
4. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.		
5. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.		
6. THIS PLAN IS COPYRIGHT TO REBURN & BRYANT (1999) LIMITED.		
7. DESIGNED BY REBURN & BRYANT - WHANGAREI - NEW ZEALAND		
8. INFORMATION AVAILABLE ON LINZ DATA SERVICE.		
9. 2020 2m LIDAR CONTOUR INFORMATION COURTESY OF THE NRC.		
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.		
H	05/09/22	AMENDED AREAS FOR LOTS & LAND COVENANT - PL/EC/TM
G	17/02/22	ADD PROPOSED VARIATION TO ESPLANADE - JH/SB
A	13/01/21	FIRST ISSUE - PL/NW
REV	DATE	DESCRIPTION
REF	DATE	DESCRIPTION

Attachment 2 - Location Map



Private right of way
to name

Eagle Technology, Land Information New Zealand

GIS Maps Print



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Friday, November 18, 2022



Scale: 1:4,514

Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

4.1 Whangarei District Airport – Annual Financial Statements and Audit NZ Report to Governors for 2020-21

Meeting: Strategy, Planning and Development Committee

Date of meeting: 7 December 2022

Reporting officer: Pete Gregory (Commercial Property Adviser)

1 Purpose / Te Kaupapa

To provide the 2020-21 Annual Financial Statements and Auditors Report for the Whangarei District Airport.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee notes the Whangarei District Airport 2020-21 Annual Financial Statements and Audit NZ Report to Governors.

3 Background / Horopaki

Section 67 of the Local Government Act 2002 requires Council Controlled Organisations (CCOs) to deliver to shareholders, and make available to the public, a report on the organisation's operations for the year.

4 Discussion / Whakawhiti kōrero

A copy of the Whangarei District Airport Annual Report 2020-21 (Attachment 1) and the Report to Governors (Attachment 2) are attached.

5 Significance and engagement

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

6 Attachments / Ngā Tāpiritanga

Attachment 1 – WDA Annual Report 2020-2021

Attachment 2 – Whangarei District Airport Report to Governors for the year ended 30 June 2021

**Whangarei District Airport
Financial statements
for the year ended
30 June 2021**

Whangarei District Airport Financial statements - 30 June 2021

Contents

	Page
Entity Information	2
Financial statements	
Statement of financial performance	3
Statement of financial position	4
Cash flow statement	5
Notes to the financial statements	
1 Statement of accounting policies for the year ended 30 June 2021	6
2 Significant accounting policies	6
3 Revenue from operations	8
4 Other expenses	8
5 Income tax	8
6 Bank accounts and cash	9
7 Debtors and other receivables	9
8 Property, plant and equipment	10
9 Creditors and accrued expenses	11
10 Equity	11
11 Contingencies	11
12 Commitments	11
13 Related party transactions	12
14 Events occurring after the balance date	12
15 Statutory Reporting Deadline	12
16 Explanation of major variances against budget	12
Performance Information	13
Independent Auditors' Report	15

Entity Information**Legal name**

Whangarei District Airport (the Airport).

Type of entity and legal basis

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

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

The Airport's purpose

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

Structure of the Airport's operations, including governance arrangements

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

Main sources of the Airport's cash and resources.

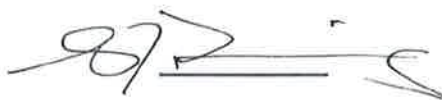
Revenue from operations are the primary sources of funding to the Airport.

Authorisation

The Board of Whangarei District Airport authorised these financial statements presented on the following pages 3 to 12 and the performance information on pages 13 to 14.



S Mai
Mayor



S Deeming
Chair - Strategy, Planning & Development
Committee

Whangarei District Airport
Statement of financial performance
For the year ended
30 June 2021

Statement of financial performance
For the year ended 30 June 2021

	Note	2021 Actual \$	2021 Budget \$	2020 Actual \$
Revenue				
Revenue from operations	3	682,522	417,838	622,975
Interest revenue		<u>1,266</u>	<u>500</u>	<u>4,049</u>
Total revenue		<u>683,787</u>	<u>418,338</u>	<u>627,024</u>
Expenditure				
Repairs and maintenance		121,863	102,000	73,465
Management fee		317,200	328,982	284,020
Depreciation and amortisation	8	208,121	221,624	206,396
Other expenses	4	<u>224,986</u>	<u>174,656</u>	<u>257,588</u>
Total operating expenditure		<u>872,169</u>	<u>827,262</u>	<u>821,469</u>
Surplus/(deficit) before tax		(188,373)	(408,924)	(194,445)
Income tax expense	5	<u>-</u>	<u>-</u>	<u>-</u>
Surplus/(deficit) after tax		<u>(188,373)</u>	<u>(408,924)</u>	<u>(194,445)</u>

Summary of significant accounting policies and the accompanying notes form part of these financial statements.

Whangarei District Airport
Statement of financial position
As at 30 June 2021

Statement of financial position
As at 30 June 2021

	Note	2021 Actual \$	2021 Budget \$	2020 Actual \$
ASSETS				
Current assets				
Bank accounts and cash	6	416,420	656	396,989
Debtors	7	57,055	66,609	75,021
Provision for income tax		-	-	-
Total current assets		<u>472,475</u>	<u>67,165</u>	<u>472,010</u>
Property, plant and equipment	8	4,117,934	4,149,707	4,304,087
Total non-current assets		<u>4,117,934</u>	<u>4,149,707</u>	<u>4,304,087</u>
Total assets		<u>4,590,409</u>	<u>4,216,872</u>	<u>4,776,097</u>
LIABILITIES				
Current liabilities				
Creditors and other payables	9	183,529	77,220	180,844
Total current liabilities		<u>183,529</u>	<u>77,220</u>	<u>180,844</u>
Non-current liabilities				
Total non-current liabilities		-	-	-
Total liabilities		<u>183,529</u>	<u>77,220</u>	<u>180,844</u>
ASSETS LESS LIABILITIES		<u>4,406,880</u>	<u>4,139,652</u>	<u>4,595,253</u>
ACCUMULATED FUNDS				
Retained earnings	10	1,123,688	856,460	1,312,061
Contributed Capital	10	3,283,192	3,283,192	3,283,192
Total equity		<u>4,406,880</u>	<u>4,139,652</u>	<u>4,595,253</u>

Summary of significant accounting policies and the accompanying notes form part of these financial statements.

**Whangarei District Airport
Cash flow statement
For the year ended
30 June 2021**

**Cash flow statement
For the year ended 30 June 2021**

	2021 Actual \$	2020 Actual \$
Cash flows from operating activities		
Revenue from operations	704,810	621,918
Interest received	<u>1,611</u>	<u>4,400</u>
	<u>706,321</u>	<u>626,318</u>
Cash was applied to / from		
Payments to suppliers	(674,759)	(524,939)
Income tax paid	-	-
Goods and services tax (net)	<u>8,837</u>	<u>(5,431)</u>
Total cash provided to operating activities	<u>666,922</u>	<u>530,370</u>
Net cash flow from operating activities	<u>40,399</u>	<u>95,948</u>
 Purchase and development of property, plant and equipment	 <u>(21,968)</u>	 <u>(67,367)</u>
Net cash flow from investing activities	<u>(21,968)</u>	<u>(67,367)</u>
 Net (decrease)/increase in cash, cash equivalents, and bank overdrafts	 18,431	 28,581
Bank accounts and cash, and bank overdrafts at the beginning of the year:	<u>396,989</u>	<u>368,408</u>
Cash, cash equivalents, and bank overdrafts at the end of the year	<u>415,420</u>	<u>396,989</u>

Summary of significant accounting policies and the accompanying notes form part of these financial statements.

1 Statement of accounting policies for the year ended 30 June 2021

1.1 Reporting entity

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

2 Significant accounting policies

2.1 Basis of preparation

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

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

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

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

Goods and services tax

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

Functional and presentation currency

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

The financial statements are presented in New Zealand dollars.

2.2 Revenue and expenses

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

(I) Grants

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

(II) Interest Income

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

(III) Sale of services

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

(IV) Administration, overheads and other costs.

These are expensed when the related service has been received.

2.3 Income tax

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

2.4 Bank accounts and cash

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

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

2 Significant accounting policies (continued)

2.5 Debtors

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

2.6 Property, plant and equipment

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

(i) Asset sales

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

(ii) Use of assets

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

Depreciation

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

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

2.7 Investments

Investments comprise investments in terms deposits with banks.

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

2.8 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

2.9 Lease expense

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

2.10 Tier 2 PBE Accounting Standards applied

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

2.11 Changes in Accounting Policies

There are no changes in accounting policies.

Whangarei District Airport
Notes to the financial statements
30 June 2021
 (continued)

3 Revenue from operations

	2021 Actual \$	2021 Budget \$	2020 Actual \$
Landing fees	298,596	227,838	289,699
Rent received	212,052	128,000	190,289
Operating expenses recoveries	46,687	20,000	33,930
Other recoveries	-	-	7,436
Other revenue	7,776	2,000	4,279
Parking Revenue	117,411	40,000	97,342
Total revenue from operations	682,522	417,838	622,975

4 Other expenses

	2021 Actual \$	2021 Budget \$	2020 Actual \$
Cleaning	20,682	22,500	17,923
Electricity	30,652	35,000	32,707
Auditors fees	21,760	24,000	22,536
Other expenses	161,850	93,186	184,148
Loss on disposals of PPE	-	-	5
Bad debts written off	600	-	302
Movement in doubtful debt provision	(558)	-	(33)
Total other expenses	224,986	174,656	257,588

5 Income tax

	2021 Actual \$	2020 Actual \$
Relationship between tax expense and accounting profit		
Accounting surplus/(deficit) before tax	(188,373)	(194,445)
Plus / (Less): adjustment for non-tax deductible items	-	(1,795)
Taxable surplus (deficit)	(188,373)	(196,240)
Tax at 28%	(52,744)	(54,947)
Plus/(less) tax effect of:		
Tax losses utilised	52,744	54,947
Tax losses carried forward	-	-
Tax expense	-	-

Whangarei District Airport
Notes to the financial statements
30 June 2021
(continued)

6 Bank accounts and cash

	2021	2020
	Actual	Actual
	\$	\$
Bank deposits	266,007	224,504
Bank balances	<u>149,413</u>	<u>172,485</u>
Total bank accounts and cash	<u>415,420</u>	<u>396,989</u>

Cash at bank and on hand

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

7 Debtors and other receivables

	2021	2020
	Actual	Actual
	\$	\$
Debtors and other receivables	57,055	75,579
Provision for doubtful receivables	<u>-</u>	<u>(558)</u>
Net debtors	<u>57,055</u>	<u>75,021</u>

8 Property, plant and equipment

	Land \$	Landside \$	Buildings \$	Airside \$	Services \$	Sundries \$	Total \$
Year ended Actual 2020							
Opening carrying amount	810,000	515,047	755,452	2,210,412	36,374	115,836	4,443,121
Additions	-	-	-	67,367	-	-	67,367
Loss on disposal	-	-	-	(5)	-	-	(5)
Depreciation charge	-	(28,924)	(48,394)	(107,267)	(2,491)	(19,320)	(206,396)
Balance at 30 June 2020	810,000	486,123	707,058	2,170,507	33,883	96,516	4,304,087
2021							
Year ended 30 June 2021							
Opening balance	810,000	486,123	707,058	2,170,507	33,883	96,516	4,304,087
Additions	3,867	-	-	15,600	-	2,500	21,967
Depreciation charge	-	(28,538)	(51,507)	(106,967)	(2,489)	(18,619)	(208,120)
As at 30 June 2021	813,867	457,585	655,551	2,079,140	31,394	80,397	4,117,934

The additions were: terminal windows and baggage trolleys

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

Whangarei District Airport
Notes to the financial statements
30 June 2021
(continued)

9 Creditors and accrued expenses

	2021 Actual \$	2020 Actual \$
Accrued expenses	126,680	109,520
Trade creditors and other payables	13,665	37,829
Rents in advance	<u>43,284</u>	<u>33,495</u>
Total creditors and accrued expenses	<u>183,629</u>	<u>180,844</u>

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

10 Equity

	2021 Actual \$	2020 Actual \$
Retained earnings	1,123,688	1,312,061
Contributed Capital	<u>3,283,192</u>	<u>3,283,192</u>
Balance at 30 June 2021	<u>4,406,880</u>	<u>4,595,253</u>

	2021 Actual \$	2020 Actual \$
Retained Earnings		
Balance at 1 July 2020	1,312,061	1,506,506
Surplus/(deficit) for the year	<u>(188,373)</u>	<u>(194,445)</u>
Balance at 30 June 2021	<u>1,123,688</u>	<u>1,312,061</u>

	2021 Actual \$	2020 Actual \$
Contributed Capital		
Loans Repaid	256,512	256,512
Local Community	12,500	12,500
Ministry of Transport	1,987,834	1,987,834
Whangarei District Council	<u>1,026,346</u>	<u>1,026,346</u>
Balance at 30 June 2021	<u>3,283,192</u>	<u>3,283,192</u>

11 Contingencies

The Airport has no contingent liabilities (2020: nil) and no contingent assets (2020: nil).

12 Commitments

The Airport has no capital commitments (2020: \$Nil).

13 Related party transactions

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

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

14 Events occurring after the balance date

Rescue Fire Service Update: The requirement for a Rescue and Firefighting Service (RFS) to maintain the Whangarei District Airport's compliance with CAA certification status was triggered during the 21/22 financial year. Preliminary work to implement an RFS commenced in late 2021 and went live on 18 April 2022. The provision of a RFS is a requirement for the airport to grow air services to and from Whangarei. Under the 1963 Joint Venture (JV) Deed, the Crown is responsible for the capital costs (CAPEX) to set-up the RFS.

15 Statutory Reporting Deadline

The Whangarei District Airport was required under section 67(5) of the Local Government Act 2002 to complete its audited financial statements and service performance information by 30 November 2021. This timeframe was not met because Audit New Zealand was unable to complete the audit within this timeframe due to an auditor shortage and the consequential effects of Covid-19, including lockdowns.

16 Explanation of major variances against budget

Section 64 of the Local Government Act requires a Council Controlled Organisation to prepare a Statement of Intent that complies with Clause 9 of Schedule 8.

Revenue: Reflected a favourable variance against budget as the recovery of Covid-19 was better than anticipated.

Expenses: Additional professional fees for the SMS implementation resulted in some unfavourable variances against budget. These were offset by savings in electricity which was turned off during the lock down period.

Performance Information

The Whangarei District Airport has a total of six key performance measures which includes 10 targets for 2021. In the 2020/21 financial year six targets have been exceeded, with one progressing, two targets not met, and one unable to be measured.

No	Performance Measure	2020/2021 Target	Result 2021	Result 2020	Financial Results/Comments		
1	To operate to financial budget	Actual spend less than or equal to budget				Actual 2021	Actual 2020
			Target met	Target not met	Revenue	\$683,787	\$627,024
			Target not met	Target met	Expenditure	\$827,262	\$821,469
	Refer to note 16 for explanations of significant variances against budget.						
2 (3 FY20) new FY21	To be a good employer	Maintain >75% user satisfaction through achieving satisfactory and very satisfactory ratings on the annual user survey.	Target met	Not measured	The Airport User Survey was run on the Survey Monkey platform. 146 surveys were completed. A range of quantitative and qualitative questions were asked. The key overall satisfaction question (Q9: Overall can you rate your overall impression/experience of your visit to the Whangarei airport today) was answered 'satisfactory' or 'very satisfactory' by 93% of survey respondents. The 2020 survey result was not measured as WDA were unable to conduct the annual user survey due to the Covid-19 lockdown.		
		Maintain employee development initiatives	Target met	n/a	Whilst the airport doesn't actually employ anyone. All management employees have had training on a regular basis. All 5 have completed a level 2 certificate in airport safety via ITO Service I.Q.		
3	To exhibit a sense of social and environmental responsibility	Maintain best practise noise management process	Target met	n/a - new measure	No contour report compiled this year but due to nil increase in operations. It is clear we will be well within compliance.		
		Explore suitability opportunities	Not measured	n/a - new measure	Opportunities to explore were limited due to the airport dealing with the impacts of COVID-19. This area will be further addressed in future years.		

Whangarei District Airport
Performance Information
30 June 2021
(continued)

No	Performance Measure	2020/2021 Target	Result 2021	Result 2020	Comment
4 (2 and 4 FY20)	Health and safety standards are promoted and maintained	Maintain Airport Certification by continuing to meet certification standards required by the Civil Aviation Authority	Target met	Target met	No audit was completed by the CAA this past 12 months. However our own independent auditor has carried out an audit against the CAA rules our operation exposition and Safety Management System and has reported to the CEO. No concerns were noted.
6	Airport operation will meet the needs of aviation operators and their customers	Meet required legislative timeframes under the LGA and CAA Implement an effective Safety Management System (SMS) Achieve overall decline in incidents	Not achieved Target met In progress	Target met Target met In progress	Refer to note 15: Statutory Reporting Deadline. Annual management review, annual training schedule held every ten weeks, three operator meetings held during the year. Comprehensive data is not available for prior years as the SMS implementation was only completed in December 2019, hence an increasing or decreasing trend is not yet established. The wording for this measure will also be tweaked in future years, as the focus is on ensuring all incidents are captured in the SMS, rather than focusing on a decline. Incident reporting across the airport has significantly improved since the SMS was implemented.
5	To operate a fully serveable District Airport	To encourage new business development and existing business expansion by engaging alternative aviation and airport service providers and enabling business to grow through lease management and land use consent process.	In progress	In progress	One tenant was lost during the year (Thrifty), however the airport has gained two hangar site tenants

Independent Auditor's Report

To the readers of Whangarei District Airport's financial statements and performance information for the year ended 30 June 2021

The Auditor-General is the auditor of Whangarei District Airport (the Airport). The Auditor-General has appointed me, Carl Wessels, using the staff and resources of Audit New Zealand, to carry out the audit of the financial statements and performance information of the Airport on his behalf.

We have audited:

- the financial statements of the Airport on pages 3 to 12, that comprise the statement of financial position as at 30 June 2021, the statement of financial performance and the cash flow statement for the year ended on that date and the notes to the financial statements that include accounting policies and other explanatory information; and
- the performance information of the Airport on pages 13 to 14.

Opinion

Unmodified opinion on the financial statements

In our opinion:

- the financial statements of the Airport on pages 3 to 12:
 - present fairly, in all material respects:
 - its financial position as at 30 June 2021; and
 - its financial performance and cash flows for the year then ended; and
 - comply with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Public Sector) Standard.

Qualified opinion on the performance information

- In our opinion, except for the matter described in the *Basis for our opinion* section of our report, the performance information of the Airport on page 13 presents fairly, in all material respects, the Airport's actual performance compared against the performance targets and other measures by which performance was judged in relation to the Airport's objectives, for the year ended 30 June 2021.

Our audit was completed late

Our audit was completed on 8 September. This is the date at which our opinion is expressed. We acknowledge that our audit was completed later than required by section 67(5) of the Local Government Act 2002. This was due to an auditor shortage in New Zealand and the consequential effects of Covid-19, including lockdowns.

The basis for our opinion is explained below. In addition, we outline the responsibilities of the Council and our responsibilities relating to the financial statements and the performance information, we comment on other information, and we explain our independence.

Basis for our opinion

Performance information: The Airport was not able to report user satisfaction levels in the prior year

The level of user satisfaction is an important part of the performance information because it is indicative of the quality of the service provided by the Airport. As explained on page 13 of the annual report, the annual survey to determine user satisfaction levels could not be completed for the year ended 30 June 2020, which is presented as comparative information, due to the Covid-19 pandemic lockdown. As a result, our audit report on the performance information for the year ended 30 June 2020 was qualified because the Airport was unable to report against the user satisfaction target for that year. Our audit report on the performance information for the year ended 30 June 2021 is qualified because of the effect of this matter on the comparability of the current year and prior year reported performance.

We carried out our audit in accordance with the Auditor-General's Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board. Our responsibilities under those standards are further described in the Responsibilities of the auditor section of our report.

We have fulfilled our responsibilities in accordance with the Auditor-General's Auditing Standards.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Council for the financial statements and the performance information

The Council of Whangarei District Council (the Council) is responsible on behalf of the Airport for preparing financial statements that are fairly presented and that comply with generally accepted accounting practice in New Zealand. The Council is also responsible for preparing the performance information for the Airport.

The Council is responsible for such internal control as it determines is necessary to enable it to prepare financial statements and performance information that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements and the performance information, the Council is responsible on behalf of the Airport for assessing the Airport's ability to continue as a going concern. The Council is also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Council intends to liquidate the Airport or to cease operations, or has no realistic alternative but to do so.

The Council's responsibilities arise from the Local Government Act 2002 and the Airport Deed.

Responsibilities of the auditor for the audit of the financial statements and the performance information

Our objectives are to obtain reasonable assurance about whether the financial statements and the performance information, as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit carried out in accordance with the Auditor-General's Auditing Standards will always detect a material misstatement when it exists. Misstatements are differences or omissions of amounts or disclosures, and can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of readers, taken on the basis of these financial statements and the performance information.

For the budget information reported in the financial statements and the performance information, our procedures were limited to checking that the information agreed to the Airport's statement of intent.

We did not evaluate the security and controls over the electronic publication of the financial statements and the performance information.

As part of an audit in accordance with the Auditor-General's Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. Also:

- We identify and assess the risks of material misstatement of the financial statements and the performance information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material

misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- We obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Airport's internal control.
- We evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Council.
- We evaluate the appropriateness of the reported performance information within the Airport's framework for reporting its performance.
- We conclude on the appropriateness of the use of the going concern basis of accounting by the Council and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Airport's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements and the performance information or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Airport to cease to continue as a going concern.
- We evaluate the overall presentation, structure and content of the financial statements and the performance information, including the disclosures, and whether the financial statements and the performance information represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Our responsibilities arise from the Public Audit Act 2001.

Other Information

The Council is responsible for the other information. The other information comprises the information included on page 2, but does not include the financial statements and the performance information, and our auditor's report thereon.

Our opinion on the financial statements and the performance information does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the financial statements and the performance information, our responsibility is to read the other information. In doing so, we consider whether the other information is materially inconsistent with the financial statements and the performance information or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on

our work, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Independence

We are independent of the Airport in accordance with the independence requirements of the Auditor-General's Auditing Standards, which incorporate the independence requirements of Professional and Ethical Standard 1: International Code of Ethics for Assurance Practitioners issued by the New Zealand Auditing and Assurance Standards Board.

Other than the audit, we have no relationship with, or interests in, the Airport.



Carl Wessels
Audit New Zealand
On behalf of the Auditor-General
Auckland, New Zealand

Report to the Council on the audit of

Whangarei District Airport

For the year ended 30 June 2021

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Key messages

We have completed the audit for the year ended 30 June 2021. This report sets out our findings from the audit and draws attention to areas where Whangarei District Airport (the Airport) is doing well and where we have made recommendations for improvement.

Audit opinion

Our audit report was issued on 8 September 2022. We issued an unmodified opinion on the financial statements, meaning in our opinion, the financial statements of the Airport present fairly, in all material respects, its financial position as at 30 June 2021 and its financial performance and cash flows for the year then ended.

In 2020, we qualified our opinion on performance information in respect of a performance measure "User satisfaction levels with airport facilities and future developments." The level of user satisfaction with the Airport's facilities and future developments is an important part of the performance information because it is indicative of the quality of the service provided. In 2020, the annual survey to determine airport user satisfaction levels could not be completed due to the Covid-19 pandemic lockdown. As a result, the Airport was unable to report against the user satisfaction target. Our audit report on the performance information for the year ended 30 June 2021 is qualified because of the effect of this matter on the comparability of the current year and prior year reported performance.

Thank you

We would like to thank the Strategy, Planning and Development Committee, Whangarei District Council's finance team (who provide accounting and administrative services to the Airport), as well as the staff of Northland Aviation for their assistance during the audit.



Carl Wessels
Appointed Auditor
3 October 2022

1 Recommendations



Our recommendations for improvement and their priority are based on our assessment of how far short current practice is from a standard that is appropriate for the size, nature, and complexity of your business. We use the following priority ratings for our recommended improvements.

Priority	Explanation
Urgent	<p>Needs to be addressed <i>urgently</i></p> <p>These recommendations relate to a significant deficiency that exposes the Airport to significant risk or for any other reason need to be addressed without delay.</p>
Necessary	<p>Address at the earliest reasonable opportunity, <i>generally within six months</i></p> <p>These recommendations relate to deficiencies that need to be addressed to meet expected standards of best practice. These include any control weakness that could undermine the system of internal control.</p>
Beneficial	<p>Address, <i>generally within six to 12 months</i></p> <p>These recommendations relate to areas where the Airport is falling short of best practice. In our view it is beneficial for management to address these, provided the benefits outweigh the costs.</p>

1.1 New recommendations

The following table summarises our recommendations and their priority.

Recommendation	Reference	Priority
Implement a formal rental agreement with Whangarei District Council. This agreement should specify the rental amount, terms of any rent increases, frequency of rent reviews and other relevant terms and conditions. This will also assist in assessing whether such transactions are at arm's length for financial reporting purposes.	4.1	Necessary

1.2 Status of previous recommendations

Set out below is a summary of the action taken against previous recommendations. Appendix 1 sets out the status of previous recommendations in detail.

Priority	Priority			
	Urgent	Necessary	Beneficial	Total
Open	-	1	1	2
Implemented or closed	-	2	1	3
Total	-	3	2	5

2 Our audit report

2.1 We issued a non-standard qualified audit report



We issued a non-standard audit report on 8 September 2022. In 2021, we issued a qualified opinion on performance information in respect of a performance measure “User satisfaction levels with airport facilities and future developments.”

The level of user satisfaction with the Airport’s facilities and future developments is an important part of the performance information because it is indicative of the quality of the service provided. In 2020, the annual survey to determine airport user satisfaction levels could not be completed due to the Covid-19 pandemic lockdown. As a result, our audit report on the performance information for the year ended 30 June 2020 was qualified because the Airport was unable to report against the user satisfaction target for that year. Our audit report on the performance information for the year ended 30 June 2021 is qualified because of the effect of this matter on the comparability of the current year and prior year reported performance.

In our opinion, except for the matter discussed above, the performance information of the Airport presents fairly, in all material respects, the Airport’s actual performance compared against the performance targets and other measures by which performance was judged in relation to the Airport’s objectives, for the year ended 30 June 2021.

2.2 Uncorrected misstatements

The financial statements are free from material misstatements, including omissions. During the audit, we have discussed with management any misstatements that we found, other than those which were clearly trivial. There were no significant misstatements identified during the audit that remain uncorrected.

There are also no uncorrected disclosure deficiencies or performance reporting misstatements.

2.3 Corrected misstatements

We also identified misstatements and disclosure deficiencies that were corrected by management. These are listed in Appendix 2.

2.4 Quality and timeliness of information provided for audit



Management needs to provide information for audit relating to the annual report of the Airport. This includes the draft annual report with supporting working papers. We began implementing a new online portal called AuditDashboard in 2021 and used this for the audit of the Airport. Through the AuditDashboard, we provided a listing of information we required to management. This included the dates we required the information to be provided to us.

We noted that the requested information and responses to queries were generally provided in a timely manner.

3 Matters raised in the Audit Plan



In our Audit Plan, we identified the following matters as the main audit risks and issues:

3.1 Management override of internal controls

There is an inherent risk in every organisation of fraud resulting from management override of internal controls.

Northland Aviation Limited and management are in a unique position to perpetrate fraud because of their ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively.

Although the level of risk of management override of controls will vary from entity to entity, the risk is nevertheless present in all entities. Due to the unpredictable way in which such override could occur, it results in an inherent risk of material misstatement due to fraud, which auditing standards require us to consider in every audit.

Whangarei District Council's Strategy, Planning and Development Committee and management should have oversight of the significant judgements and accounting estimates made at balance date. Judgements and estimates should be appropriate and clearly defined.

The Committee and management also have a role in setting the tone from the top by establishing appropriate policies and processes that clearly define the behaviour expected of management.

The Airport utilises Whangarei District Council's financial management information system. Consistent with prior year, the District Council's journal system allows staff of the District Council to prepare and post their own journals. No independent review of journal entries is being performed, unless they are considered high risk areas (for example, property, plant and equipment).

To address the risk of management override, we:

- tested the appropriateness of journal entries recorded in the general ledger and other adjustments made in the preparation of the financial statements;
- reviewed accounting estimates for bias; and
- evaluated any significant transactions outside the normal course of business, or that otherwise appeared to be unusual for indications of fraudulent financial reporting or concealment of misappropriation.

Our testing did not identify anything that would indicate fraud due to management override.

3.2 Landing Fees

The Airport needs to ensure controls over revenue generally and in particular its main revenue stream (landing fees) are effective in ensuring all revenue is recorded and invoiced in a timely manner.

We reviewed the Airport's processes over recording and invoicing landing fees and assessed that these are appropriate to ensure the total revenue reported is reasonable based on the number of landings and the relevant price. We also obtained an external confirmation from Air New Zealand to confirm the accuracy of landing fees recorded by the Airport.

From our findings we did not find evidence to suggest landing fees were incomplete.

3.3 Tenant recoveries

The Airport currently charges tenants for operating costs it incurs on behalf of the tenants.

There is a risk that the Airport may not be recovering all of the operating costs from the tenants that it is entitled to under the tenancy agreements (completeness of recoveries revenue).

We compared material recoveries to the terms of the relevant rental agreements and found that the recoveries are in line with our expectations. We agreed the percentage of the recovery to the rental agreement and recalculated the overall recovered.

3.4 Carrying value of property, plant and equipment measured at cost

The Airport is required to assess their property, plant and equipment held at cost for indicators of impairment on an annual basis.

A list of all assets recorded in the fixed assets register was reviewed by management to confirm if there were any assets no longer being used or owned, or not providing the level of operation they should.

No indicators of impairment were identified from this review.

4 Other matters identified during the audit



In this section, we discuss any other matters that were identified during the audit.

4.1 Rental agreement

During our review of rental revenue, we noted that the Airport receives revenue from Whangarei District Council, however there is no formal rental or lease agreement in place. This creates a risk for both parties, as there would be no legal basis to resolve any future disagreements or rental disputes.

In the notes to the financial statements, the Airport is also required to disclose transactions with a related party that have occurred during the financial year, if those transactions are on terms and conditions that are likely to be different from the terms and conditions of transactions in similar circumstances between parties that are not related (that is, if the transactions are not at arms-length). Without having a formal rental agreement place, it is also difficult to make such an assessment.

Recommendation

We recommend that a formal rental agreement is implemented between the Airport and Whangarei District Council. This agreement should specify the rental amount, terms of any rent increases, frequency of rent reviews and other relevant terms and conditions. This will also assist in assessing whether such transactions are at arm's length for financial reporting purposes.

Management comments

A formally executed Deed of Lease between WDA and WDC was entered into on the 3 June 2022.

5 Public sector audit



The Airport is accountable to the local authority and to the public for its use of public resources. Everyone who pays taxes or rates has a right to know that the money is being spent wisely and in the way the Airport said it would be spent.

As such, public sector audits have a broader scope than private sector audits. As part of our audit, we have considered if the Airport has fairly reflected the results of its activities in its financial statements and performance information.

We also consider if there is any indication of issues relevant to the audit with:

- compliance with its statutory obligations that are relevant to the annual report;
- the Airport carrying out its activities effectively and efficiently;
- the Airport incurring waste as a result of any act or failure to act by a public entity;
- any sign or appearance of a lack of probity as a result of any act or omission, either by the Airport or by one or more of its members, office holders, or employees; and
- any sign or appearance of a lack of financial prudence as a result of any act or omission by a public entity or by one or more of its members, office holders, or employees.

We did not identify any issues through the work that we performed in this regard.

6 Useful publications



Based on our knowledge of the Airport, we have included some publications that the Council and management may find useful.

Description	Where to find it
Performance reporting	
Public organisations are responsible for reporting their performance to Parliament and the public in a way that meaningfully reflects their organisation's aspirations and achievements. The Auditor-General published a discussion paper that explores five areas for improvement in performance reporting.	On the Office of the Auditor-General's website under publications. Link: The problems, progress, and potential of performance reporting
The Office of the Auditor-General, the Treasury and Audit New Zealand have jointly prepared good practice guidance on reporting about performance. The guidance provides good practice examples from public organisations in central government. Those working in other sectors may also find this useful.	On Audit New Zealand's website under good practice. Link: Good practice in reporting about performance — Audit New Zealand (auditnz.parliament.nz)
Public accountability	
Public accountability is about public organisations demonstrating to Parliament and the public their competence, reliability, and honesty in their use of public money and other public resources. This discussion paper explores how well New Zealand's public accountability system is working in practice.	On the Office of the Auditor-General's website under publications. Link: Building a stronger public accountability system for New Zealanders
Setting and administering fees and levies for cost recovery	
This good practice guide provides guidance on settings fees and levies to recover costs. It covers the principles that public organisations should consider when making any decisions on setting and administering fees and levies. It also sets out the matters public organisations should consider when calculating the costs of producing goods or providing services and setting charges to recover those costs.	On the Office of the Auditor-General's website under publications. Link: Setting and administering fees and levies for cost recovery: Good practice guide

Description	Where to find it
Managing conflicts of interest involving council employees	
This article discusses findings across four councils on how conflicts of interest of council employees, including the chief executive and staff, are managed.	On the Office of the Auditor-General's website under publications. Link: Getting it right: Managing conflicts of interest involving council employees
Covid-19 implications for financial reporting and audit in the public sector	
Audit New Zealand Executive Director Steve Walker and Head of Accounting Robert Cox joined an online panel hosted by Victoria University of Wellington and the External Reporting Board. They discuss the effects of Covid-19 and the economic recovery on financial reporting and audit in the public sector.	On our website under good practice. Link: Covid-19 page Link: Webinar
Model financial statements	
Our model financial statements reflect best practice we have seen. They are a resource to assist in improving financial reporting. This includes: <ul style="list-style-type: none"> • significant accounting policies are alongside the notes to which they relate; • simplifying accounting policy language; • enhancing estimates and judgement disclosures; and • including colour, contents pages and subheadings to assist the reader in navigating the financial statements. 	Link: Model Financial Statements
Tax matters	
As the leading provider of audit services to the public sector, we have an extensive knowledge of sector tax issues. These documents provide guidance and information on selected tax matters.	On our website under good practice Link: Tax Matters

Description	Where to find it
Client substantiation file	
<p>When you are fully prepared for an audit, it helps to minimise the disruption for your staff and make sure that we can complete the audit efficiently and effectively.</p> <p>We have put together a collection of resources called the Client Substantiation File to help you prepare the information you will need to provide to us so we can complete the audit work that needs to be done. This is essentially a toolbox to help you collate documentation that the auditor will ask for.</p>	<p>On our website under good practice.</p> <p>Link: Client Substantiation File</p>
Sensitive expenditure	
<p>The Auditor-General's good practice guide on sensitive expenditure provides practical guidance on specific types of sensitive expenditure, outlines the principles for making decisions about sensitive expenditure, and emphasises the importance of senior leaders "setting the tone from the top". It also describes how organisations can take a good-practice approach to policies and procedures for managing sensitive expenditure.</p>	<p>On the Office of the Auditor-General's website under good practice.</p> <p>Link: Sensitive expenditure</p>
Conflicts of interest	
<p>The Auditor-General has published guidance on conflicts of interest. A conflict of interest is when your duties or responsibilities to a public organisation could be affected by some other interest or duty that you have.</p> <p>The material includes a printable A3 poster, an animated video on predetermination and bias, gifts and hospitality, and personal dealings with a tenderer. There is also an interactive quiz.</p> <p>These can all be used as training resources for your own employees.</p>	<p>On the Office of the Auditor-General's website under 2019 publications.</p> <p>Link: Conflicts of interest</p>

Description	Where to find it
Severance payments	
Because severance payments are discretionary and sometimes large, they are likely to come under scrutiny. The Auditor-General has released updated good practice guidance on severance payments. The guide is intended to help public sector employers when considering making a severance payment to a departing employee. It encourages public organisations to take a principled and practical approach to these situations. The update to the 2012 good practice guidance reflects recent case law and changes in accounting standards.	On the OAG's website under 2019 publications. Link: Severance payments
Good practice	
<p>The OAG's website contains a range of good practice guidance. This includes resources on:</p> <ul style="list-style-type: none"> • audit committees; • conflicts of interest; • discouraging fraud; • good governance; • service performance reporting; • procurement; • sensitive expenditure; and • severance payments. 	On the OAG's website under good practice. Link: Good practice
Procurement	
<p>The OAG are continuing their multi-year work programme on procurement.</p> <p>They have published an article encouraging reflection on a series of questions about procurement practices and how processes and procedures can be strengthened.</p> <p>Whilst this is focused on local government, many of the questions are relevant to all types of public sector entities.</p>	On the OAG's website under publications. Links: Strategic suppliers: Understanding and managing the risks of service disruption Getting the best from panels of suppliers Local government procurement

Appendix 1: Status of previous recommendations

Open recommendations

Recommendation	First raised	Status
Necessary		
Journals We recommend that independent review of journals be completed on a monthly basis.	2018/19	Open Only high-risk journals are reviewed by Council staff as part of their accounting functions.
Beneficial		
JV agreement and Trust deed WDC should review the JV agreement and Trust deed to determine whether these are still fit for purpose.	2019/20	In progress A review of the JV Deed is currently underway. This is a review of all five Joint Venture Airports, not just WDA. Ministry of Transport as well as all the JV Airports agree that a review is appropriate however there is need to progress carefully, as the Civil Aviation Act is currently under review as well.

Implemented or closed recommendations

Recommendation	First raised	Status
Necessary		
Operational recoveries We recommended that management explores ways to improve operational recoveries from tenants.	2017/18	Closed Based on our review of recoveries we note that these have increased. This is due to rental agreements now including recoveries.
Service performance reporting The service performance report should provide sufficient performance information about an entity's actual activities during the reporting period for its performance to be assessed.	2019/20	Closed The Airport has reported the results of the survey measure this year. As per our recommendations this year, additional disclosures were also added to the annual report to explain the results of several performance measures.
Beneficial		
Stock count We recommend that WDA carries out a physical stock count over assets and reconcile these to the fixed asset register.	2017/18	Closed A review of Airport assets was attended by Whangarei District Council staff on 27 May 2020. Further physical counts will be performed on an as needed basis. An impairment assessment is also performed annually. On this basis, we have noted this matter as closed.

Appendix 2: Corrected misstatements

Current year misstatements	Reference	Assets	Liabilities	Equity	Financial performance
		Dr (Cr)	Dr (Cr)	Dr (Cr)	Dr (Cr)
Other expenses	1				2,408
Auditors fees					(2,408)
Electricity expenses	2				7,000
Accrued expenses			(7,000)		
Total		0	(7,000)	0	7,000

Explanation of uncorrected misstatements

- 1 To correct audit fee disclosure in Note 4.
- 2 To adjust for the under-accrual of electricity expenses.

Corrected disclosure deficiencies

Detail of disclosure deficiency
Note 14 – disclosure added for events occurring after balance date (identified by management and added accordingly).
Note 15 – disclosure added on the audit not being completed within statutory deadline.

Corrected performance reporting misstatements

Detail of misstatement
Measure: To operate within agreed financial budgets Target disclosed. Total expenditure amount corrected.
Measure: Maintain >75% user satisfaction through achieving satisfactory and very satisfactory ratings on the annual user survey Further details added on how the survey was performed, number of responses, which responses were counted for the purpose of this measure and why the prior year result was not measured.
Measure: Explore suitability opportunities Disclosure added to explain why the result was "N/A".

Detail of misstatement
<p>Measure: Meet required legislative timeframes under the LGA and CAA</p> <p>Result updated to “not achieved”; reference made to statutory reporting deadline breach.</p>
<p>Measure: Implement an effective Safety Management System (SMS). Achieve overall decline in incidents.</p> <p>Additional disclosures added to explain the results of these measures.</p>

Appendix 3: Disclosures

Area	Key messages
Our responsibilities in conducting the audit	<p>We carried out this audit on behalf of the Controller and Auditor-General. We are responsible for expressing an independent opinion on the financial statements and performance information and reporting that opinion to you. This responsibility arises from section 15 of the Public Audit Act 2001.</p> <p>The audit of the financial statements does not relieve management or the Council of their responsibilities.</p> <p>Our Audit Engagement Letter contains a detailed explanation of the respective responsibilities of the auditor and the Council.</p>
Auditing standards	<p>We carried out our audit in accordance with the Auditor-General's Auditing Standards. The audit cannot and should not be relied upon to detect all instances of misstatement, fraud, irregularity or inefficiency that are immaterial to your financial statements. The Council and management are responsible for implementing and maintaining your systems of controls for detecting these matters.</p>
Auditor independence	<p>We are independent of the Airport in accordance with the independence requirements of the Auditor-General's Auditing Standards, which incorporate the independence requirements of Professional and Ethical Standard 1: <i>International Code of Ethics for Assurance Practitioners</i>, issued by New Zealand Auditing and Assurance Standards Board.</p> <p>Other than the audit, we have no relationship with, or interests in, the Airport.</p>
Fees	<p>The audit fee for the year is \$21,760 (excluding GST and disbursements), as detailed in our Audit Proposal Letter.</p> <p>No other fees have been charged in this period.</p>
Other relationships	<p>We are not aware of any situations where a spouse or close relative of a staff member involved in the audit occupies a position with the Airport that is significant to the audit.</p> <p>We are not aware of any situations where a staff member of Audit New Zealand has accepted a position of employment with the Airport during or since the end of the financial year.</p>

AUDIT NEW ZEALAND
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4.2 Operational Report – Strategy, Planning and Development September/ October 2022

Meeting: Strategy, Planning and Development Committee

Date of meeting: Wednesday 7 December 2022

Reporting officer: Dominic Kula (General Manager Planning and Development)
 Aaron Taikato (General Manager Strategy and Democracy)

1 Purpose / Te Kaupapa

To update the committee on the operations of the services that the Strategy and Democracy group, and the Planning and Development Group are responsible for.

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee notes the Strategy, Planning and Development Operational report for September/ October 2022

3 Background / Horopaki

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

This report provides an overview of the operational highlights for September/ October and provides some further comment on future planned activities.

4 Significance and engagement / Te Hira me te Arawhiti

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

5 Attachments / Ngā Tāpiritanga

Operational Report – Strategy, Planning and Development – September/ October 2022

November 2022 Operational Report

Strategy, Planning and Development Operational Report (reporting on September/ October/ November 2022).

Procurement update - Summary of Contracts Approved Under Delegated Authority

Nil

Planning and Development Group

District Development

Economic Development

Economic update

The Whangārei economy continues to grow at a constrained pace, with a 1.7%pa increase in economic activity in the September 2022 quarter, according to provisional estimates from Infometrics. This growth boosted annual economic activity up 1.7% also, up from 1.3% over the 12 months to June 2022. Strong labour market and earnings activity, and healthy tourism growth, has bolstered Whangārei's economic fortunes recently.

Households continue to spend at pace in Whangārei, with an 8.7% increase in card spending over the 12 months to September 2022, according to Marketview data. This spending growth is stronger than the national average of 7.0%pa, and above the latest annual inflation rate of 7.2%pa, meaning that Whangārei has seen a rise in underlying, inflation-adjusted spending.

Whangārei's population rose 1.2% according to the latest subnational population estimates from Stats NZ. That growth is the slowest since 2013, but considerably higher than the 0.2% national growth rate. Regional migration was a key driver of Whangārei's growth, more than offsetting an international migration outflow.

Employment of Whangārei residents continues to rise strongly, up 2.7%pa for the September 2022 quarter alone, taking annual growth over the last 12 months to 4.0%pa. This growth is faster than the national (3.1%) or regional average (3.6%). Employment growth continues across a range of sectors, with retail, construction, public sector, transport, and professional services all key contributors to the rise in filled jobs. The strength of employment locally is reinforced by the low 3.0% unemployment rate in Whangārei, which is below the national average. Jobseeker Support recipients are also nearly 10% lower on average over the last 12 months.

Building activity continues to add strongly to the Whangārei economy. Residential consent numbers rose nearly 18% over the 12 months to September 2022, considerably faster than the 7.0%pa growth seen nationally. This local strength is due to the massive 344 consents issued in the September 2022 quarter – the largest quarterly total on record (since 1995) and ahead of the 237 consented at the end of 2006. Non-residential consent values are growing strongly too, up 83%pa over the last 12 months.

Staff are profiling information about our sectors and businesses [\(here\)](#), as a rolling update about the business community. If you would like a printed copy, let staff know.

Whangarei District Quarterly Economic Infographic SEPTEMBER 2022

COMPARISON	RANK AMONG 66 TERRITORIAL AUTHORITIES	ANALYSES
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ECONOMIC ACTIVITY

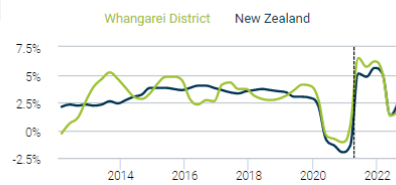
Whangarei	New Zealand	Low	High
1.7% ▲	2.6% ▲		
-2.2% ▼	-4.1% ▼		
8.7% ▲	7.0% ▲		

Gross domestic product: annual ave. change

Traffic flow: annual ave. change

Consumer spending: annual ave. change

GDP growth



LABOUR MARKET

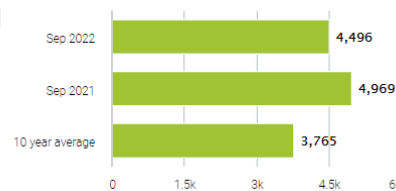
Whangarei	New Zealand	Low	High
4.0% ▲	3.1% ▲		
-9.5% ▼	-11.4% ▼		
3.0%	3.3%		

Employment (place of residence): annual ave. change

Jobseeker Support recipients: annual ave. change

Unemployment rate: annual average

Number of Jobseeker Support recipients



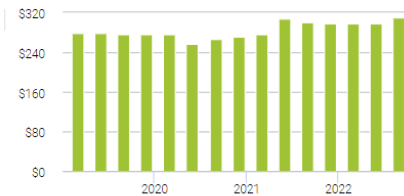
TOURISM

Whangarei	New Zealand	Low	High
3.3% ▲	3.3% ▲		
-17.4% ▼	-6.0% ▼		

Tourism expenditure: annual ave. change

Guest nights: annual ave. change

Tourism expenditure

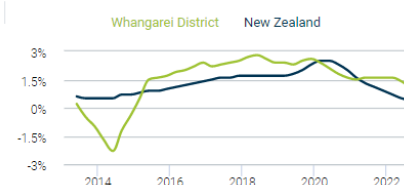


HEALTH ENROLMENTS

Whangarei	New Zealand	Low	High
1.1% ▲	0.4% ▲		

Health enrolments: annual ave. change

Health enrolments growth



BUILDING AND PROPERTY

Whangarei	New Zealand	Low	High
17.7% ▲	7.0% ▲		
83.3% ▲	19.0% ▲		
4.7% ▲	-2.0% ▼		
-15.4% ▼	-25.6% ▼		

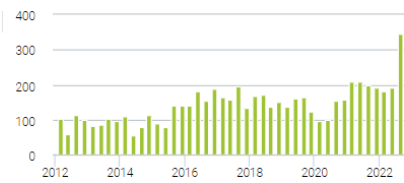
Residential consents: annual ave. change

Non-residential consents: annual ave. change

House values: annual ave. change

House sales: annual ave. change

Residential building consents



Average house value

\$790,244	\$964,202
Whangarei	New Zealand

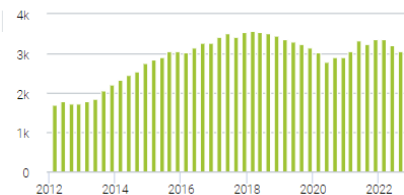
VEHICLES

Whangarei	New Zealand	Low	High
-6.1% ▼	5.3% ▲		
-9.0% ▼	6.3% ▲		

Car registrations: annual ave. change

Commercial vehicle registrations: annual ave. change

Non-commercial car registrations



Source: [Quarterly Economic Monitor \(infometrics.co.nz\)](https://infometrics.co.nz)

Partnership with Northland Inc

Regional Business Partner network (RBP)

RBP engaged with August: 21, September: 20 and October: 18 Whangārei businesses. For Northland \$81,000 worth of funding was given out during the three months. The RBP system is currently under review, to see what additional support businesses require, which the Northland Inc Growth Advisor team have provided input into these changes.

The Procurement Business Capability Workshops are now complete. Partnering with Northland Inc and NorthChamber, held at the Orchard, 60 businesses attended the three events with positive feedback. 95% gave the workshops 5 stars and majority said they would attend the event again or in the future. The next Business Capability sessions will be held in the new year, so far this year 100 businesses have been supported through these one to many events.

Commercial Property

The Mokaba/BACH refurbishment and re-roof will be completed by 25 November and all site fencing removed from the carpark. Mokaba reopened to the public on 17 October, The BACH chose to delay opening while they repainted their floor and shop fittings but are now open to trade. Completion of the roofing was delayed by the weather and issues with roof flashings.

Preliminary design work has started on the redevelopment of the upper level of 91 Dent Street (The Hub).

Problems with failure of panels in the glass roof over the entry to Whangārei Art Museum and the Hub Bus Shelter are being worked through with contractors. Temporary fencing will remain in place until an equitable permanent fix can be made.

Tenants at the Town Basin reported strong trading throughout the duration of the Rugby World Cup.

Whangārei District Airport

Air New Zealand is now operating 5 flights per day Monday to Friday, and 4 per day Saturday and Sunday.

Skyline Air Ambulance have also been operating fixed wing aircraft at the airport to facilitate patient transfers on behalf of Te Whatu Ora (Health NZ).

An air freight operator currently operating out of Kerikeri is looking to start a trial service from Whangārei to Auckland in March 2023, with flight operations between 5pm and 6pm 5 days a week.

Rescue Fire Service:

Preliminary work has now begun on the RFS Operational Building at Onerahi. Geotechnical work has been completed for foundation design and a design-build closed tender process is underway with three local construction companies for the building.

Landing Fee Review:

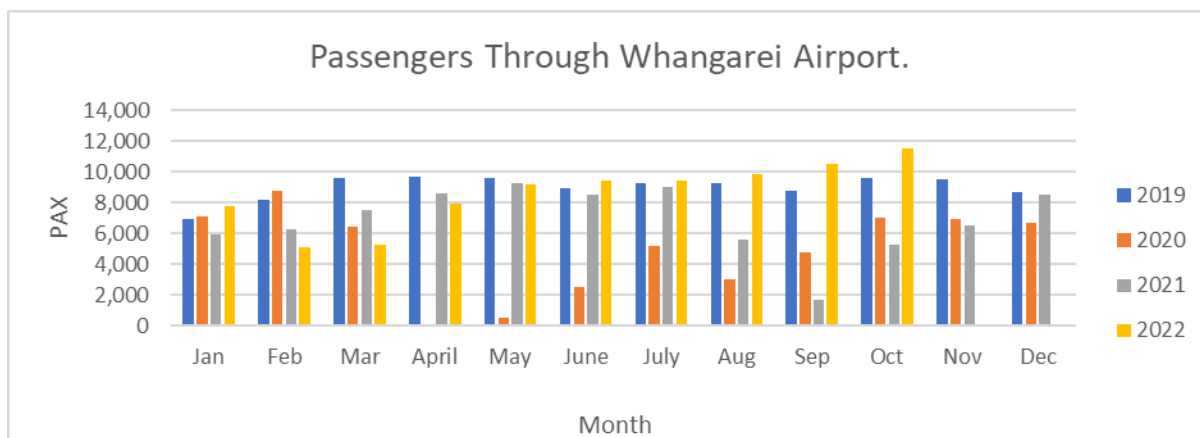
The Landing Fee review approved by Council at the May 2022 Council Meeting and subsequently agreed by Air New Zealand has now been approved by the Associate Minister of Transport.

Noise:

We had two noise complaints during October regarding the same issue. Both were related to SOUND concerning a Westpac helicopter and when checked against logged flight paths and CCTV footage were found to be unsubstantiated.

Passenger Numbers:

Passenger numbers continue to set all-time record highs (for any month) growing from 9,837 in August, 10,557 in September to 11,531 in October.



Airport Parking:

Public car park at the airport is at capacity most days and we are now using the adjacent grass area for additional parking. Engineers are currently designing an extension prior to tendering construction work.

District Promotions

GUEST NIGHTS

SEPTEMBER	Whangārei	Far North	Kaipara	Northland
2018	30,091	62,194	4,278	96,563
2019	31,447	61,704	3,956	97,107
2020	30,800	81,700	11,900	124,300
2021	11,700	21,300	5,300	38,200
2022	25,400	53,700	8,000	87,200

Source, [Accommodation Survey](#) and [Accommodation Data Programme](#)

VISITOR ORIGIN

SEPTEMBER, 2022	Whangārei	Far North	Kaipara	Northland
Domestic	22,200	46,100	6,900	75,200
International	3,200	7,600	1,100	11,900

Source, [Accommodation Data Programme](#)

The small increase in Guest Nights recorded from 2018 to 2019 was pre-COVID in an already softening market, largely attributed to global events like BREXIT.

The large increase in Guest Nights in 2020 was a result of post-lockdown, pent up demand from New Zealanders, coinciding with school holidays and no ability to travel internationally.

Results in 2021 were a result of new traffic light settings and the border between Auckland and Northland being closed.

The impact Rugby World Cup (RWC), with teams and entourage being hosted in the Whangārei District, is clearly shown in September 2022, with Guest Nights recovering somewhat to pre-COVID levels. The full economic benefit of RWC is currently being analysed.

Note that in 2019, no data for Visitor Origin, was available, however all of Northland recorded: Domestic 69,594 and International 27, 513.

Media

District Development staff worked with Northland Inc and Tourism New Zealand providing logistical assistance, on ground support, filming permits, tourism and local knowledge, to bring and host the Australian TODAY Show to showcase Northland and Whangārei experiences.



The results are still to be reviewed and approved but the DRAFT report for the Whangārei segments are that the 7 X live segments in Whangārei, reached an Australian audience of over 1.1million, and generated an advertising value of \$757.1K (the amount of budget required if we were to pay for the exposure).

Tourism New Zealand, greatly appreciated the level of commitment and support, from both Northland Inc and Whangārei District Council, to bring the production to Northland & Whangārei.

Whangārei District Love It Here! Facebook

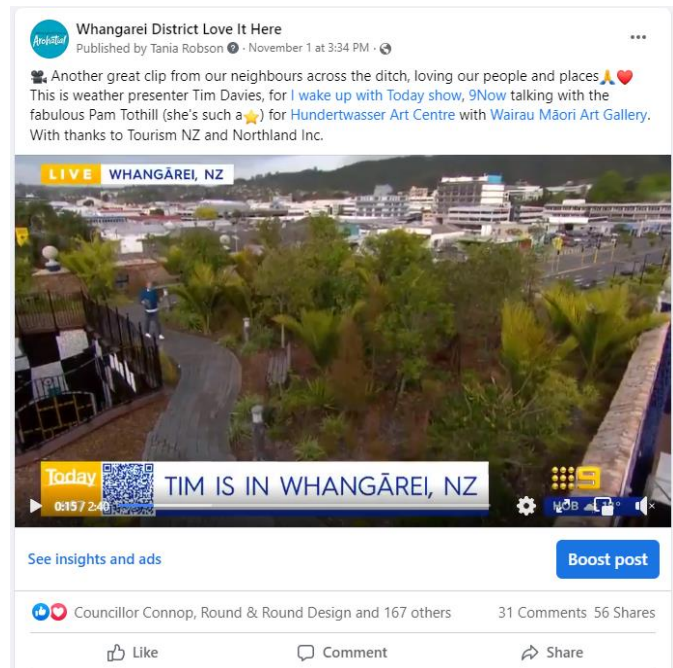
As at 31 October the page achieved:

- *Followers 20,690
- *Total Organic Reach 119,095, Paid Reach 96,913*

***Followers** - The number of followers indicates the number of people who may see your Page's updates and posts in their Feed. When people like your Page, they also automatically "follow" you, which allows them to see your posts in Feed.

Our social media activity in October was predominantly about supporting the Fringe Festival and RWC, promoting the events, event information and ticket sales. Engagement with RWC posts was slow to start but finished on a high with the post below achieving Organic Reach of 8,683 and 100 engagements (including 460 Likes, or Loves, 16 comments and 6 shares).

Also of note was the post featuring the Australian Today Show showcasing the Hundertwasser Art Centre, featuring ambassador Pam Tohill, with 11,832 Organic Reach and Engagement of 2,263 (including 56 Shares).



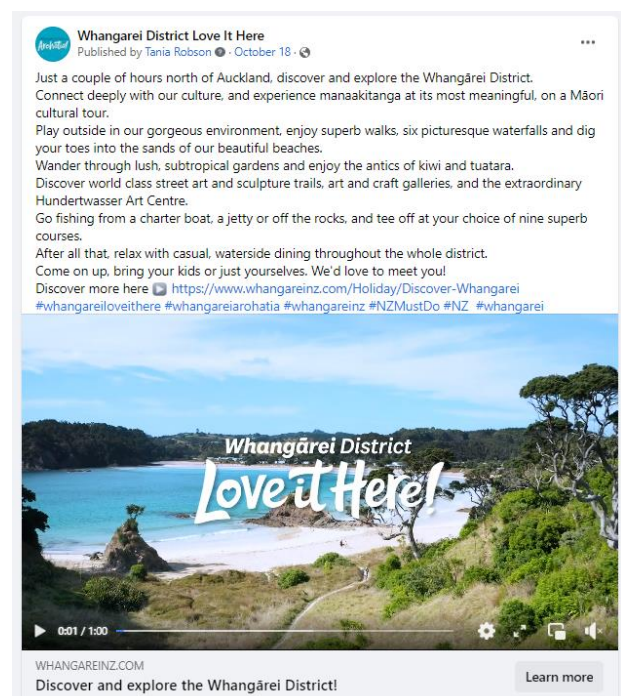
Discover & Explore the Whangārei District

Paid activity included promotion of the district, with our [destination promotional video](#), to audiences in Auckland, rest of the North Island and the South Island. Results for October were:

- *Reach - 42158
- *Impressions - 81027
- *Link clicks to the campaign landing page – 533

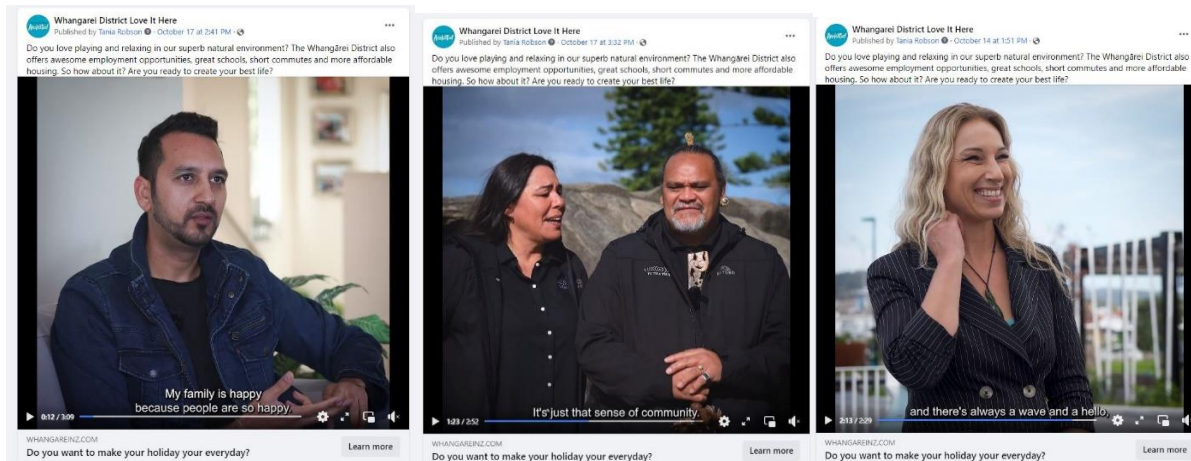
*Reach – the number of people who saw the ad at least once.

*Impressions – the number of times our ad was on screen and may include multiple views of ads by the same people.



Create Your Best Life

A short campaign promoting the district as an attractive place to live, work and do business was run before and after Labour Weekend - Reach 22,446 and Impressions 48,138. Learnings from the campaign will be applied to a second campaign planned to run through and beyond the upcoming holiday season.



Planning

District Plan

Urban and Services Plan Change Package

There are two outstanding appeals to this package of plan changes. Both relate to noise and reverse sensitivity issues alongside rail lines and state highways. All the appeal matters have now been resolved between the parties and work is underway on drafting the consent order documentation for the Environment Court.

Private Plan Change 150 Marsden City Partnerships Limited

Three appeals have been received in relation to the decision on this plan change. A number of parties have lodged 274 notices to join the proceedings. The first Environment Court directed mediation meeting was held in October 2022. Good progress is being made on understanding and finding solutions to the appeal issues. Mediation has resulted in an agreed timetable for the appellants to produce potential solutions for the most complex issue which relates to the provision of roading improvements within the precinct.

Proposed Natural Hazard Plan Change and Public Access Plan Change

Work is almost complete on amending the package of Natural Hazard plan changes as a result of both feedback received earlier this year from the community, and further technical and legal advice. The amendments align the proposed provisions more closely with national direction on climate change and natural hazard risk-based approaches. The amendments also consolidate all of the proposed changes on natural hazards into one plan change to remove repetition and make it easier for the public to understand. The draft esplanade areas plan change has also been amended to reflect the National Planning Standards and is now referred to as the proposed Public Access plan change. It is intended to bring these amended proposed plan changes to the Strategy, Planning and Development Committee in the first quarter of 2023.

Hazardous Substances Proposed Plan Change 91

Public notification of PC 91 occurred on 24 August 2022, with the submission period closing on the 21 September 2022. A summary of the six submissions received was publicly notified and made available on the 12 October 2022 for further submissions. The further submission period closed on the 14 November 2022. Four further submissions were received. The next steps in the process will be for the reporting planner to review both the original and further submissions before drafting a report to inform the hearing on the submissions. Due to the timing of when the further submission process closed and the need to book hearings commissioners and give adequate notice of a hearings date, the hearing will be held in the first quarter of 2023.

Online District Plan (ePlan)

A project is underway to implement an ePlan solution that complies with the requirements of the National Planning Standards by April 2024.

The ePlan will change the way users view plans, providing an online interactive version of the district plan accessed via our website. In doing so it will make it easier to find information relevant to a specific property.

The ePlan procurement evaluation process is now completed, and a preferred supplier has been appointed. Work has now commenced on the initial phases of the project.

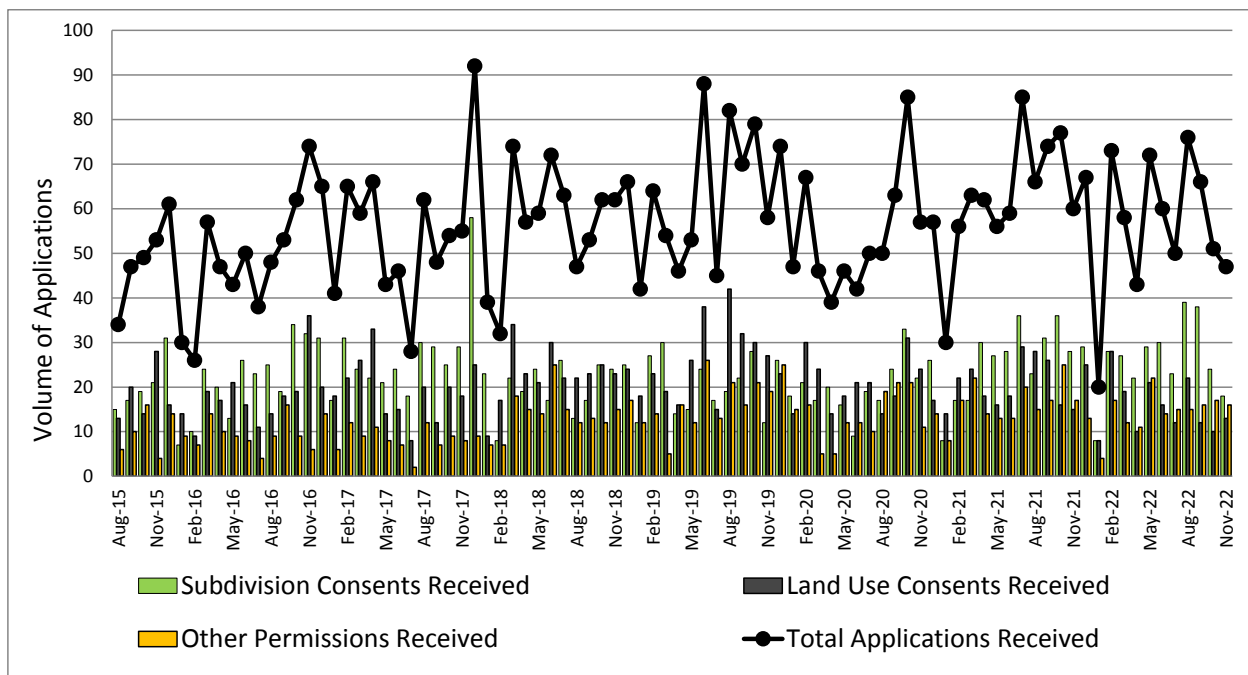
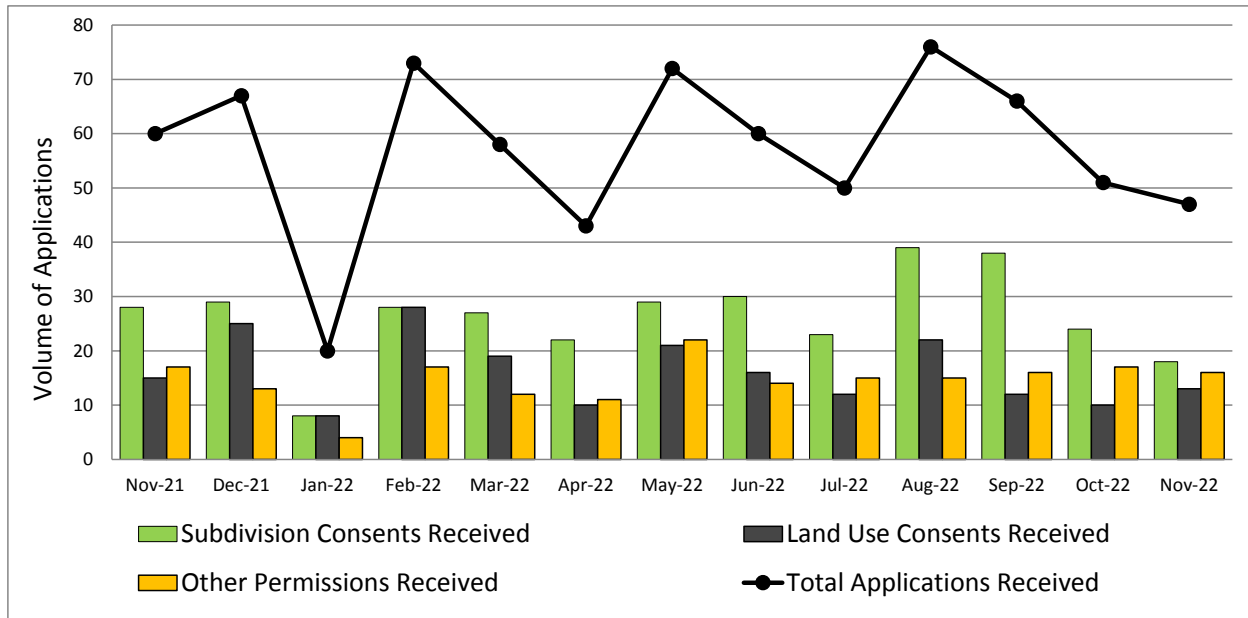
Resource Management Reform Programme

Central Government released two Bills critical to this reform programme on the 15 November. The two Bills are firstly the Natural and Built Environment Bill which will be the main piece of legislation for managing the environment and development through a national planning framework, national direction and requirements for regions to develop a single Natural and Built Environment Plan. The second is the Strategic Planning Bill which will require regions to develop a single spatial plan that indicates where future growth and key infrastructure will be located as well as areas which require protection from development e.g. highly productive land, indigenous biodiversity. Both Bills will impact on the planning responsibilities, governance arrangements and work of local government; and will require both technical and political scrutiny from the Council. Unfortunately, submissions close January 2023, meaning we will require direction from Council this year. A briefing has been scheduled for 14 December 2022.

Resource Consents

Resource Consent Processing

A total 164 applications were received in September (66), October (51) & November (47), which is a steady decline leading into the end of the year. Applications are split between subdivision (80), with 35 land-use applications and 49 other permissions.



Resource Consents

During the period covered by this report applications of interest included the joint application to WDC and the NRC for extension of Northport and an application for an 82 lot residential subdivision by Elevation Holdings Ltd in Tikipunga. Kainga Ora lodged an application for a multi-unit development with 44 residential units at Chester Avenue and Ross Street, Onerahi and there has been an application to extend the hours of operation of Dickson's Quarry at Glenbervie.

Hearings/Appeals

Resolution of Appeal the Hurupaki Holdings subdivision/landuse consent in relation to construction of a footpath adjacent to the development.

A hearing is scheduled for early December for an application for a height in relation to boundary infringement that was limited notified and an objection from the neighbour was received. The application is for the construction of a new residential unit on Cove Road, Waipu.

A hearing before a commissioner is scheduled for mid-January in regard to an objection to conditions of consent by BC & CH Roberts Family Trust in relation to an approved subdivision at The Braigh, Waipu.

Notifications

The application to extend Northport is on public notification for 6 weeks until mid-December.

An application to infringe the height in relation to boundary rule by a proposed residential unit located at Cove Road, Waipu was limited notified to the adjacent neighbour.

Compliance

All 296 consents that required monitoring in September (105), October (102) & November (89) were checked.

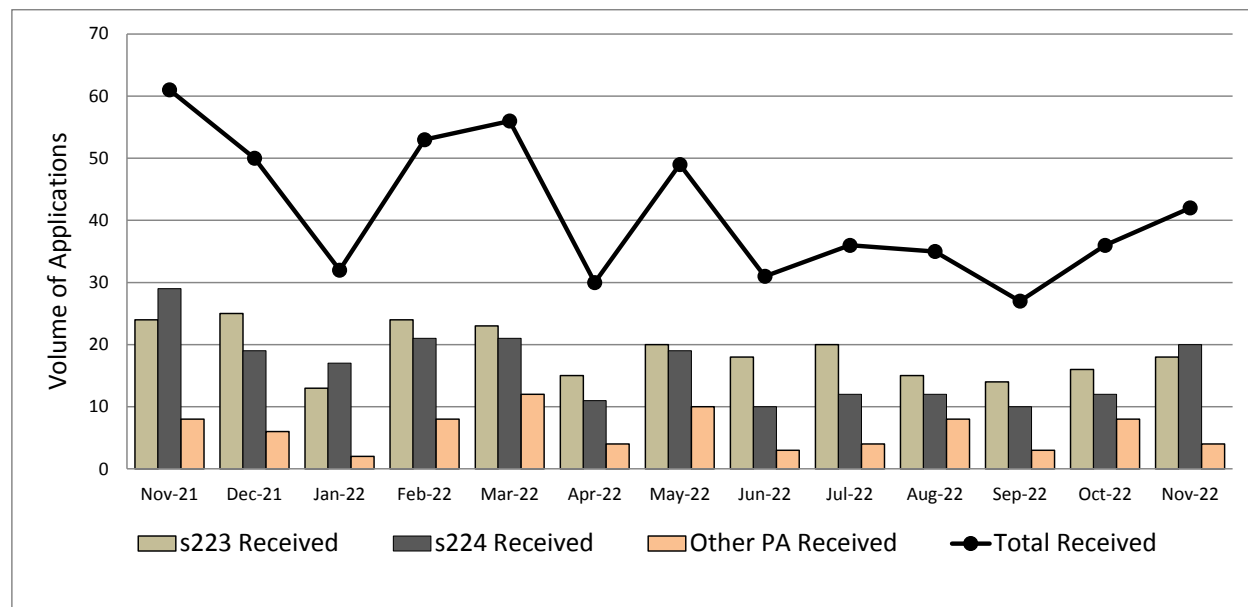
There were 71 new customer enquiries during September (23), October (29) & November (19).

Development Engineering

Sixty- eight applications were received in the months of September to November for engineering assessment. Fifty-two reports were issued, and twenty-five placed on hold for further information. The team are currently processing several large and complex developments, some requiring specialist input.

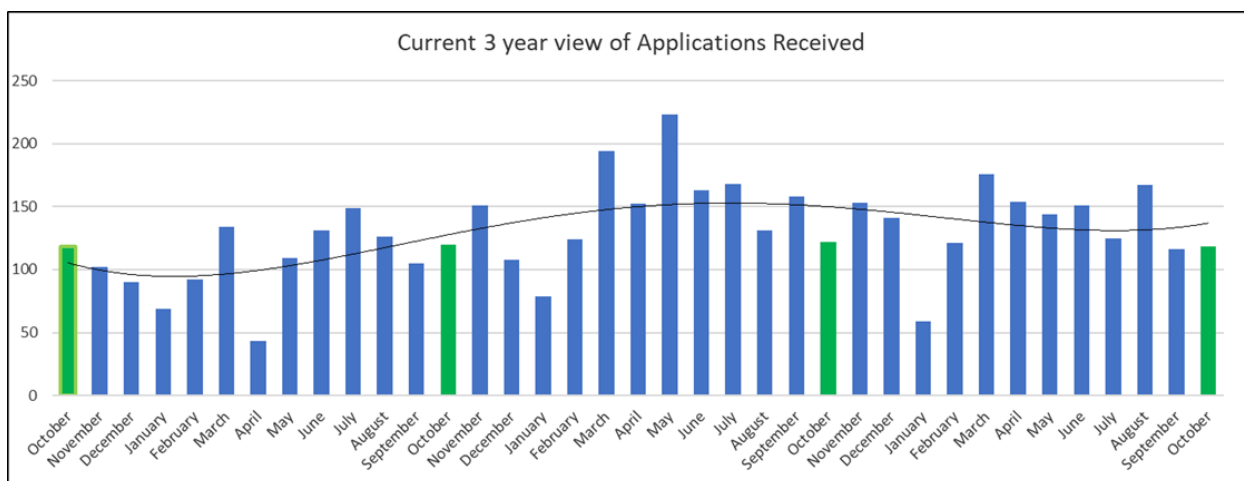
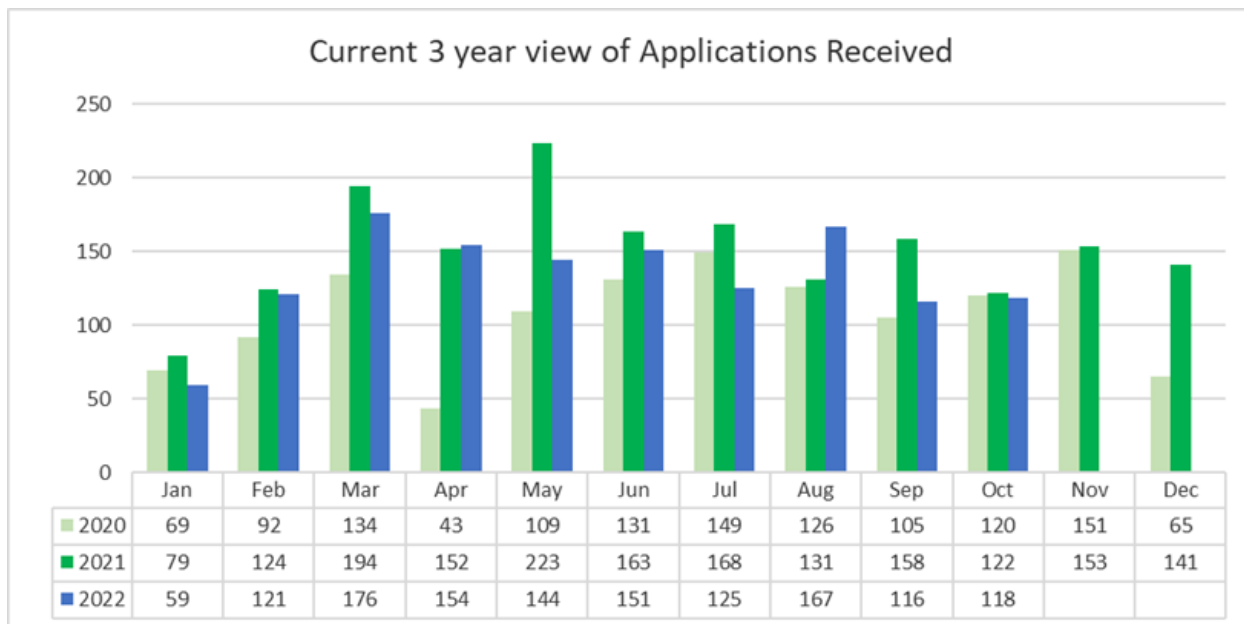
Post-Approval

A combined 105 applications were received in September (27), October (36) & November (42), which is increasing as we head towards the end of the year. There were 48 survey plan approvals, 42 completion certificates and 15 other post-approval permissions over this period.



Building Department

118 applications were received during October 2022, a near identical number as September (116). Both months are a significant decrease from the 167 received in August and are consistent with the generally predicted downturn in application numbers. Numbers received in November (at time of writing this report) indicate that these numbers are likely to be similar and around the 120-130 level.



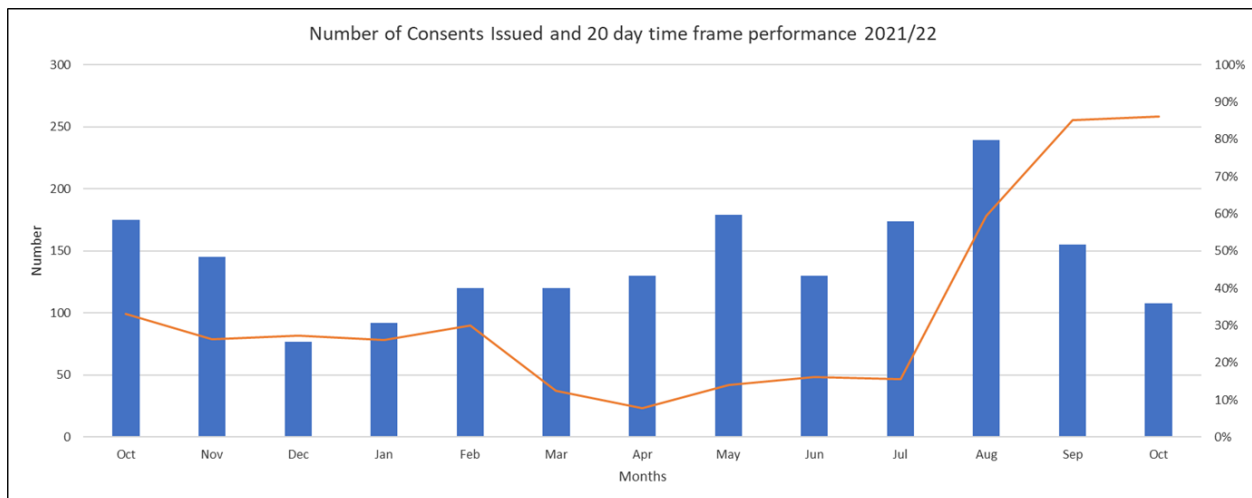
The above graph shows the levelling out of application numbers in September and October, following a sharp (and unexpected) jump in August.

The September-October numbers add validity to previous predictions that our new monthly normal is likely to be in the 110-130 range rather than the 150+ that we have been experiencing.

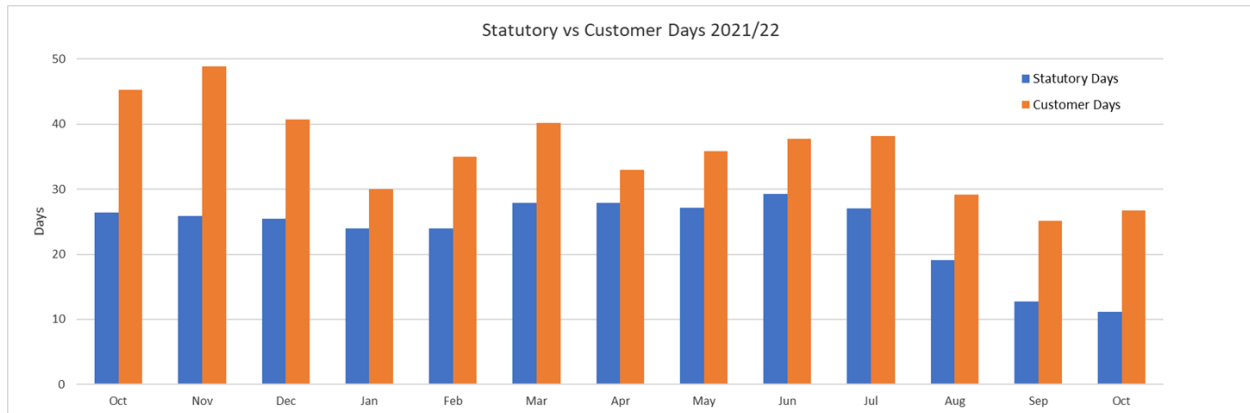
Performance Indicators				
Function	Measure	Indicators	Oct	YTD avg (from July to end of April)
Building consents granted	20 days	Statutory	86%	65% (July to Oct) 35% (Jan to Oct)
Inspections completed within 48hrs	48hrs	Annual plan (95%)	96%	97%

As demonstrated by the graph below, the number of consents issued in October dropped to just over 100 from an all-time high of 245 in August and 160 in September. This is a reflection of the drop off in consent numbers. Consents issued during November indicate a likely similar final number as October (100-110).

The graph also shows the significant improvement in the percentage of consents being issued within the 20 working day period with 86% being achieved in October. The older consents in the system that are already on high days will continue to impact on our ability to reach the 96% annual plan target.

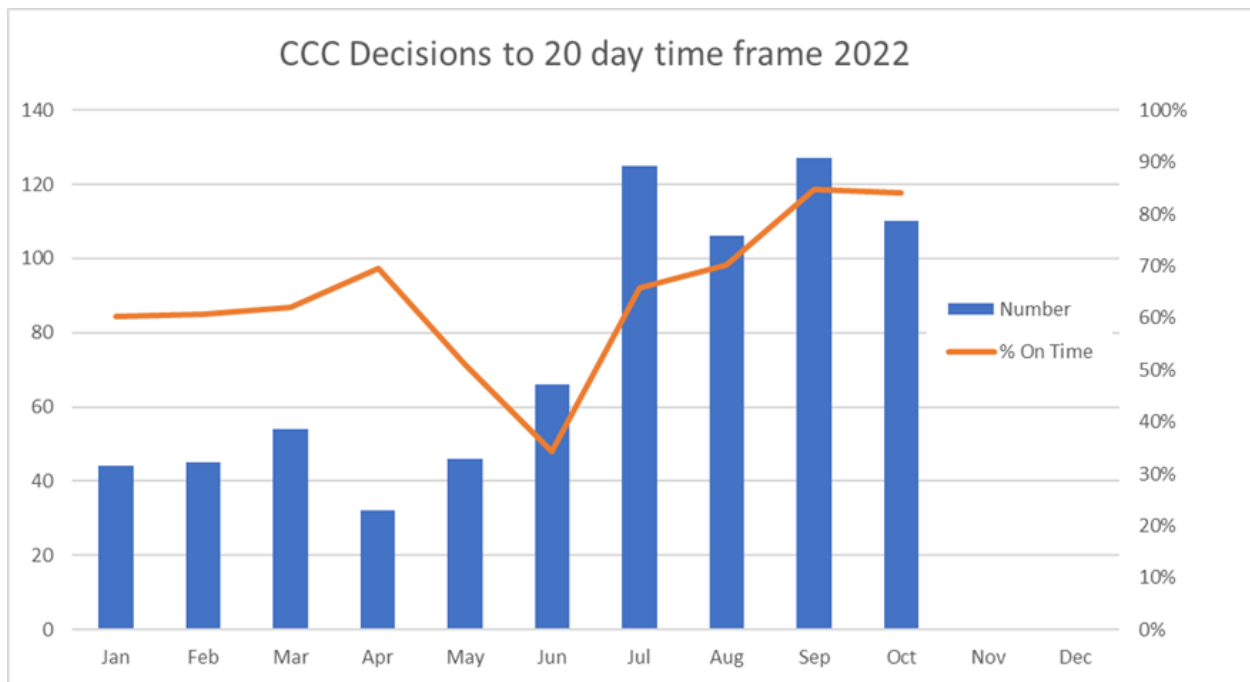


The graph below shows a sizable reduction in the number of average working days from earlier in the year with consents being issued in October averaged 11 working days. Customer days are the total number of days and is dependent on how quickly agents can respond to requests for further information.



Inspections and CCC issuing

The Inspection team undertook 666 inspections during October. 110 CCCs were issued in October with 85% being within the 20-day time frame. This is a continuation of improving performance over the last few months.



IANZ Audit

IANZ undertook their biennial audit of the WDC Building Consent Authority remotely from 19 – 22 April. Action plans and evidence of implementation were submitted and accepted by IANZ. All non-compliances have been cleared including compliance with the 20 working day requirement and our accreditation was confirmed officially in October.

Health and Bylaws

Environmental Health

Sale and Supply of Alcohol Act 2012: The Whangarei District Licensing Committee recently refused to grant an earlier application by Kaushik Enterprises Limited for a new bottle store type Off-licence at a new commercial development currently under construction at 460 Maunu Road, Maunu, which was to be known as “Super Liquor Maunu”. This followed widespread opposition to the proposal by the public, as well as by WDC’s Alcohol Licensing Inspector and the Medical Officer of Health.

Health Act 1956 (Bathing Water Monitoring): The Northland Regional Council (NRC) has decided that for this year’s annual bathing water monitoring season there will be a substantial departure from the way NRC monitors and reports on bathing water quality, which will have a direct impact on what’s required from our Environmental Health team.

For many seasons NRC has taken weekly water samples from selected bathing water sites (both fresh and marine), analysed these and provided those results to the general public via dedicated websites. That process also required WDC’s Environmental Health team to take follow up samples from sites where for that week the result had failed national health guidelines for bathing water quality and erect temporary warning signs at those failed locations.

The difficulty with this process was that there was a delay of usually 3-4 days between the day of sampling and the release of that data and any associated warning signs being erected, which did not provide real-time results to the public.

For the coming season, NRC’s changed process means that no weekly samples will be taken, but that they rather rely upon historic sampling data for those sites and utilise scientific ‘modelling’, incorporating current weather (rain) data, to predict a site’s water quality outcome.

That means that the public will have timely predictions of a specific site’s water quality, rather than what the quality was 3-4 days ago. Those ‘results’ will be made available through NRC’s website using this link: [Can I swim here? - Northland Regional Council \(nrc.govt.nz\)](https://www.nrc.govt.nz/can-i-swim-here/) This allows the public to visit this website to get information of a specific site’s predicted water quality and thus make an informed decision on whether or not to swim there.

As a result of that, WDC will no longer be required to take follow up samples, or to erect temporary warning signs at those sites where earlier weekly results exceeded the bathing water quality standards, which reduces our associated costs (time and signage), whilst achieving a better outcome for the general public.

Bylaws

Regulatory Services contract – Armourguard provides contracted staff to perform Councils dog, stock, noise control, and parking bylaws functions. Unfortunately, due to resignations and a constrained market Armourguard are currently carrying a number of vacancies. This includes three vacancies out of eight roles within the Animal Management team (Animal/Dog Control Officers), as well as two vacancies out of six within the night-time noise control team. This is despite of the fact that Armourguard continues to proactively advertise and replace lost staff

where it can. Unfortunately, and especially for the noise control team, vacancies are likely to impact on service levels in the short term. Council will not be charged for reduced services.

Freedom Camping – Labour Weekend has seen the start of this year’s Armourguard led education, monitoring and enforcement programme of our Camping in Public Places bylaw provisions as has been the case since this bylaw was adopted just prior to the 2017 summer season. This year visitor numbers are expected to be higher than last year when COVID-19 and international boarder closure restrictions only saw limited numbers of national tourists visit our freedom camping sites.

Since the first COVID-19 lockdown we’ve seen an ever-increasing number of people living permanently in vehicles, known as Permanent Vehicle Dwellers (PVD’s), as well as homeless people living mainly in cars or tents. The complex nature of these social issues has been recognised by staff who have previously reported on the need for a sympathetic and pragmatic approach. Through Council’s Housing Strategy the need for non regulatory responses to homelessness and PVD’s was stressed, with the strategy identifying the potential for:

- A greater role for Council in facilitating outcomes across Government agencies
- Investigating dedicated sites/facilities for the homelessness and/or PVDs (subject to funding).
- Any dedicated sites to be included in the review of the Public Places Bylaw.

While the Strategy provided options to be worked through over the medium term unfortunately we are already receiving an increasing number of complaints from the general public, other council departments and freedom camping visitors alike. These are mainly about PVD’s occupying popular freedom camping sites and exceeding the allowed number of days for that site.

While Council has always taken a pragmatic and sympathetic approach this is becoming increasingly difficult to maintain where PVD’s are flouting the timeframes, even where they have the ability to move. Ultimately, this impacts on the use and experience of these sites by others, notably our visitors. As such staff are working through different techniques and approaches for the extreme cases. This may include warning letters (and potentially fines) for those that are able to relocate but despite our best efforts to work with them refuse to do so.

Dog registration numbers: The Dog Control Act 1996 requires that all dogs older than 4 months must be (re)registered by 1 August annually or their owners face a \$300 infringement for failure to register, on top of the then applicable ‘late’ registration fee.

This year our records showed that we’ve had just over 13,000 dogs previously registered within our district and that by August 2022 roughly 2,700 dog owners had failed to reregister their dogs, this despite multiple attempts to contact owners and extensive coverage through the media.

Since then our Animal Management contractor, Armourguard has been working very hard to try and contact and follow up on those outstanding fees and as a result that number of unregistered dogs (on 17/11/22) sat at approximately 900.

Whilst the team will continue with their 'property checks and deal with individual dog owners, it is our expectation that the team will continue to issue \$300 infringements to those dog owners who refuse to register their dogs and in extreme situations impound any non-compliant dogs, especially those which are deemed dangerous or menacing.

Every year, this lengthy 'debt collection' follow up process takes up valuable time, which the team could use better to try and prevent more serious offenses, such as dog attacks or 'rushings'.

Prior to the coming financial year, staff will work through options to streamline the dog registration and associated infringement processes.

Central Government Projects and Alignment

Whai Kāinga Working Group and Te Tai Tokerau – House Relocation Working Group

Staff attend meetings with these Working Groups to provide any updates on Council's responses to housing. The October Whai Kainga meeting had a strong focus on housing outcomes and deliverables across central Government, with Kainga Ora and MSD.

At the meeting staff presented the Whangarei Housing Strategy, with Kainga Ora presenting separately on the Te Tai Tokerau Relocatables Scheme. Both presentations were well received, with Kainga Ora being tasked to work through the funding and support required to make the Relocatable Scheme a success. The Relocatables Working Group has been put on hold while this work occurs.

Strategy and Democracy Group

Strategy

Corporate Planning

Annual Report 2021-2022

The 2021-2022 Annual Report is approaching finalisation and is scheduled for adoption on the 15th December 2022, dependent on receiving Audit New Zealand's clearance for both Council and Group.

There have been some delays primarily because of Audit's limited resources and Wai Comply NZ is still working on test results and reporting for water activities. Workloads and resources mean many Councils are in this position. Staff continue to work with Audit on the remaining activities and will do so until the completion of the audit process.

Annual Plan

Annual Plan 2023 – 2024

Preparation for the Annual Plan is well underway with an overall project plan and specific task plans for finance and infrastructure. Finance and infrastructure groups have already met with Corporate Planning and the Annual Plan Steering Group (APSG) has scheduled regular meetings to manage the process and to inform reporting to the SLT and Council.

The APSG is scoping early workshops with Council to attempt to determine whether consultation will be likely for the 2023-2024 Plan. Issues that may potentially impact on this are the BERL LGCI data which will affect rates and budgeting, any modelling and any other items Council may wish to engage on.

It is important we ascertain Council's appetite for consultation prior to Christmas as this has considerable bearing on the workload, capacity and workflows for the February to May 2023 period.

The current project plan has consultation on the Annual Plan, if required, tentatively scheduled for April-May 2023 with hearings and submissions in early May 2023. The Annual Plan must be adopted by the end of June and this is scheduled for 27 June 2023.

Long Term Plan (LTP) 2024-2034

Work on the 2024-2034 LTP has commenced with feedback sought from the SLT regarding the makeup of the working groups, preliminary meetings held with infrastructure and finance and debriefing conversations held with senior staff in charge of the previous LTP.

The uncertainty surrounding Three Waters and the significant Resource Management Act reform mean that this will be an LTP process like no other. Discussions have already commenced to make sure everyone is informed and aware of the uncertainty surrounding these areas. Project planning will need to be fluid and adaptable to respond to the situation as more information and guidance comes to hand.

Important milestones include:

- Workshops with Elected Members January-April 2023.

- Initial financial modelling January-May 2023.
- Early engagement May-June 2023 if not sooner.
- Infrastructure and financial strategies March-September 2023.
- Second cut financial modelling late 2023, early 2024.
- Consultation Document to Audit NZ December 2023.
- Consultation, hearings and submissions April-May 2024.
- Final documentation May 2024.
- Adoption by 30 June 2024.

The Future Development Strategy (FDS, below) will inform the 2024-2034 LTP with the nature and scope of the two projects lending itself to maximising efficiencies between both projects within the project planning and engagement functions.

District Growth

Future Development Strategy

Under the National Policy Statement on Urban Development (NPS-UD), Whangarei District Council is required to develop a Future Development Strategy (FDS). The FDS is an integrated, strategic, and long-term planning response, that helps local authorities set a high-level vision to accommodating urban growth over the next 30 years. Council's FDS must be adopted to inform the 2024-34 Long Term Plan.

It is intended that the recently completed Housing and Business Land Capacity Assessment (HBA) will feed directly to the strategic picture of the FDS. The FDS is a new and evolved planning exercise with a strong emphasis to align growth, housing and infrastructure needs together.

Next steps:

- Staff are going to market to engage services to deliver the FDS.
- Staff are engaging with early conversations with key stakeholders to prepare for early engagement which we are aiming to begin in early February - March 2023.
- As noted in the LTP section above, staff are aligning the project plan with that of the LTP.

Whangarei District Growth Strategy

This is a key document to inform the Future Development Strategy. It has actions within it that are related to the Placemaking Programme, Housing Strategy and the Climate Change programme which are underway and, in many cases, already completed.

Whangarei District Growth Model

The Growth Model sets out a forecast for population change over the next 30 years as well as the number of dwellings and other demographic and household trends.

All Northland Councils have recently aligned their projection methods. The district wide population projections and the Census Statistical Area 2 level data is being reviewed and will be available in March 2023. Staff, alongside the supplier Infometrics, will run workshops with Elected Members in February / March 2023.

Housing

Te Rautaki Whare o Whangārei / Whangārei District Housing Strategy

The Strategy was adopted in September 2022 and staff are preparing a work programme to support delivery and planning for the 2023-2024 financial year.

Pensioner Housing

Council alongside external suppliers, The Property Group are working through options to support the delivery of new pensioner housing stock and upgrades to existing stock.

Papakāinga

Resourcing to alleviate the regulatory costs for papakāinga projects is awaiting Department of Internal Affairs approval.

Te Pouahi

Te Pouahi is an interim governance and operations group to support Māori housing outcomes in Taitokerau. A \$55 million support package in partnership with central government and Te Pouahi o Te Taitokerau has been approved. The investment will see 80-100 affordable rental homes and up to 110 infrastructure sites by 30 June 2025. The \$55 million is broken down into the following areas.

- \$20 million for supporting infrastructure – no repayment is required
- \$30 million for new housing supply – must be repaid by the receiving entity or trust.

Council is working through how it can best support the investment delivery in Whangārei. This is likely to be driven through ongoing technical support alongside whānau and alleviating the regulatory costs for papakāinga projects.

Accessible homes / Universal Design

Staff are working through mechanisms Council have available to support and incentivise universal design for new builds. Engagement on the Housing Strategy highlighted urgent action was required to support our growing ageing and disability population.

Council is working in collaboration with Lifemark who have experience working with other Councils to successfully deliver different responses to support universal design outcomes.

Place Based Planning

Placemaking Programme

The Placemaking Programme is a tool identified in the Growth Strategy to guide growth and development within specific communities across the District. The Placemaking Programme will generate a series of place-based plans for key areas and communities across the District over the next 20-30 years. The Placemaking Plans for Tikipunga and Hikurangi were the first two plans completed. Currently, staff are working on the plans for Waipu and Parua Bay.

The Placemaking Plans are a collaborative planning process which includes internal workshops, discussions with external and Central Government stakeholders as well as two rounds of community engagement, and targeted engagement with Tangata Whenua.

Meaningful engagement with Tangata Whenua and the community is key to the success of building these plans. The purpose of the first round of engagement was to talk with the community, Tangata Whenua and stakeholders early to help us gain an understanding of the qualities/values, issues, and opportunities and support direction setting before drafting the Plan.

The first round of engagement was held over a five-week period, from 2 March 2022 to 11 April 2022. Engagement consisted of workshops, an online survey, 'drop a pin' (GIS tool), print and social media and meetings on request. We received 400 items of feedback for the Waipu Placemaking Plan and over 450 items of feedback for the Parua Bay Placemaking Plan. The feedback received has been collated into feedback summary reports which were presented to Elected Members at the Strategy, Planning and Development Committee meeting in May 2022.

The feedback summary reports for Waipu and Parua Bay are available on the Whangarei district Council website: <https://www.wdc.govt.nz/Council/Council-documents/Strategic-Programmes/Placemaking-Programme>

Council staff worked alongside two working groups; Roopu Tangata Whenua ki Waipu and He Kete Ranea o Pārua to coordinate and support Tangata Whenua engagement in these two locations. The working groups are made up of four Tangata Whenua members from the Waipu and Parua Bay areas respectively. The Tangata Whenua engagement process was held between 24 May 2022 and 21 September 2022.

Staff are finalising the Tangata Whenua engagement reports which will outline the Tangata Whenua engagement process, cultural narratives (past and present), aspirations and recommendations – all to inform the Plans.

Staff are also in the testing and development phase of the project. This includes:

- undertaking an infrastructure capacity analysis to identify infrastructure-based opportunities and issues to accommodate future growth;
- meetings with other Council departments and key stakeholders to investigate issues and opportunities and testing ideas/concepts ahead of drafting actions.

The Placemaking Project Plan was revised in July 2022 to account for COVID related resourcing constraints, staff annual leave and the local government election period. The draft plans will be presented to the Elected Members in February 2023 prior to a second round of engagement.

Precinct Plan Programme: Knowledge Hub Precinct Plan

Precinct Plans are a tool dropping out of Whangārei City Centre Plan and the earlier iteration of the Whangārei District Growth Strategy (30/50 Sustainable Futures). The Whangārei City Centre Plan identifies key strategic precincts within the City Centre that can form catalysts for positive change, both on private land and within the public realm. The City Core, Waterfront and Hihiaua Precinct Plans have already been completed. Resourcing is available to develop the next Precinct Plan, the Knowledge Precinct Plan. The geographic extent for this precinct is yet to be determined but will include the new Civic Centre building, Forum North, the existing carpark at Rust Avenue and Water Street and Cafler Park. We are at the early conceptual stages of building a project team and developing a project plan. The project will draw on work previously done to develop the Civic Centre and discussions regarding the Forum North site. Community and tangata whenua engagement is likely to commence in the new year.

Climate Change and Sustainability

Climate Adaptation Te Taitokerau (CATT)

The CATT staff presented on climate change activities to the regional update session for elected members in Te Tai Tokerau. CATT staff have also been meeting with NTA and Waka Kotahi with the intention of sharing risk assessment data and methodologies across the region. We welcome Rakesh Pinao to the group as FNDC climate change manager.

Draft Climate Action Plan

We are working with Beca to consolidate Council's climate related activities to date and provide a single strategic document based from the Draft Climate Action Plan. The project consists of four phases:

1. Stocktake of Climate Activities
2. Climate Gap Analysis
3. Climate Strategy Development
4. Climate Roadmap Development.

WDCs Climate Change Steering committee appointed Jim Sephton as spokesperson for the committee.

The King Tide project is now underway, led by NRC and supported by the district councils to communicate the local impacts of sea level rise in communities and supporting citizen science in risk areas.

Te Ao Māori Decision-Making Framework

Whangārei District Council, on behalf of the northern Councils, is investigating the development of a Te Ao Māori Decision Making Framework for local government. The Framework will assist Council staff on how to consider Te Ao Māori principles and values when responding to climate change, infrastructure strategy, Three Waters planning, policies and other plans that respond to development and growth.

Phase 2 of engagement began in late March 2022 and included three two-hour online workshops with tangata whenua representatives from Te Taitokerau; Council staff; practitioners (with whakapapa to Te Taitokerau).

Feedback received in the workshops was varied. Some strongly supported the draft consultation report and encouraged the proposed framework approach and the tools. Some was challenging and encouraging the project team to be clearer on the application of the framework and the tools.

Following the phase 2 workshops and several phases of testing, the project team have revised the framework, the guidance documentation and associated tools. The project team will be presenting that back to tangata whenua in a third phase of engagement as well as connecting with specific staff across the region to get their guidance and to better understand existing tools and processes that are being successfully used by Northland Councils.

Built Environment

Our new Strategic Urban Designer started in September.

Indigenous Guidelines / Hapū Design guidelines

This is a project identified in the development of two projects: the Urban Design Guidelines and the Waterfront Precinct Plan. This work is currently unfunded

Māori Outcomes Team

Recruitment

Whangārei District Council's Māori Outcomes Team have now recruited across all its newly established positions for the team manager, technical advisor, and engagement advisor roles. Moving forward and with central government reform changes elevating the Tiriti relationship, the team are analysing resources required to meet new legislated obligations.

Cultural Capability & Engagement Frameworks

The Māori Outcomes Team are responsible for designing two key frameworks that will strengthen Whangārei District Council's ability to meet its legislative obligations under Te Tiriti o Waitangi. The first centres on cultural capability, the second on engagement with hapū, iwi and Māori. The cultural capability framework will be configured to map out support to build both individual and organisational Māori cultural capability. The engagement framework's purpose is to increase Council's competency and understanding of effective engagement with Māori across all its organisational functions.

Contact Data Base

Work is ongoing to update and to make a consistent and accessible contacts database for hapū, iwi and Māori. The database will both be informed and inform a revision of the Whangārei District map of marae, hapū, iwi and groups. Once established, the system will aim to facilitate tracking engagement as well as modernising the District Māori map to incorporate an interactive GIS system with multiple layers to identify both historical and contemporary components, divisions, and Māori bodies.

This project will continue as a collaboration between Māori Outcomes, Strategy, IT, and the District Planning Team. This work is currently delayed by capacity restrictions in the IT Department with other major projects in the pipeline.

Support for Hapū/Iwi RMA Advisors

Formal introductions have paved the way to strengthen working relationships across hapū and Māori representative groups throughout the district. This has been beneficial for their representatives in both accessing applications and requesting further information and responding internally with the appropriate cultural advice.

Internally a strong working relationship has been formed with the RMA Consents Team on a case-by-case basis for all consents before they are being sent out. In its most basic form both the Consents and the Māori Outcomes Teams have been able to ensure that the correct recipients are being acknowledged; on the other end work is being progressed to consider an online portal in response to a request by Hapū advisors for a "hub" to be set up where a small team of skilled RMA advisors can respond to consent applications across the district.

Papakāinga Housing

Funding to support papakāinga developments including regulatory fees and development contributions was one of the projects approved by Council as part of the Better Off Funding application.

Resourcing to alleviate the regulatory costs for papakāinga projects is awaiting Department of Internal Affairs approval.

Co-governance of Whangārei District Housing Strategy

Following the adoption of the Whangārei District Housing Strategy, Council, committee members and hapū representatives are to review the processes undertaken across the development of the Strategy.

The review acts as a means to reflect on the co-governance / shared decision making process. Valuable insights could emerge from this as the first experience of co-governance between WDC and hapū. The review will commence in the new year.

Policy and Bylaws

We have successfully recruited for the position of Strategic Planner – Bylaws. Our new team member will join Council in early December.

Dog Management Policy & Bylaw

Work to undertake the review of the policy and bylaw will start shortly.

Trade Waste

Staff are researching the implementation and funding of approaches in other parts of the nation to guide options that could be considered in Whangārei.

Water Supply

No change from the August report. The review of the Water Supply Bylaw is on hold after the Three Waters announcement.

Democracy & Assurance

Post elections, the focus of the Democracy Team has been to support the induction and onboarding of the new Council. The committee structure for the triennium was established at the first Council meeting in October and committee meetings resume in December. During October and November, the Democracy team supported two Council meetings, seven Council Briefings and two Council Workshops and processed sixty-four alcohol license applications through the District Licensing Committee. In addition, the Democracy team supported a large District Licensing Committee hearing in October.

Insurance

Council's insurance renewal occurred in November 2022. There were several difficulties in obtaining insurance coverage including difficulty attracting insurers, increased premiums, and increased excess in some areas. These difficulties were a result of a difficult property market, increased asset values, poor claims history, and data quality; among other reasons.

Council's insurance broker Marsh will be attending a workshop in March 2023 to discuss the insurance renewal and the development of a draft insurance strategy.

Internal Audit

An internal audit for PCBU health and safety obligations will be completed in November 2022 and the final audit report put to the March Risk and Audit Committee.

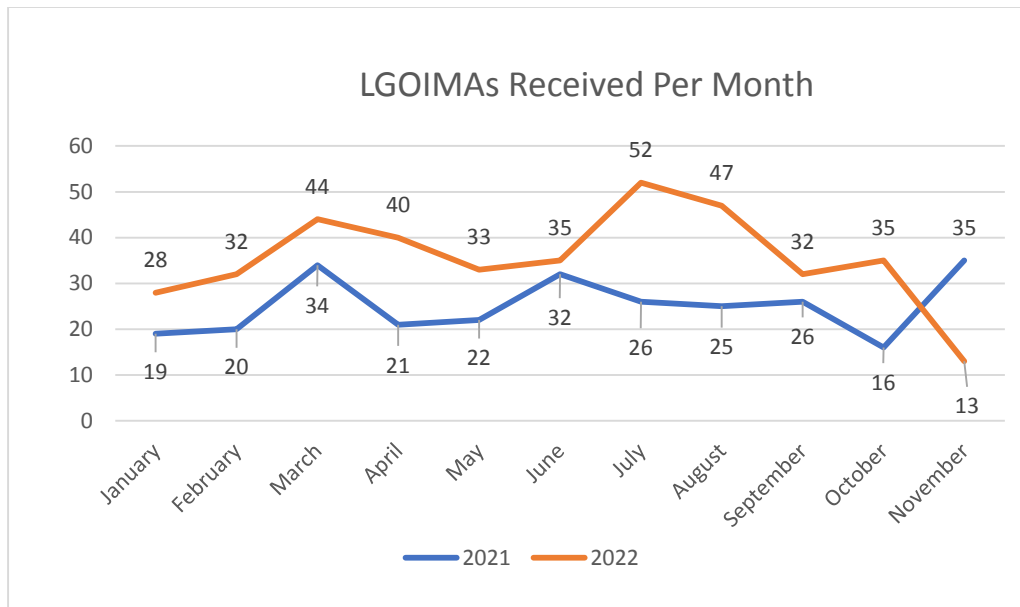
The internal audit plan is being reviewed and will be presented to the Risk and Audit committee in the new year.

Treaty Audit

A working group has been established to consider the scope required of a Te Tiriti audit of Council. This working group is due to meet to establish the requirements of the audit before a procurement process is undertaken to secure appropriate skills and resources to complete this audit process for Council.

LGOIMAs Requests

Council has logged a total of 401 official information requests since 1 January 2022 to 22 November 2022.



Council Controlled Organisations

Annual reports for CCOs are due to be received by 30 November 2022 and will be added to the agendas of the next available Committee meeting.

Mayor's Office

The Mayor's office has been getting up to speed with the way of working between the Mayor and the temporary EA. A new EA has been appointed and will begin work on Monday 12th December. The Mayor's office has several events coming up including the A&P show on 3rd December 22 at Barge Park, the Citizenship Ceremony on 9th December and the Senior Citizen Christmas Concert on 13th December. These are largely being managed by the Venue and Events team with support from other departments within the organisation.

RESOLUTION TO EXCLUDE THE PUBLIC

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

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

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the information. {Section 7(2)(c)}
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court. {Section 48(1)(b)}.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied. {Section 7(2)(c)(i)}.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

Resolution to allow members of the public to remain

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

Move/Second

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

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because _____.

Note:

Every resolution to exclude the public shall be put at a time when the meeting is open to the public.