

Planning and Development Committee Agenda

Date: Thursday, 15 February, 2018

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

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

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

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Planning and Development Committee – Terms of Reference

Membership

Chairperson: Councillor G C Innes

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

Meetings: Monthly

Quorum: 7

Purpose

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

Key responsibilities include:

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

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

Delegations

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

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

Date: Wednesday, 13 December, 2017
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance

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

Not in Attendance

1. Declarations of Interest

Item 4.4 – Minerals, Landscape, Coast and Rural Plan Change Decision

2. Apology

Cr Stu Bell

Moved By Cr Greg Innes

Seconded By Cr Greg Martin

That the apology be sustained.

Carried

3. Confirmation of Minutes of Previous Planning and Development Committee Meetings

3.1 Minutes Planning and Development Committee held 22 November 2017

Moved By Cr Sue Glen

Seconded By Cr Shelley Deeming

That the minutes of the Planning and Development Committee meeting held on Wednesday 22 November 2017, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

3.2 Minutes Planning and Development Committee meeting held 16 November 2017

Moved By Her Worship the Mayor

Seconded By Cr Greg Martin

That the minutes of the Planning and Development Committee meeting held on Thursday 16 November 2017, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

Item 4.4 was taken after Item 3.2. Item 4.1 was taken after Item 4.4.

4. Decision Reports

4.1 Whangarei City Centre Plan Adoption

Moved By Cr Greg Innes

Seconded By Cr Tricia Cutforth

That the Planning and Development Committee

- a. adopts the Whangarei City Centre Plan.
- b. authorises the Chief Executive, in consultation with the Chair of the Planning and Development Committee, to make any minor technical amendments and necessary amendments to the Whangarei City Centre Plan to reflect a Council decision on the proposed One Building project.

Carried

4.2 New Road Name - RMA Consents - Te Mara Estate 2015 Limited

Moved By Cr Sharon Morgan

Seconded By Cr Tricia Cutforth

That the Planning and Development Committee approve the new private right of way off Corsair Drive to be named Thomas Elmsley Way.

Carried

4.3 New Road Name - RMA Consents - Marsden Cove Limited

Moved By Cr Vince Cocurullo

Seconded By Her Worship the Mayor

That the Council or committee approves the new Public Road off Stage Hopper Drive be named Maturiki Drive.

Carried

4.4 Minerals, Landscape, Coast and Rural Plan Change Decision

Moved By Cr Greg Innes

Seconded By Her Worship the Mayor Sheryl Mai

That the Planning and Development Committee:

- a. adopts the report and recommendations of the Hearing Panel dated 23 November 2017 on proposed Plan Changes PC102, PC114, PC87, PC 85 A – D and PC86A & B, in accordance with Clause 10 of Part 1 of Schedule 1 of the Resource Management Act 1991; and
- b. resolves to publicly notify, on 17 January 2018, Council's decision on PC102, PC114, PC87, PC 85 A – D and PC86A & B, in accordance with Clauses 10 and 11 of Part 1 of Schedule 1 of the Resource Management Act 1991.

Carried

Cr Deeming declared a conflict of interest and withdrew from the table taking no part in discussions or voting on Item 4.4.

Cr Halse declared an interest and withdrew from voting on Item 4.4.

5. Information Reports

5.1 Planning and Development Capital Projects Report for month ending 31 October 2017

Moved By Cr Crichton Christie

Seconded By Cr Shelley Deeming

That the Planning and Development Committee:

- a. Note the Planning and Development Capital Projects Report for the month ending 31 October 2017.

Carried

5.2 Planning and Development and Strategy Operational Report - December

Moved By Cr Crichton Christie

Seconded By Cr Shelley Deeming

That the Planning and Development Committee note the Operational report for November 2017.

Carried

6. Public Excluded Business

There was no business conducted in public excluded.

7. Closure of Meeting

The meeting concluded at 10.49am

Confirmed this 15th day of February 2018

Cr Greg Innes (Chairperson)

4.1 PC94B Papakainga (Phase 2) - Operative

Meeting: Planning and Development Committee
Date of meeting: 15 February 2018
Reporting officer: Melissa McGrath, District Plan Manager

1 Purpose

To seek final approval to incorporate plan change 94B Papakainga (Phase 2) into the District Plan.

2 Recommendations

That the Planning and Development Committee:

- a) Approves the incorporation of Plan Change 94B Papakainga (Phase 2) into the District Plan in terms of Clause 17 of the First Schedule of the Resource Management Act 1991; and
- b) Approve the notification of Plan Change 94B Papakainga (Phase 2) becoming operative in terms of Clause 20 of the First Schedule of the Resource Management Act 1991.

3 Background

In 2009 Whangarei District Council (WDC) started a two-phase project to incorporate provisions for papakāinga into the District Plan. PC94 provisions were developed in response to the significant barriers encountered by Māori trying to establish papakāinga developments on their ancestral land. Phase One was the development of the objectives and policies for papakāinga together with provision for papakāinga housing as a discretionary activity. That Plan Change became operative on 28 April 2011.

The purpose of PC94B was to:

- a. provide opportunities for Māori land owners to develop and live on their ancestral land;
- b. develop guidelines and standards for the papakāinga development plan process as is foreshadowed in the existing papakāinga provisions.

At its 9 March 2016 Planning Committee Meeting, Council resolved to publicly notify proposed Plan Change 94B Papakainga, for submissions. The timeline for the notification and hearing process was as follows:

Date of public notification of PC94B for submissions	5 April 2016
Closing date for submissions	31 May 2016
Date of public notification for further submissions	27 July 2016
Closing date for further submissions	23 August 2016
Hearing date	21 November 2016
Council closing statement posted	16 December 2016
Hearing closed	16 December 2016

A total of 126 submissions and 33 further submissions were received. Aspects of PC94B which attracted submissions included:

- General opposition, fairness, and rules should not be based on racial preferences.
- General support.
- Avoidance of potential effects on adjoining properties.
- References to Maori Land Court process and advice notes.
- Application of underlying Environment land use rules.
- Activity status.

The Panel, Greg Hill (chair), Willow-Jean Prime and Russell De Luca, were delegated the responsibility by the Whangarei District Council (WDC) to hear and make recommendations on PC94B pursuant to Section 34A of the RMA. The Hearing Panel considered issues raised and recommend that the proposed plan change be approved subject to amendments.

4 Discussion

Appeals

The decision was conveyed to all submitters and publicly notified on 22 March 2017.

An appeal was received from Landowners Coalition Inc. Patuharakeke Te Iwi Trust Board and Janet Dickson registered as Section 274 parties.

The main points of appeal were:

- Amendments to objectives and policies to improve clarity.
- Objection to the inclusion of industrial and commercial activities as permitted activities.

A Court assisted mediation was conducted and it was agreed to map, as an identifier, land that could potentially use the proposed papakainga rules on the District Plan Environment Maps (refer to attachment 2). No changes to the objectives, policies or rules resulted from the mediation.

Submissions to Environment Court

The Draft Consent Memorandum and Draft Consent Order was submitted to the Environment Court on 8 September 2017. The Environment Court Judge issued the final decision dated 14 December 2017.

Statutory Requirement

Clause 17 of the First Schedule of the Resource Management Act 1991, which cannot be delegated, provides for the final consideration of the plan change by its approval after all the appeals have been disposed of. This authorises the incorporation of the Plan Change into the District Plan and shall be given effect by affixing the seal of the local authority to the proposed policy statement or plan.

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

5 Significance and engagement

Council's Significance and Engagement Policy has been considered in relation to this Agenda item.

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

6 Attachment

- 1 Appeal – Environment Court Decision - Landowners Coalition Incorporated vs Whangarei District Council

BEFORE THE ENVIRONMENT COURT

IN THE MATTER	of the Resource Management Act 1991
AND	of an appeal under Clause 14 of the First Schedule to the Act
BETWEEN	LANDOWNERS COALITION INCORPORATED
	ENV-2017-AKL-000053
	Appellants
AND	WHANGAREI DISTRICT COUNCIL
	Respondent

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

CONSENT ORDER

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

- (1) the appeal is allowed subject to the amendments set out in Annexure **A1** and Annexure **A2** to this order; and
- (2) the appeal is otherwise dismissed.

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



REASONS

Introduction

- [1] This is an appeal against the decision of the Whangarei District Council on Plan Change 94B to the Whangarei Operative District Plan.
- [2] The appellant appealed Objective PKA 1.3.3, Policy PKA 1.4.2 and Permitted Activity Rule PKA 1.5.1(b). Rule PKA 1.5.1(b) provides that Maori freehold land as defined in Te Ture Whenua Maori Act 1993 may be developed for papakainga as a permitted activity subject to certain standards, including to a maximum density of 1 residential unit per 2,000m².
- [3] The parties have agreed that the appeal can be resolved by consent and have agreed that:
- (a) The operative objectives and policies were not amended by PC94B and are not in scope for the appeal.
 - (b) The Whangarei District planning maps should be amended to indicatively map Maori freehold land as defined in Te Ture Whenua Maori Act 1993, which is the land subject to permitted activity rule PK 1.5.1. The indicative mapping will enable users of the Whangarei District Plan to identify on the planning maps whether adjacent land may be eligible to be development for papakainga as a permitted activity.
 - (c) The Whangarei District Plan should be amended to clarify what District Wide provisions are, as referred to in PKA 1.2.1(a) and in other chapters of the Whangarei District Plan. Clarification of District Wide provisions is proposed by amendment to Chapter 2 of the Whangarei District Plan at 2.2.1, deleting an outdated reference to the Whangarei District Plan being held in three volumes, and replacing it with a list of the Whangarei District Plan chapters including a description of those that are District Wide provisions.



- [4] The parties have agreed that the changes set out above at [3](b) and [3](c) are within the scope of the plan change for the following reasons:
- (a) Identification, whether it was by mapping or some other means, was fundamental to the submission of the Landowners Coalition.
 - (b) Identification of the areas that might be developed were identified at the mediation as a means by which the concerns of the Landowners Coalition's submission could be addressed in a way which would enable the plan change to proceed in the form and terms proposed.
 - (c) The areas to which the plan change could apply have not altered, rather they have simply been better identified. The policies and rules proposed by the plan change have not been changed.
- [5] In making this order the Court has read and considered the notice of appeal and the memoranda of the parties dated 8 September 2017 and 2 November 2017 seeking this Consent Order.
- [6] Janet Dickson and Patuharakeke Te Iwi Trust Board gave notice on an intention to become parties to this appeal under s 274 of the Act, and have signed the memorandum of the parties seeking this Consent Order.
- [7] The Court is making this Order under s 279(1)(b) of the Act, such Order being by consent, rather than representing a decision or determination on the merits pursuant to s 297. The Court understands for present purposes that:
- (a) All parties to the proceedings have executed the joint memorandum of the parties requesting this order;
 - (b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Act, including in particular Part 2.



Order

[8] Therefore, the Court orders by consent that the Operative Whangarei District Plan is amended as set out in Annexure "A1" and Annexure "A2" to this order.

[9] The appeal is otherwise dismissed.

[10] There is no order as to costs.

DATED at Auckland this

12th

day of

December

2017



J A Smith

Environment Judge



2 Introduction to Procedures

The purpose of the Introduction to Procedures chapter is to facilitate the on-going development and use of the District Plan. This section contains information required to direct the use and implementation of the District Plan. Methods used in the District Plan will be located within the Procedure section.

2.1 District Plan Rolling Review

2.1.1 Introduction

Whangarei District Council intends to manage this Plan as a living document and to ensure its content is responsive to the performance of policies and methods in achieving anticipated environmental outcomes. Changes to the Plan will be sought when:

- (a) plan effectiveness monitoring identifies the need to enhance progress toward achieving anticipated environmental results
- (b) major resource management developments arise such as significant amendments to the Resource Management Act 1991 or the adoption of national policy statements or national environmental standards by Government that have major implications for the contents of this Plan
- (c) the results of new scientific work enhance this Plan and make plan provisions more certain for resource users.

The process used to review and change this Plan is set out in the First Schedule of the Resource Management Act 1991. Given the rapid pace of change in society today it is unrealistic to expect a document conceived and written today to accurately reflect the concerns of the future. The Council therefore proposes to continually review this document, particularly in light of its monitoring responsibilities. Limited resources and the Resource Management Act's approach mean that some issues need further work and refinement to match the community's expectations identified with the Long Term Council Community Plan. Council intends the Plan to be flexible enough to deal with issues that are raised in relation to new information that comes to light. To address these issues, Council is monitoring the performance of the District Plan.

The Council has identified a number of opportunities for further growth within the District through strategic planning documents such as the Urban Growth Strategy and Structure Plans. In particular the Structure Plans identify opportunities and constraints to growth of the District. These strategic planning documents will be used to guide the Council's evaluation of plan changes to re-zone land for future development.

The Council must also have regard to strategies prepared under other Acts which have relevance to the review of the District Plan.

2.1.2 Expectations

During the term of this rolling review Council will improve both the quantity and quality of information on resources and effects of activities. This will aid consultation and information sharing, and enable policies and rules to be more focused. This in turn will bring greater certainty and the potential for greater flexibility. The Plan can be changed to reflect these various needs for more effective and efficient resource management.

2.1.3 Outcomes Sought

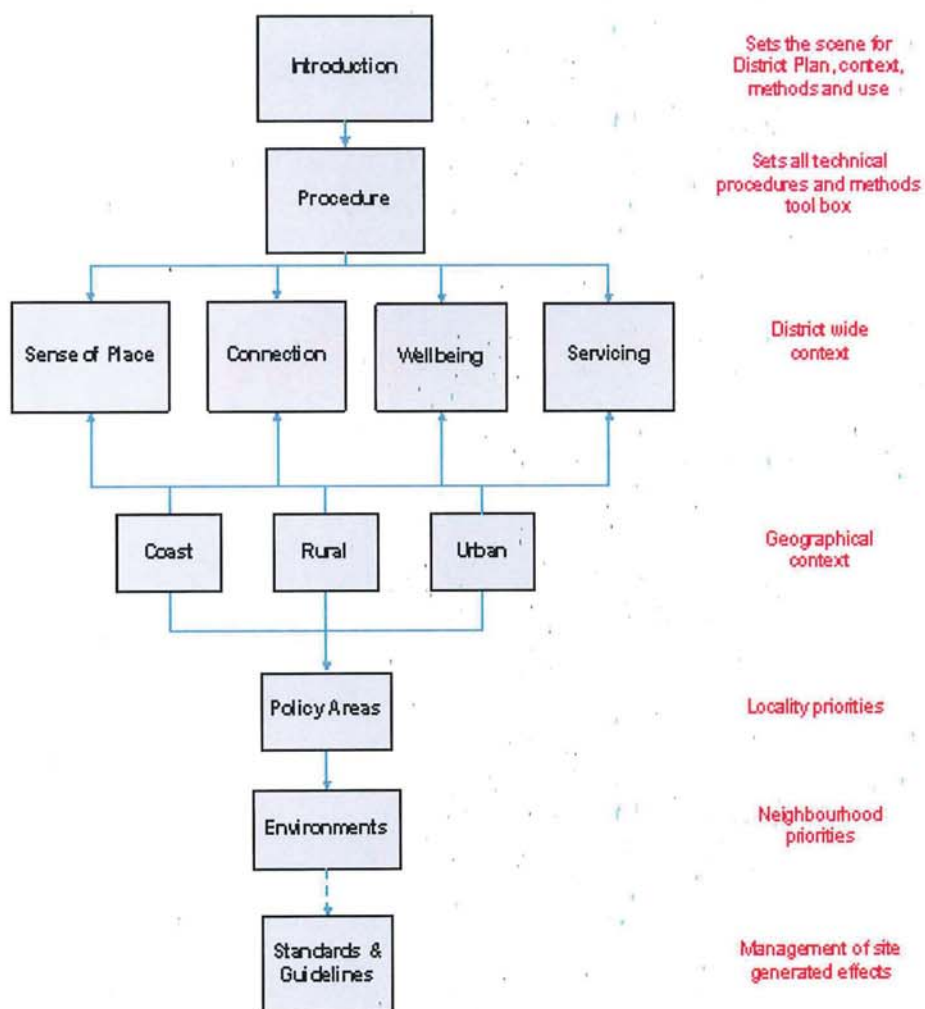
- District Plan shall be streamlined and simplified



- policy and rules shall direct consenting process to provide certainty
- comprehensive policy and objectives shall reflect the sustainable management outcomes sought for the respective District Plan Environments and Policy Areas
- District Plan shall address resource management matters only and will cross reference to external legislation as required
- some methods shall only be utilised where expressly stated in the relevant Environment Rules Chapter.

2.2 New District Plan Structure

To improve the District Plan effects-based approach, a new District Plan structure will provide the ability to top load objectives and policy, setting clear direction for the District:



2.2.1 The Parts of the District Plan

Under the rolling review, the District Plan structure will evolve as and when plan changes are made operative. Accordingly, as the rolling review progresses, some parts of the old District Plan structure will be deleted.



Currently, the District Plan contains the following parts. When plan changes progressed under the rolling review become operative, they will be located in one of these parts.

- Table of Contents:
- Introduction:
 - 1 – Introducing the District Plan
 - 2 – Introduction to Procedures
- Procedures / Statutory Requirements:
 - 4 – Meaning of Words
 - 80 – Financial Contributions
 - 85 – Designations
 - REF – Referenced Documents
- Objectives and Policies: These objectives and policies are those which remain from the old District Plan structure. As each chapter is reviewed under the rolling review, the relevant chapter will be deleted.
 - 5 – Amenity Values
 - 6 – Built Form and Development
 - 7 – Tangata Whenua
 - 8 – Subdivision and Development
 - 9 – Financial Contribution
 - 10 – The Coast
 - 11 – Riparian and Coastal Margins
 - 12 – Water Bodies
 - 14 – Heritage Trees
 - 15 – Open Space
 - 16 – Landscape
 - 17 – Indigenous Vegetation and Habitat
 - 18 – Minerals
 - 19 – Natural Hazards
 - 20 – Contaminated Sites
 - 21 – Hazardous Substances
 - 22 – Road Transport
 - 23 – Network Utility Operations
 - 24 – Whangarei Airport
 - 25 – Marsden Point Port Environment
 - 26 – Town Basin Environment
 - 27 – Local Authority Cross Boundary Issues
 - 28 – Scheduled Activities or Overlay Areas
- District Wide: District Wide provisions apply to the use and development of natural and physical resources across the Whangarei District regardless of which Environment they occur in. The following operative chapters are District Wide:
 - PKH – Papakāinga Housing
 - NTW – Network Utilities
 - NAV – Noise & Vibration
 - MPT – Management Plan Technique
- Resource Areas: Resource Area provisions apply to identified areas of the District which have particular characteristics, values and qualities that require special management to protect these features and control activities that would adversely affect them. The following operative chapters are Resource Area chapters:
 - 55 – Introduction to Resource Area Rules
 - 56 – Natural Hazard Resource Area Rules
 - 57 – Landscape Area Rules
 - 59 – Heritage Trees Resource Area Rules



- [60 – Sites of Significance to Maori Resource Area Rules](#)
 - [61 – Esplanade Priority Resource Area Rules](#)
 - [63 – Contaminated Sites Rules](#)
 - [64 – Mineral Extraction Rules](#)
 - [CEL – Critical Electricity Lines and Substations](#)
 - [HH – Historic Heritage](#)
 - [NTW – Network Utilities](#)
- [Environments: Environments manage the way in which areas of land in the District are managed. All land in the District has an Environment which is identified on the Planning maps. The District Plan has the following Environments:](#)
 - [35 – Introduction to Environment Rules](#)
 - [36 – Living 1, 2 and 3 Environment](#)
 - [37 – Future Chapter Environment](#)
 - [38 – Countryside and Coastal Countryside Environment](#)
 - [39 – Business 1 Environment](#)
 - [40 – Business 2 Environment](#)
 - [41 – Business 3 Environment](#)
 - [42 – Business 4 Environment](#)
 - [43 – Town Basin Environment](#)
 - [44 – Marsden Point Port Environment](#)
 - [45 – Airport Environment](#)
 - [46 – Open Space Environment](#)
 - [47 – Road Transport Environment](#)
 - [48 – Future Environment](#)
 - [49 – Scheduled Activities](#)
 - [50 – Port Nikau Environment](#)
 - [MPC – Marsden Primary Centre](#)
 - [UTE – Urban Transition Environment](#)
 - [KWE – Kamo Walkability Environment](#)
 - [REE – Ruakaka Equine Environment](#)
- [Subdivisions: Under the rolling review structure, subdivision rules are generally included in the relevant Environment Chapter. However some chapters have not yet been reviewed, and therefore have their own subdivision chapter under the old District Plan Structure. As each chapter is reviewed under the rolling review, the relevant chapter will be deleted.](#)
 - [70 – Introduction to Subdivision Rules](#)
 - [71 – Living 1, 2 and 3 Subdivision Rules](#)
 - [72 – Spare Blank Chapter Subdivision Rules](#)
 - [73 – Countryside Coastal Countryside Subdivision Rules](#)
 - [74 – Business 1, 2, 3, 4, Town Basin, Marsden Point Port, Port Nikau, Airport](#)
 - [75 – Open Space Sub Environment Subdivision Rules](#)
 - [76 – Future Environments Subdivision Rules](#)
- [Appendices: this contains additional information referred to in the other Parts of the District Plan. The District Plan has the following appendices:](#)
 - [Appendix 1 – Building Line Restrictions](#)
 - [Appendix 2 – Heritage Trees \[150kb\]](#)
 - [Appendix 3 – Heritage Buildings Sites and Objects](#)
 - [Appendix 4 – Sites of Significance to Maori](#)
 - [Appendix 5 – Esplanade Priority Areas](#)
 - [Appendix 6 – Road Transport](#)
 - [Appendix 7 – Town Basin Preliminary Design Concepts](#)
 - [Appendix 8a – Use, Storage and On-Site Movement of Hazardous Substances](#)
 - [Appendix 8b – Use, Storage and On-Site Movements of Hazardous Substances - Procedures](#)



- [Appendix 8c – Base Quantities for Use and Storage of Hazardous Substances](#)
- [Appendix 8d – Rating Criteria for Storage of Hazardous Substances](#)
- [Appendix 9 – Engineering Performance Standards](#)
- [Appendix 10 – Vibration](#)
- [Appendix 11 – Daylight Angles](#)
- [Appendix 12 – Signs in the Business 2 and 3 Environments](#)
- [Appendix 13 – Outstanding Natural Features and Geological Sites in the Whangarei District](#)
- [Appendix 14 – Schedule of Existing Mineral Extraction Areas](#)
- [Appendix 15 – Artificial Lighting](#)

To accommodate the new District Plan structure, three separate documents that in total constitute the District Plan for Whangarei will be created throughout the rolling review.

The documents are:-

- Volume 1: Objectives, Policies and Rules
- Volume 2: Maps
- Volume 3: Standards and Design Guides

Other documents, such as New Zealand standards, are incorporated by reference in the Plan.

Note: These documents do not form part of the District Plan and any consequential changes to a standard that have been through a public consultation process will be adopted.

2.3 Presumptions and Interpretation

At any point in time the Council's information bases and justification for its policies may be incomplete. Chapter structure and format may vary from section to section as and when a review takes place. For interpretation purposes (resource consent processing) no one procedure shall take precedence.

2.4 Introduction to Methods Tool Box

District Plan objectives and policies will be implemented through the exercising of Whangarei District Council's functions as a consent authority. A range of methods, both regulatory and non-regulatory, are available to implement the objectives and policies of the Plan. Acknowledging that the District Plan will be managed as a living and responsive document the methods tool box will contain interchangeable methods. This tool box will be added to as new methods are brought into the plan.

2.4.1 Methods of District Plan Implementation

Council is required to consider all methods of District Plan implementation when making changes to the District Plan. Examples of these are:

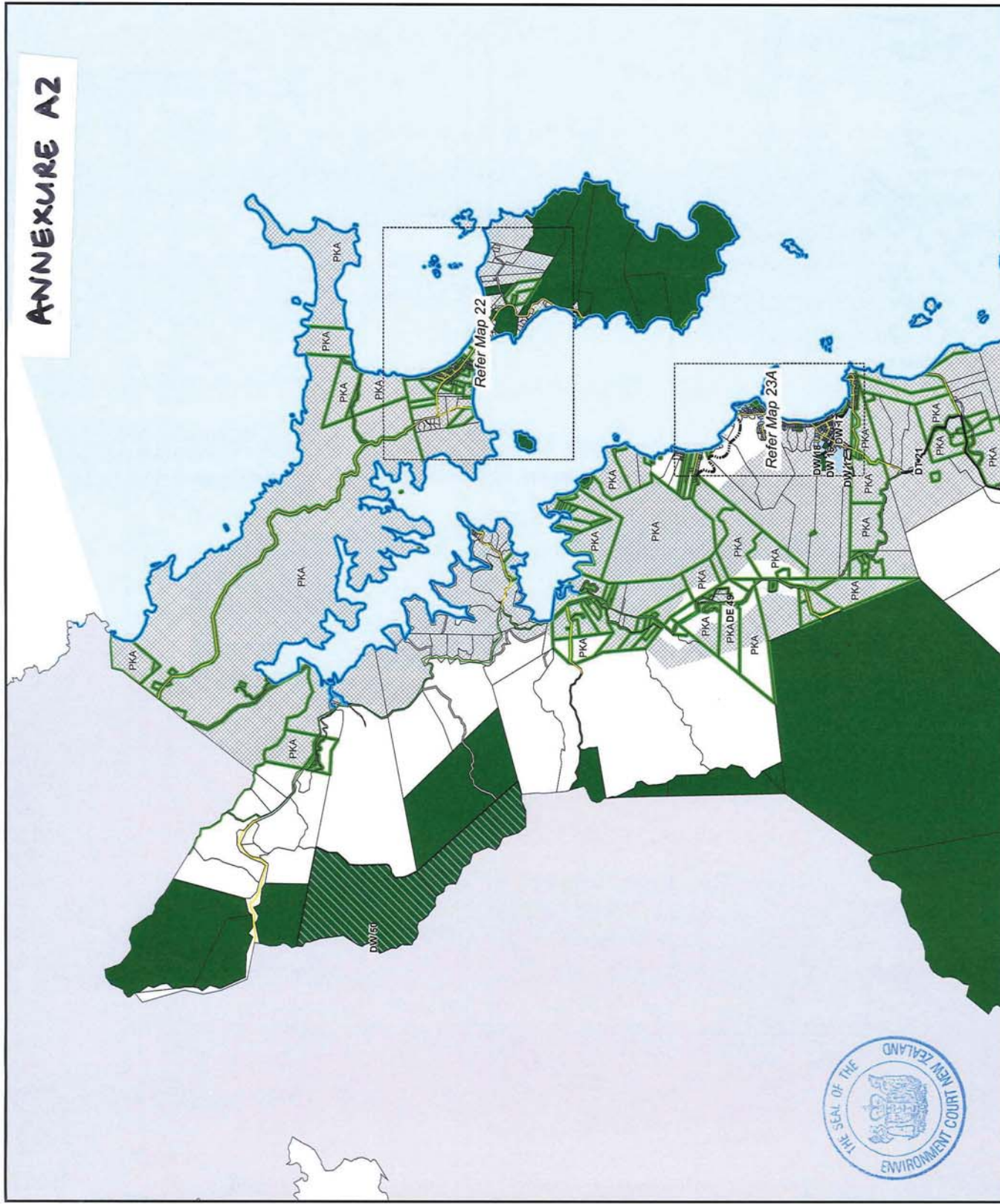
- regulatory methods, such as rules
- economic instruments, such as financial contributions, annual plan funds, and provision of rates relief
- consideration of other plans and such as status, by-laws, and management plans
- completion of Council implemented physical works and services
- information, education and advocacy such as guidelines, information brochures
- Monitoring, Council is required to monitor the effectiveness of the District Plan the Urban Growth Strategy



- structure plans
- current strategic planning documents including the Northland Regional Transport Strategy and the Whangarei Transportation Network Strategy.



ANNEXURE A2



Whangarei District Council Agreed Planning Map

SCALE 1:50,000



Map No 1

Date Modified: Wednesday, 8 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for planning and advisory purposes only.
This map is not a guarantee of any service. Northpower provides the service as it exists at the time of the map. Northpower reserves the right to change the service at any time without notice.
The asterisk indicates the most up to date version (MUD) which also indicates the jurisdictional boundary between the Auckland Regional Council and the Whangarei District Council.

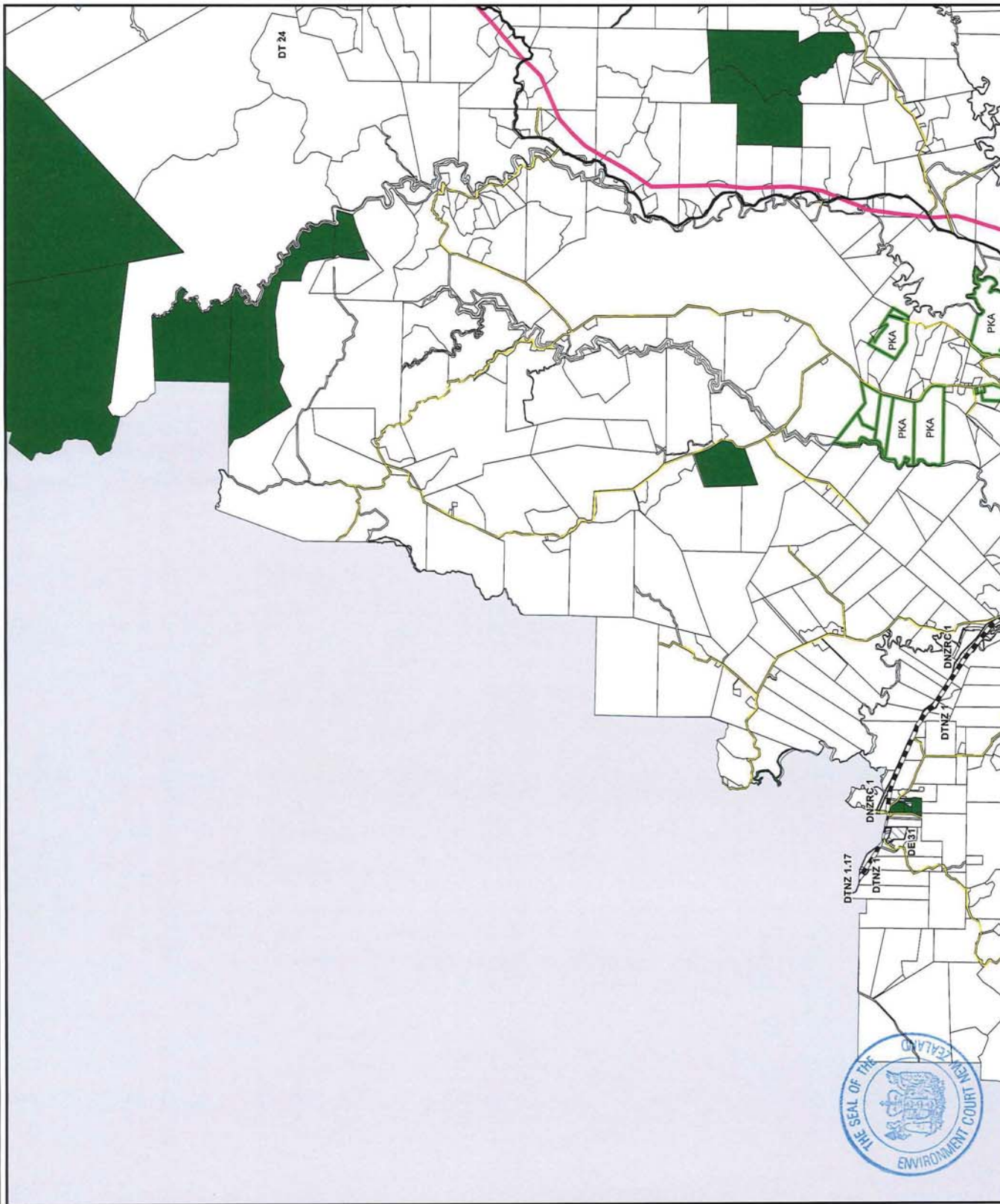
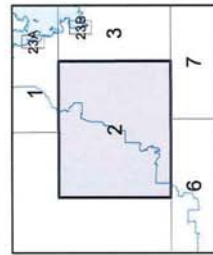


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for reference and planning purposes only. It does not constitute a contract or a statement of service. Northpower provides the service free of charge.

The location indicates the main high water spring (MHS) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Map No 2

SCALE 1:50,000



Whangarei District Council Agreed Planning Map

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nukau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: Sif label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Distribution

This map is for indicative and planning purposes only

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

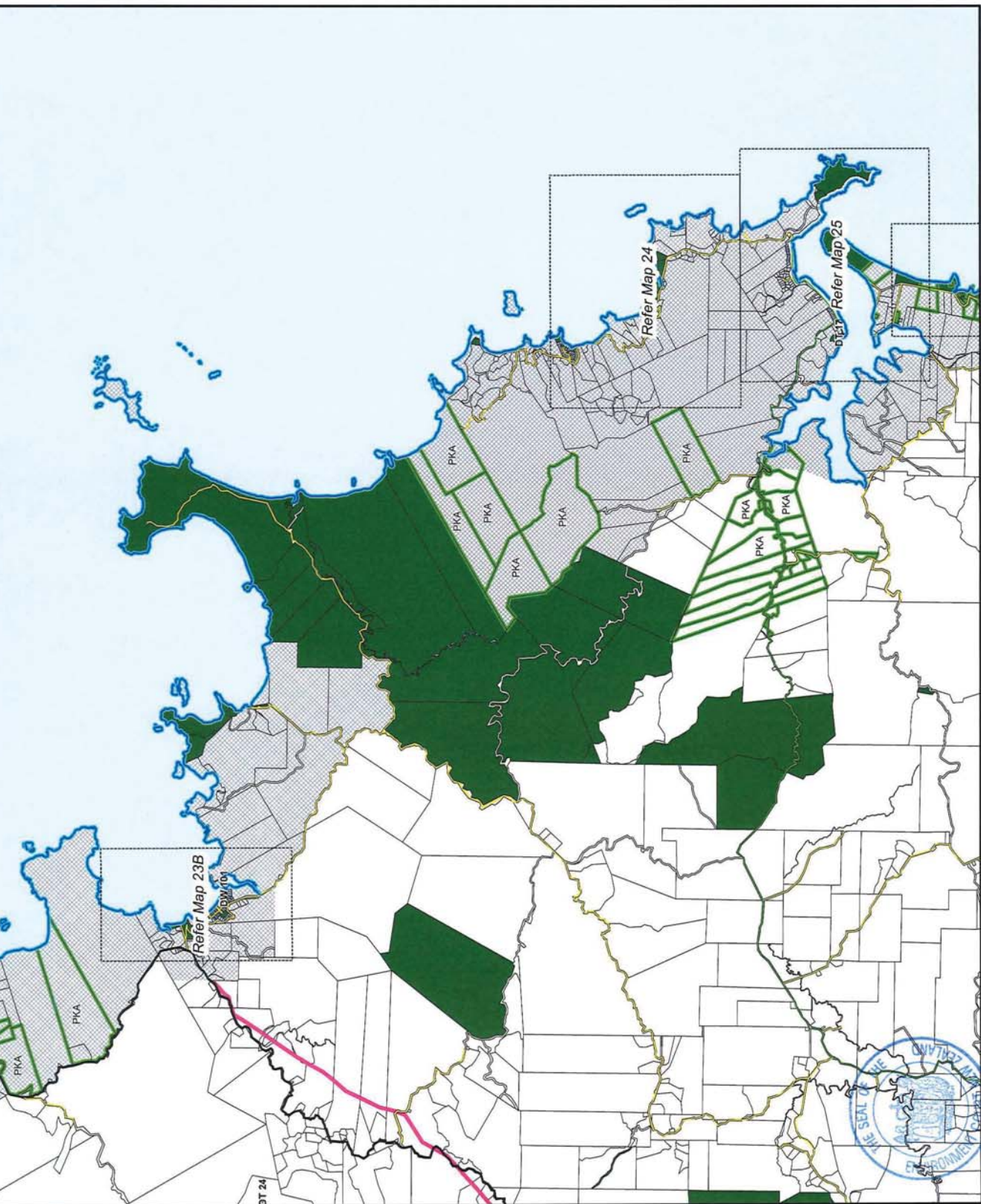
The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change

The boundary between the main ship water using (MWS) area and the service line of change



Map No 3

SCALE 1:50,000

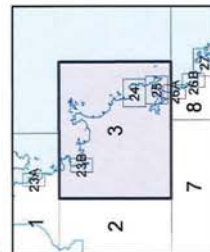
0 1 2 km

N

Whangarei District Council Agreed Planning Map

WHANGAREI DISTRICT COUNCIL

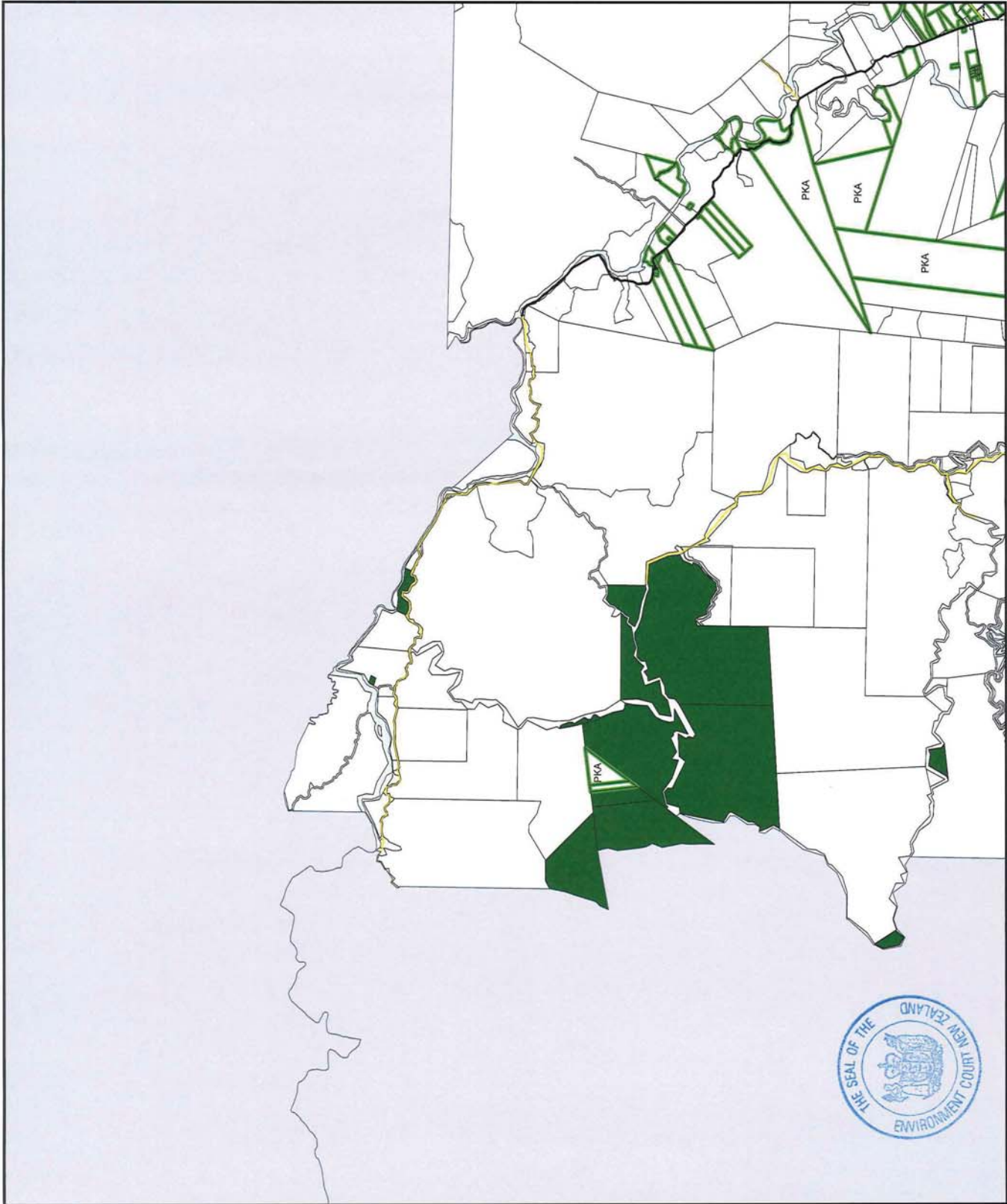
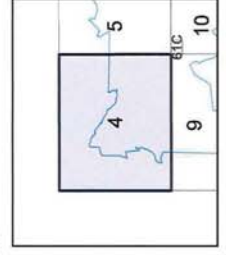
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S# label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
 This map is for indicative and planning purposes only.
 It is not intended to be used as a basis for any service line of charge.
 The coastline indicates the mean high water among (MHWS), which also indicates the boundary between the Whangarei Regional Council and the Whangarei District Council.



Map No 4

SCALE 1:50,000
 0 1 2 km



Whangarei District Council Agreed Planning Map



Date Modified: Wednesday, 6 September 2017

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nihau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: Sfl label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

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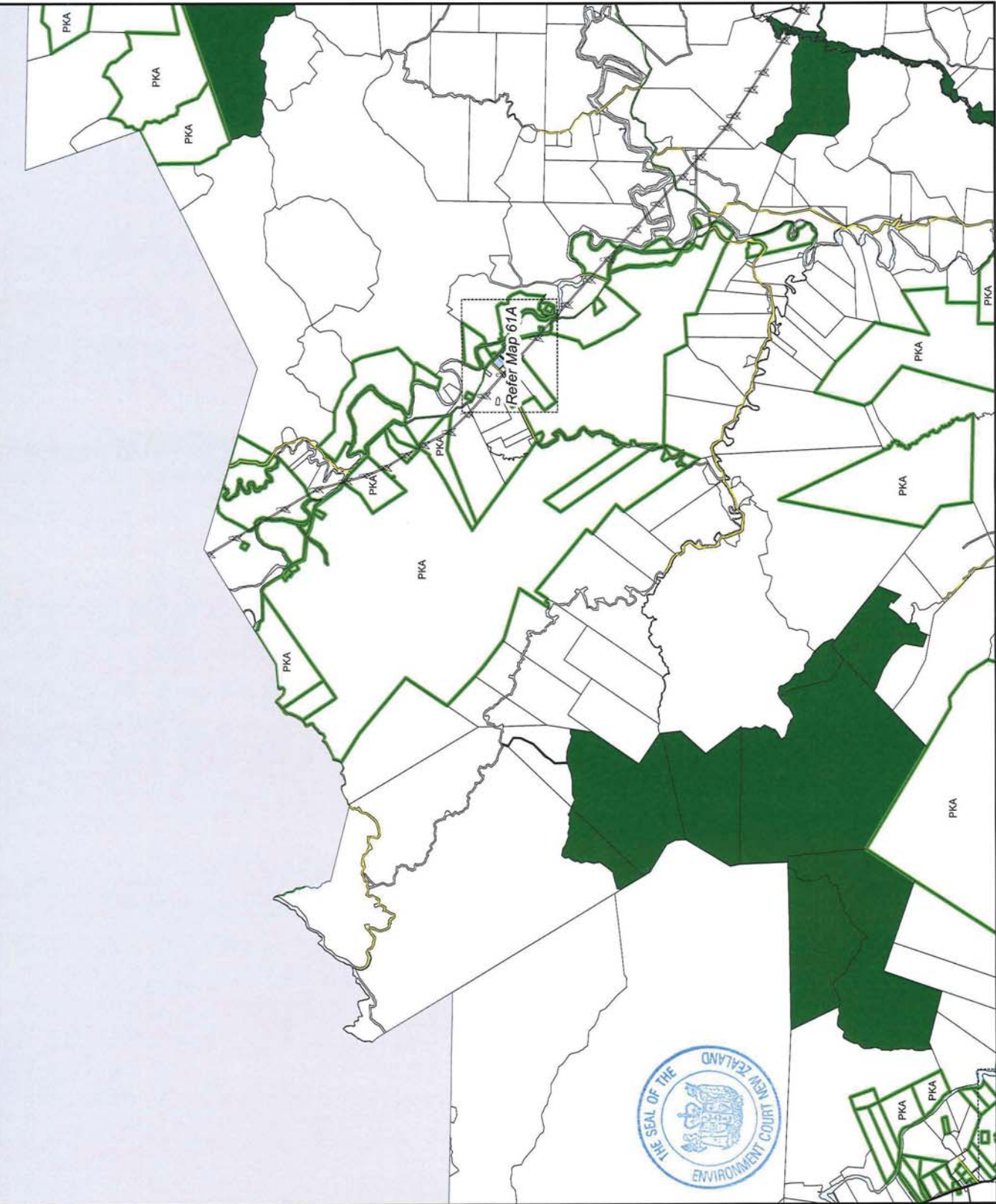
The map is for indicative and planning purposes only.

The map is for indicative and planning purposes only.

The map is for indicative and planning purposes only.

The map is for indicative and planning purposes only.

The map is for indicative and planning purposes only.



0 1 2 km

SCALE 1:50,000

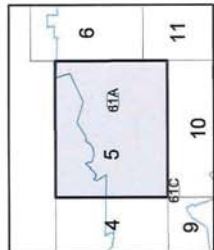


Whangarei District Council Agreed Planning Map



Map No 5

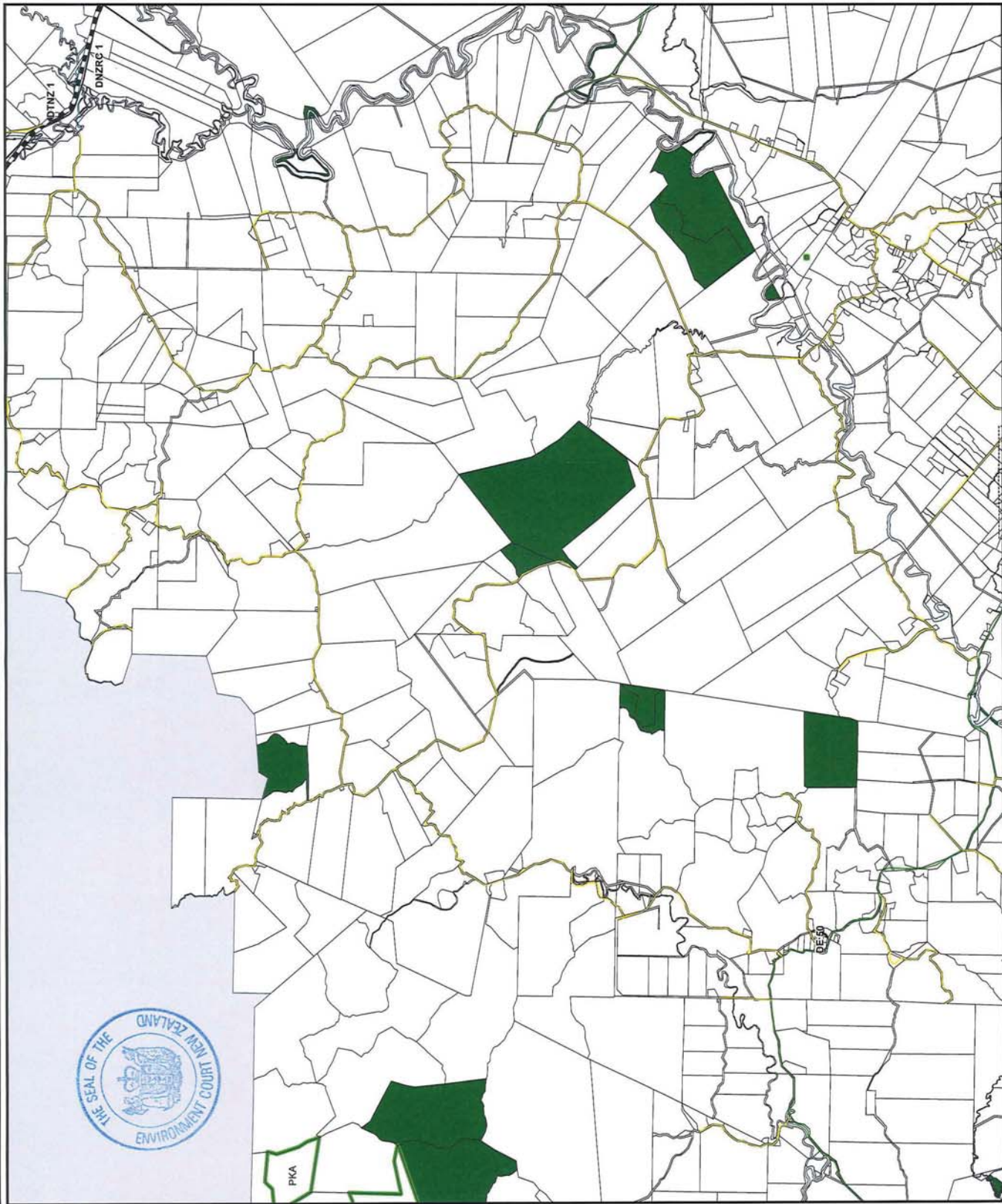
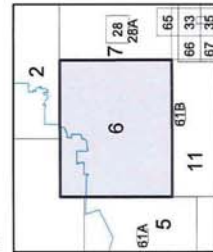
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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Map No 6

Whangarei District Council Agreed Planning Map



Date Modified: Wednesday, 6 September 2017



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Wakabillity

Countyside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countyside

Future Marina Village

Future Environment

Open Space

Scheduled or Overlay Area: SF label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Papakāinga

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

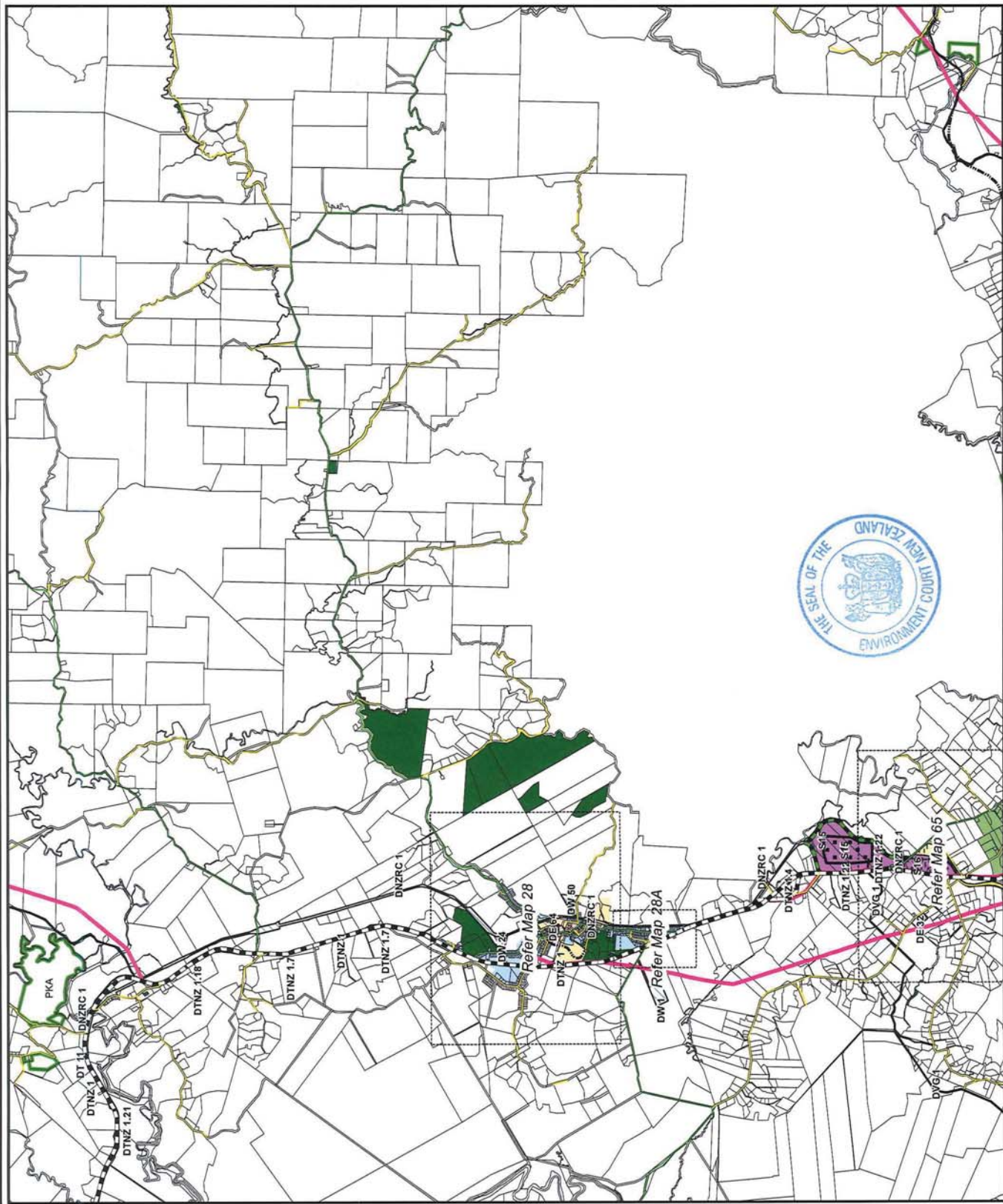
Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

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The coastline indicates the mean high water spring (MHWS), which also indicates the boundary between the Whangarei Regional Council and the Whangarei District Council.



SCALE 1:50,000 0 1 2 km

Whangarei District Council Agreed Planning Map



Map No 7

Date Modified: Wednesday, 6 September 2017

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nisau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S# label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

This map is for indicative and planning purposes only

Northpower provides the service free of charge

The operator provides the main map with a map (MWS) which indicates the

Northpower's service area and the Whangarei District Council

Northpower provides the service free of charge

The operator provides the main map with a map (MWS) which indicates the

Northpower's service area and the Whangarei District Council

Northpower provides the service free of charge

The operator provides the main map with a map (MWS) which indicates the

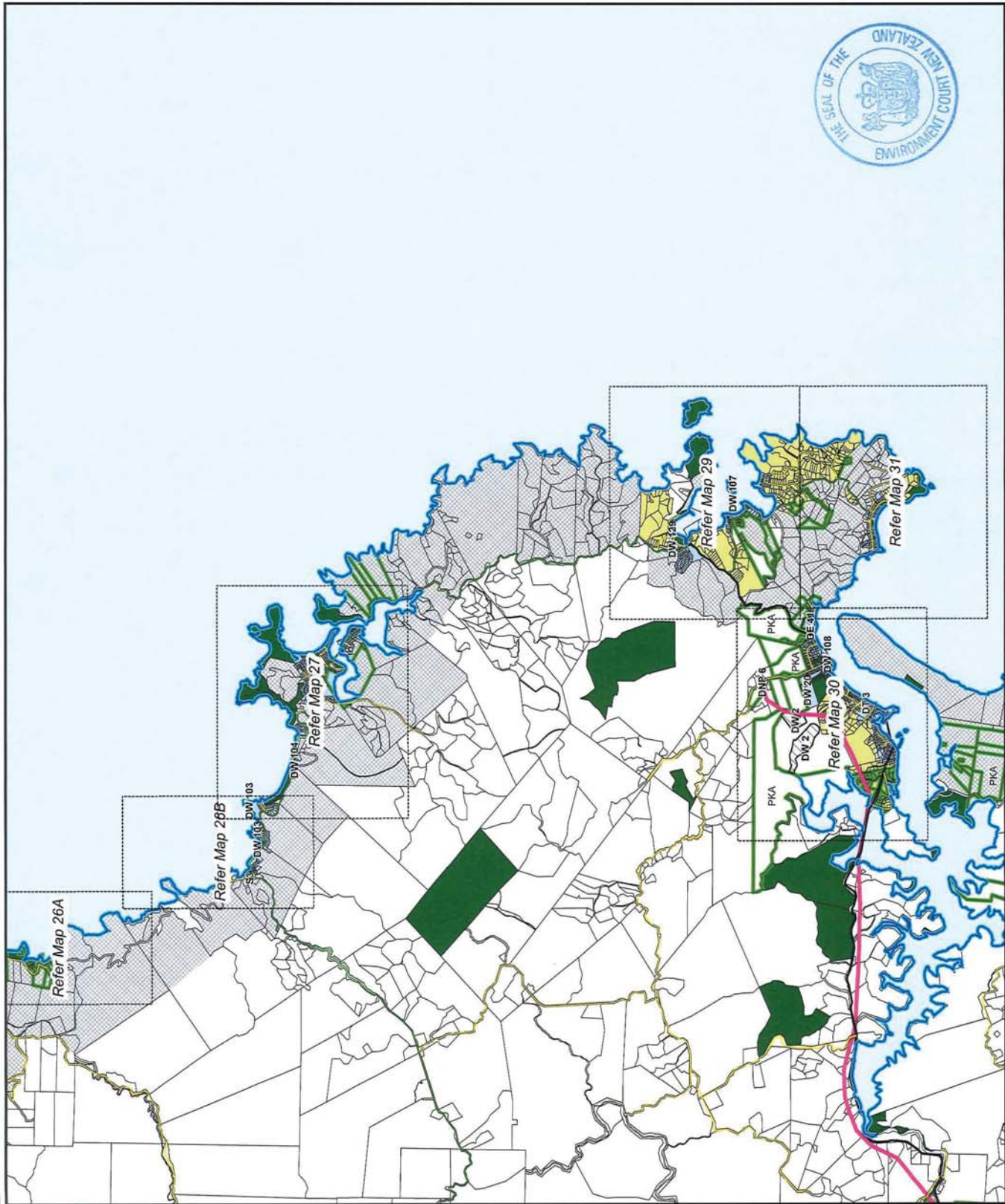
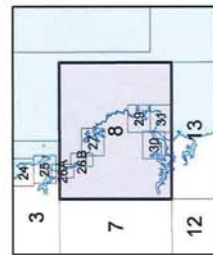
Northpower's service area and the Whangarei District Council

Northpower provides the service free of charge

The operator provides the main map with a map (MWS) which indicates the

Northpower's service area and the Whangarei District Council

Northpower provides the service free of charge



0 1 2 km

SCALE 1:50,000



Whangarei District Council Agreed Planning Map



WHANGAREI DISTRICT COUNCIL

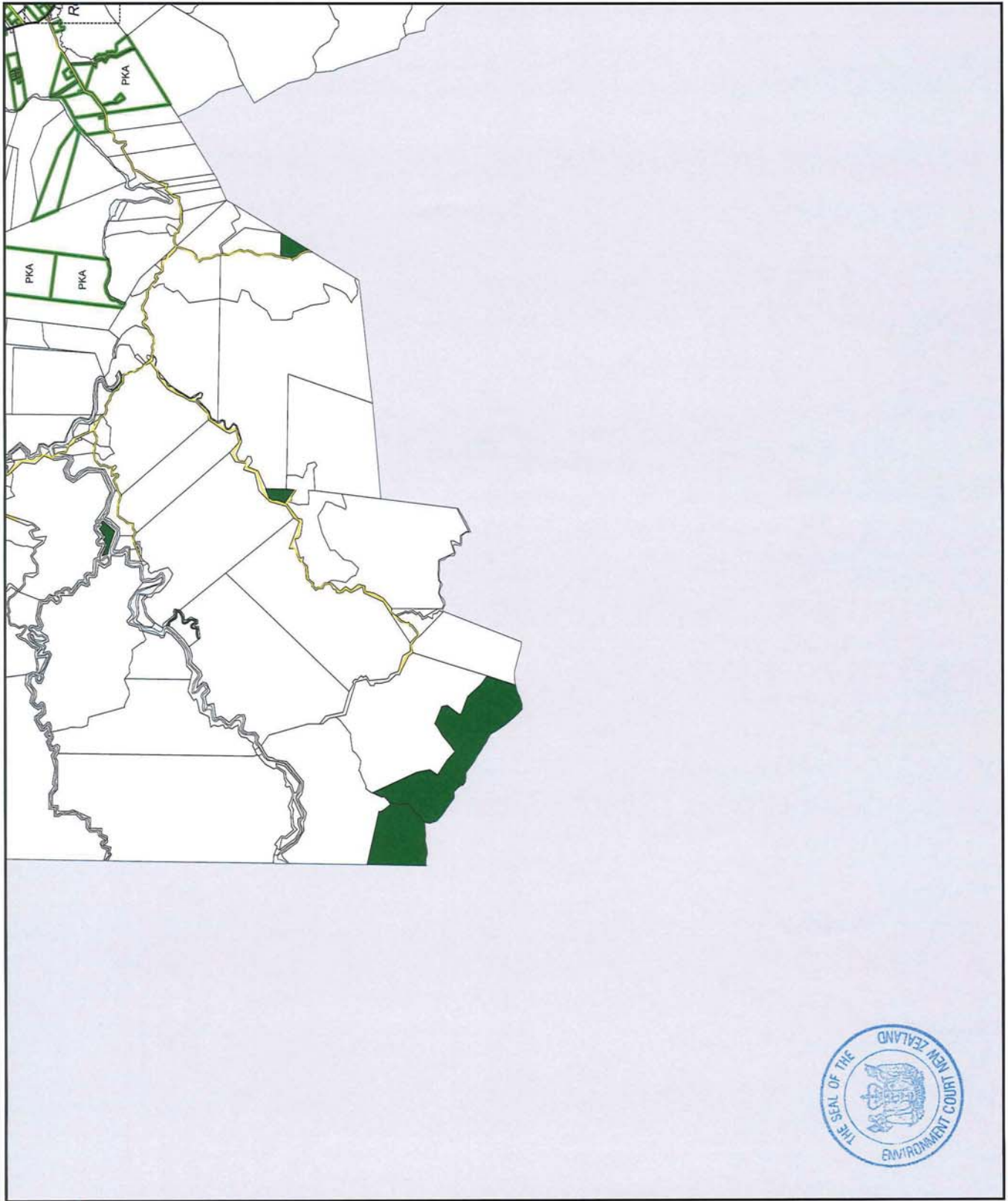
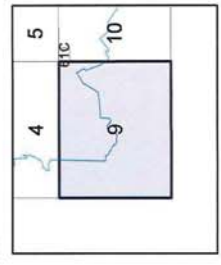
Map No 8

Date Modified Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countyside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countyside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: Sif label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only. It is not intended to be used as a basis for a cable location service. Northpower provides the service free of charge.
The coastline indicates the mean high water (MHW) which indicates the boundary between the Whangarei Regional Council and the Whangarei District Council.



0 1 2 km
SCALE 1:50,000



Whangarei District Council Agreed Planning Map



Map No 9

Date Modified: Wednesday, 6 September 2017



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruahika Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: SF label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga Area PKA 1.1.1 indicative only. Based on Land Cover data

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

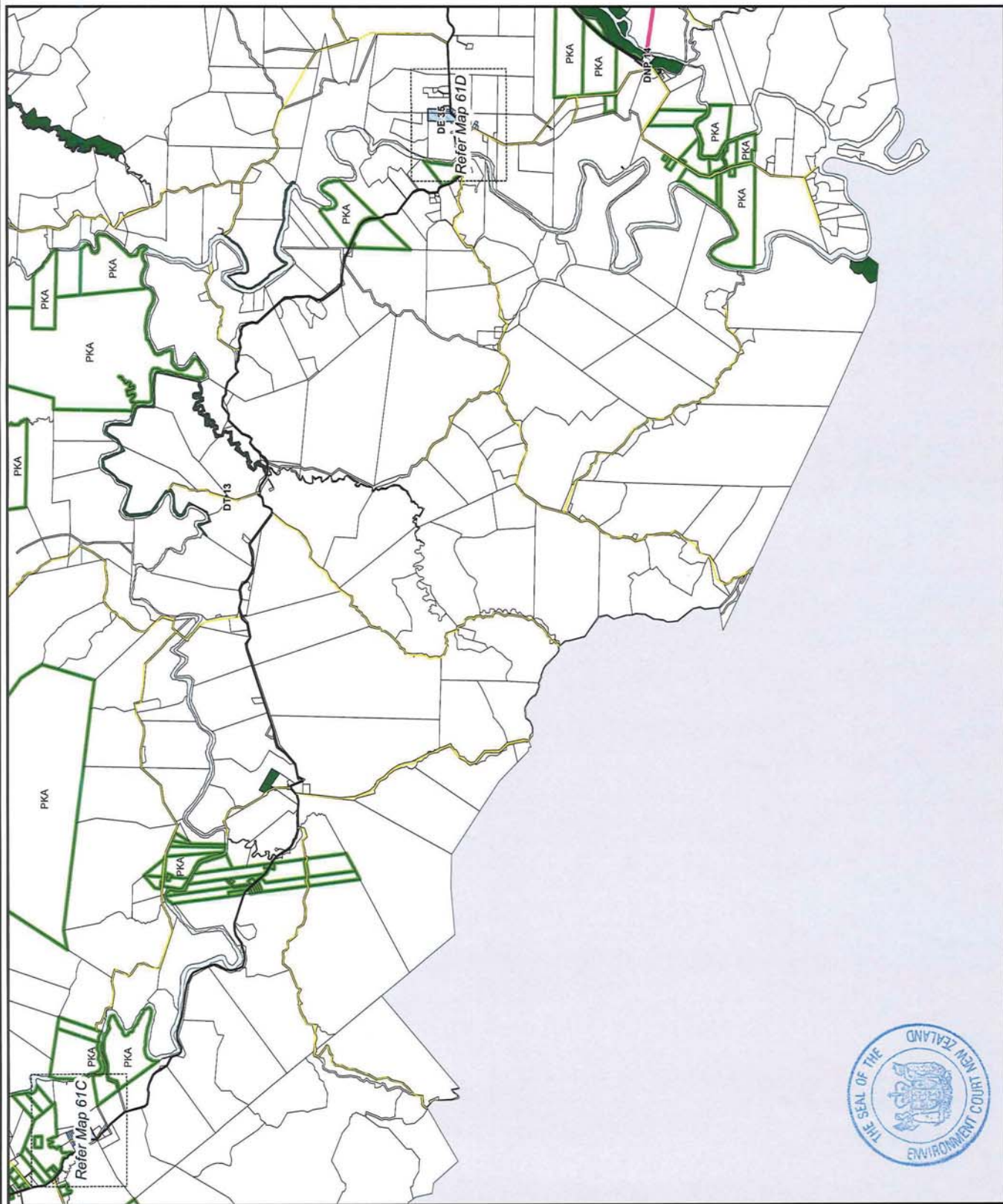
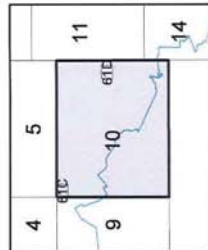
Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer
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The coastline indicates the mean high water (MHW) which indicates the boundary between the Whangarei District Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:50,000

0 1 2 km



Map No 10

Date Modified: Wednesday, 6 September 2017

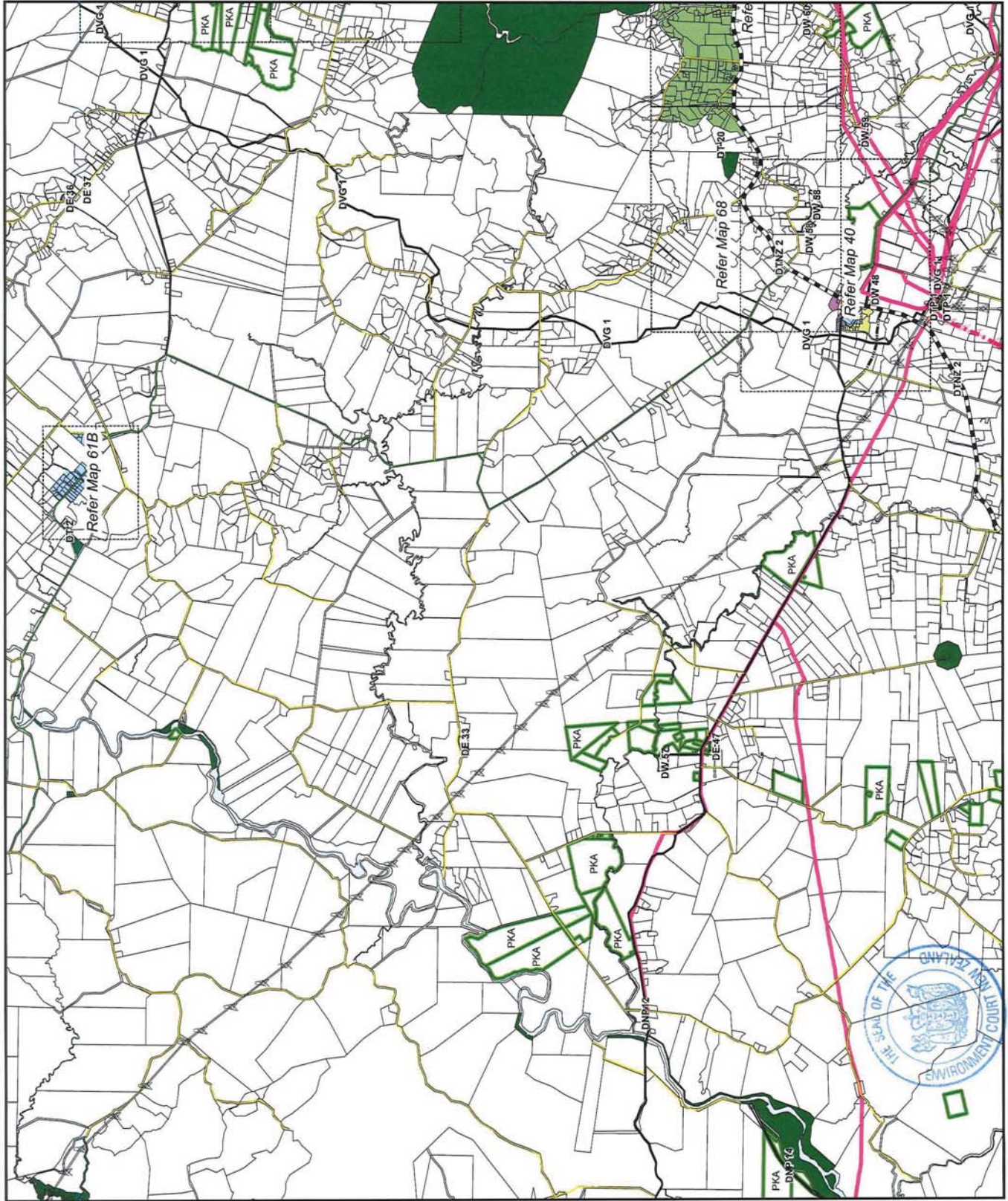
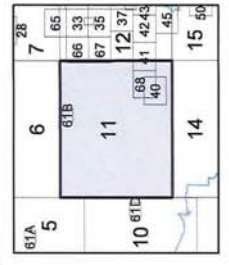


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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service time of charge.

The coastline indicates the mean high water (MHW), which also indicates the
boundary between the Whangarei Regional Council and the Whangarei
District Council.



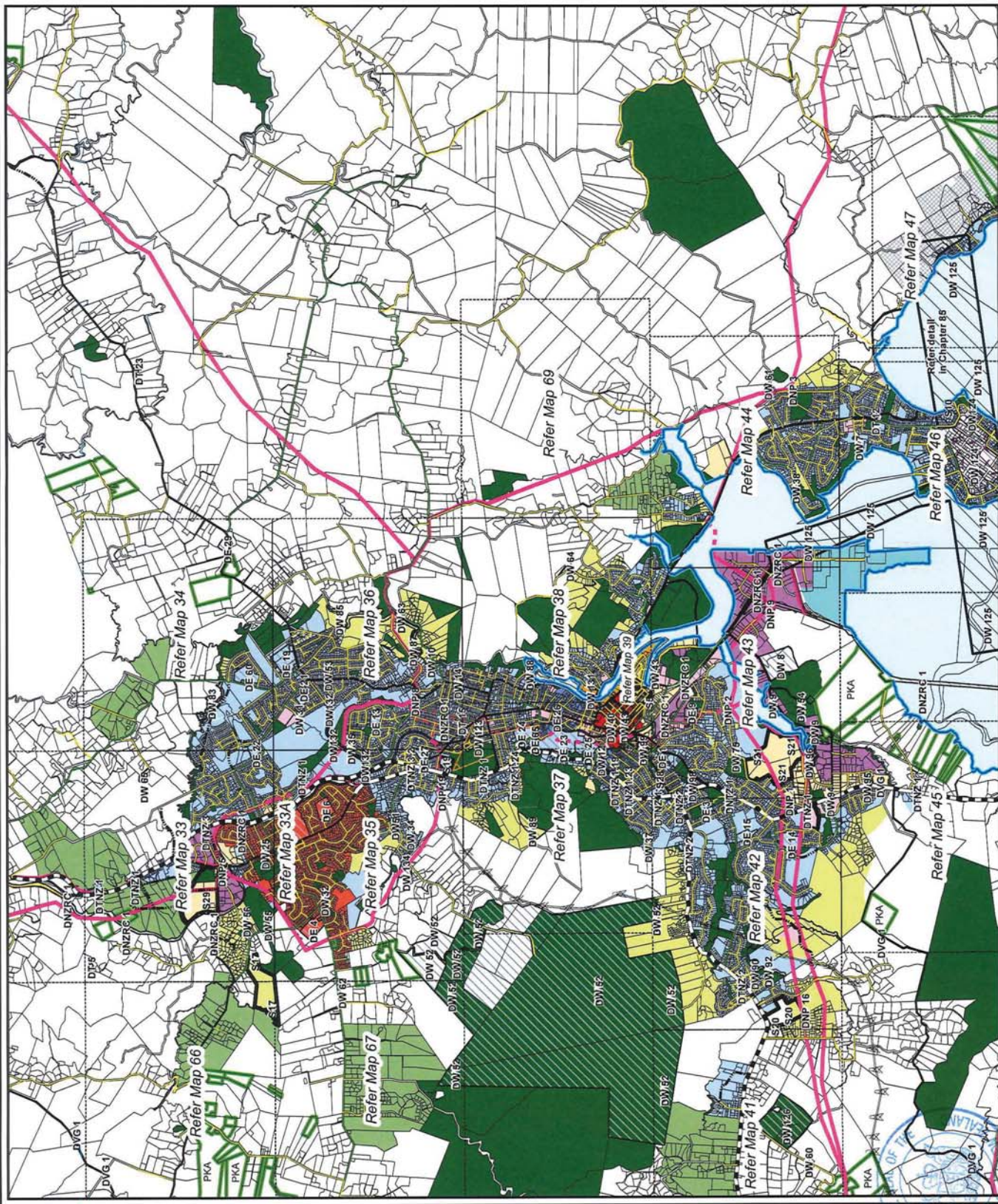
Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Makahiki
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The location indicates the area high water mark (HWPM) which may indicate the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

6	7	28	8	30
31B	66	33	34	
	67	35	36	
11	12	37	38	69
68	1	42	43	44
40		45	46	47
14	15	50		52A



Whangarei District Council Agreed Planning Map

SCALE 1:50,000

0 1 2 km

Map No 12

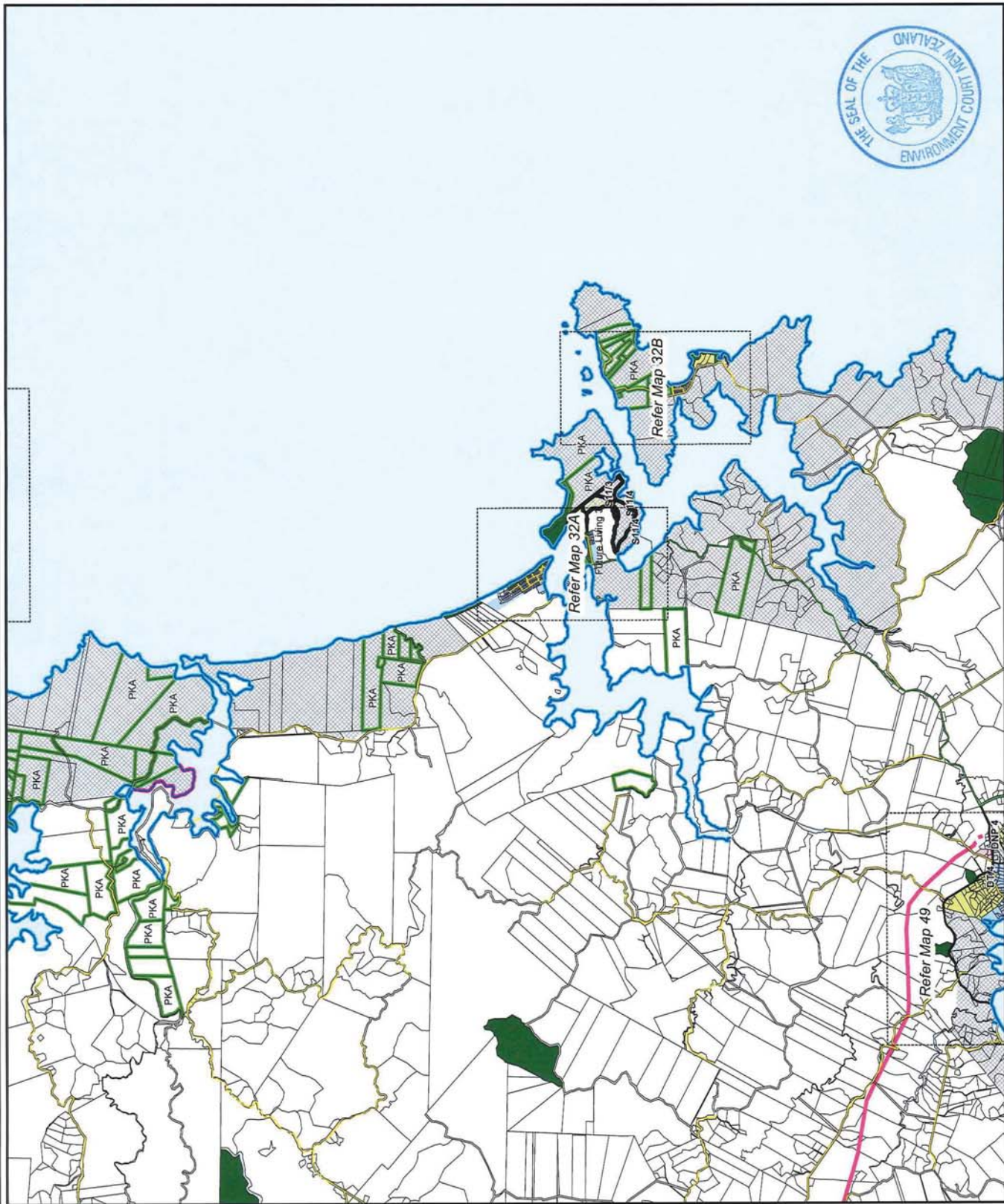
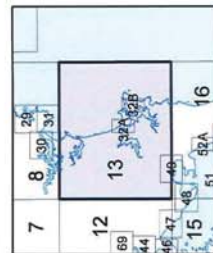
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Wakability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
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- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The location indicates the area high water mark (HWM), which also indicates the provisional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:50,000



0 1 2 km

Map No 13

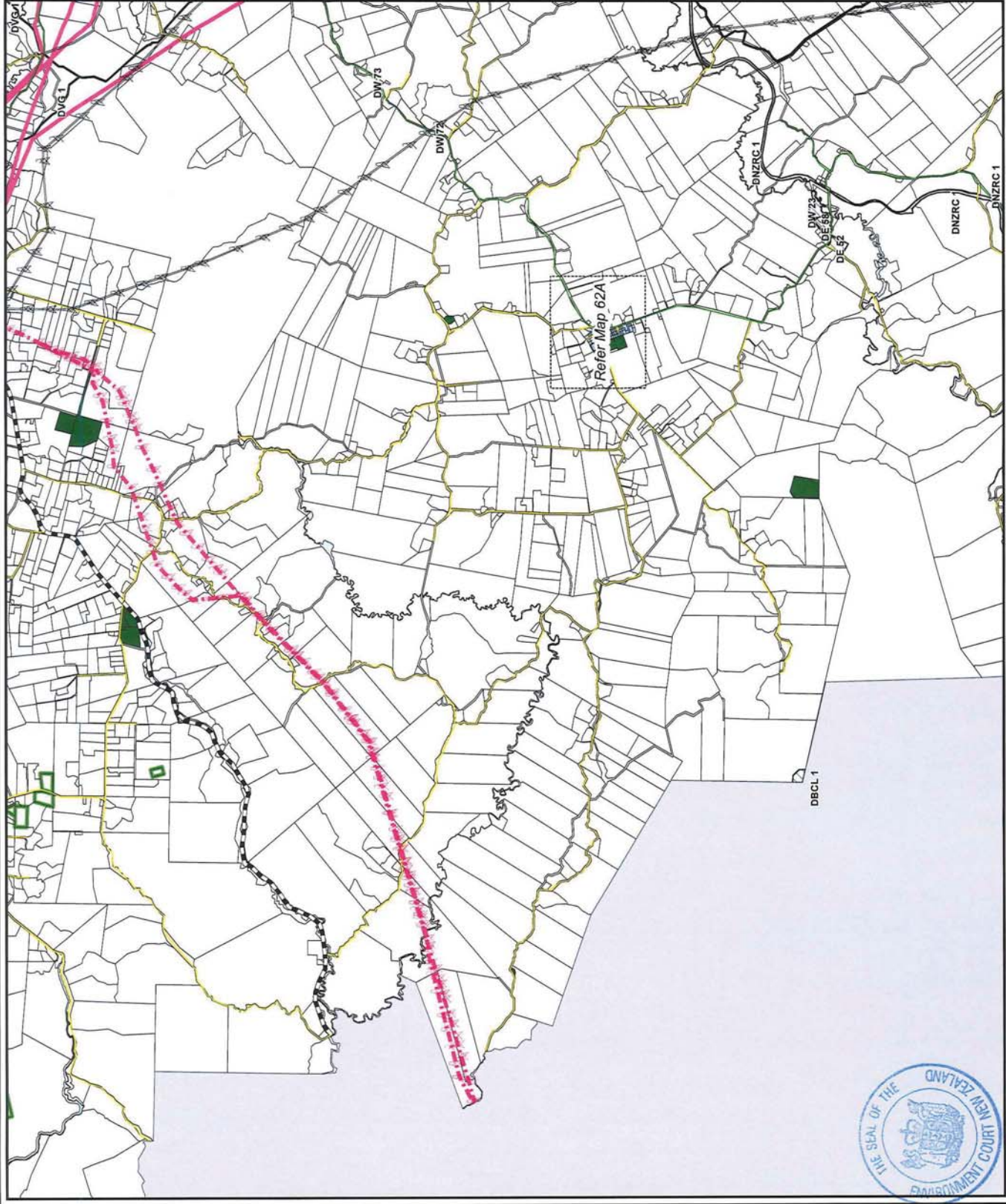
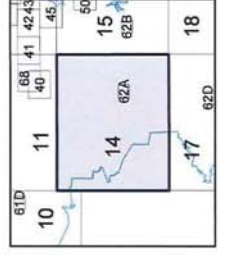
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area, S1 label
- Croft Timber Overlay
- Kaun Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The location indicates the area high voltage (HV) cables and indicates the approximate boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:50,000



0 1 2 km

Map No 14

Date Modified: Wednesday, 6 September 2017

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nilau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S1 label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

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The location indicates the main high voltage (HV) lines, which indicate the international boundary between the Northland Regional Council and the Whangarei District Council.

Refer Map 47

Refer Map 50

Refer Map 62B

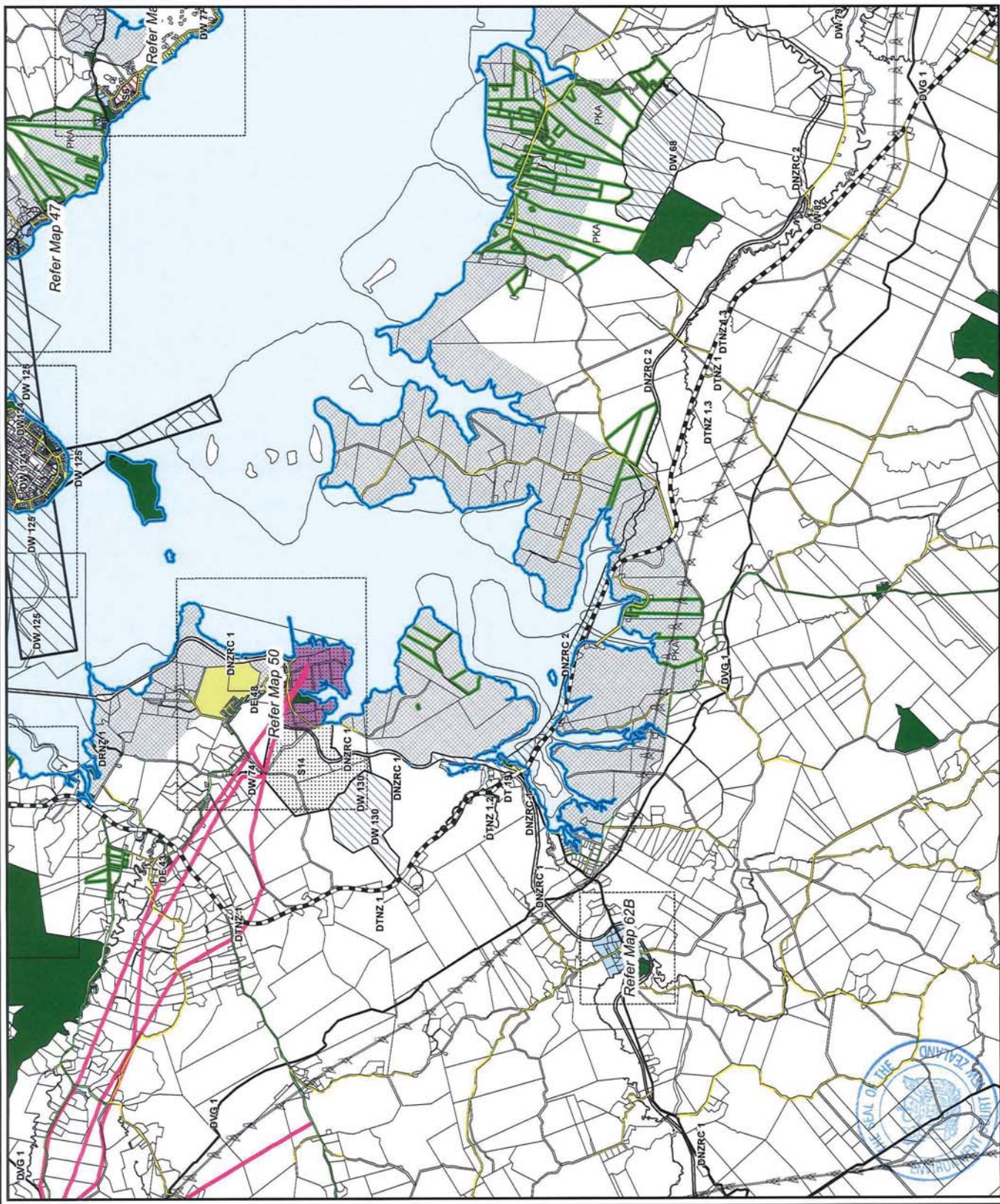
Refer Map 62B

Refer Map 62B

Refer Map 62B

Refer Map 62B

Refer Map 62B



SCALE 1:50,000



Whangarei District Council Agreed Planning Map

Map No 15

Date Modified: Wednesday, 6 September 2017

Whangarei District Council

Whangarei District Council

Whangarei District Council

Whangarei District Council

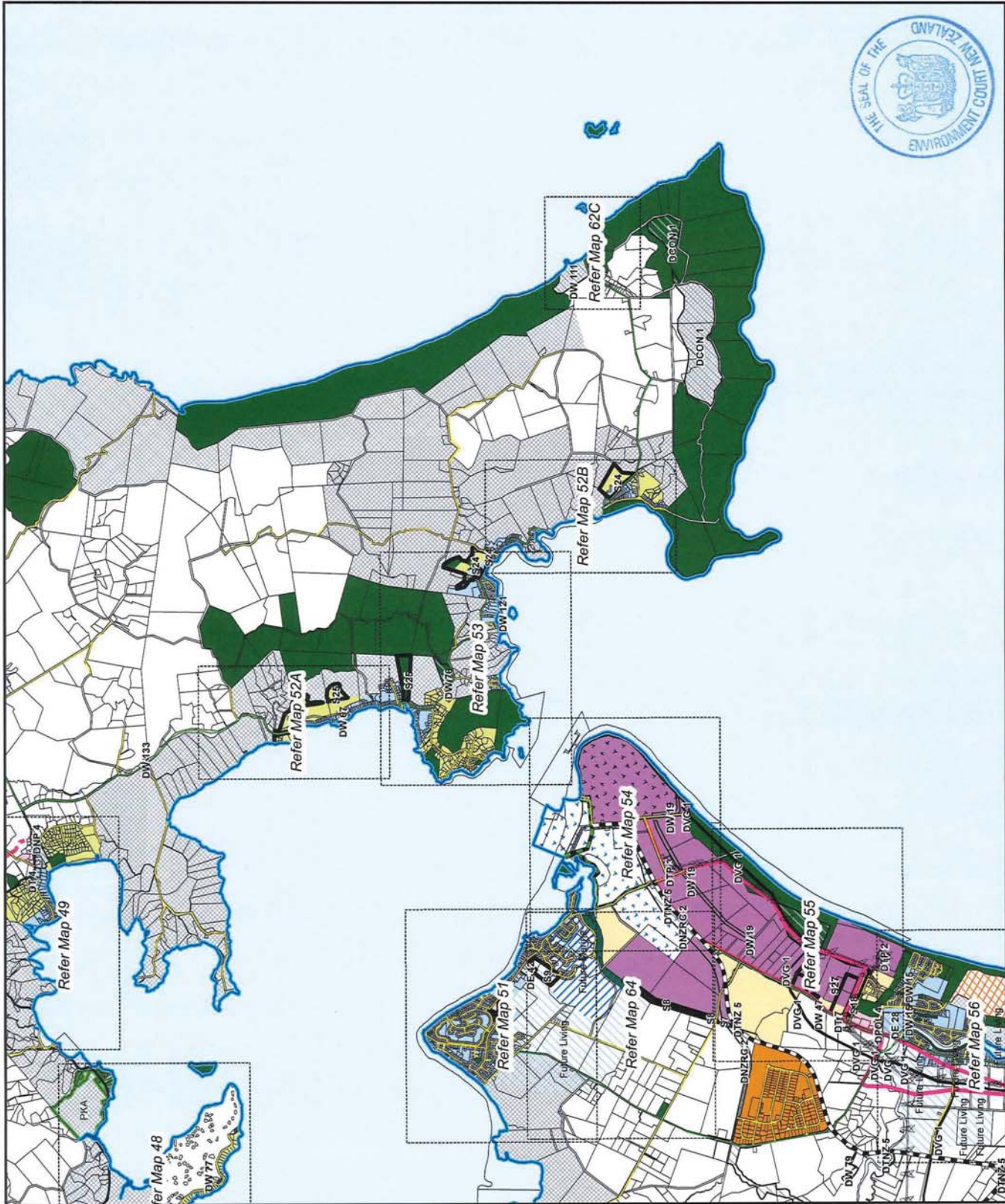
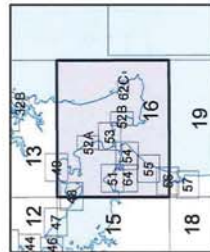
Whangarei District Council

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
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- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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The location indicates the area high water mark (HWL) which indicates the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:50,000

0 1 2 km



Map No 16

Date Modified: Wednesday, 6 September 2017

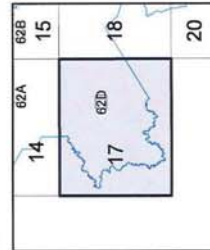


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Wakabill
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SH label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is not to be used in place of a cadastral service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northern Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

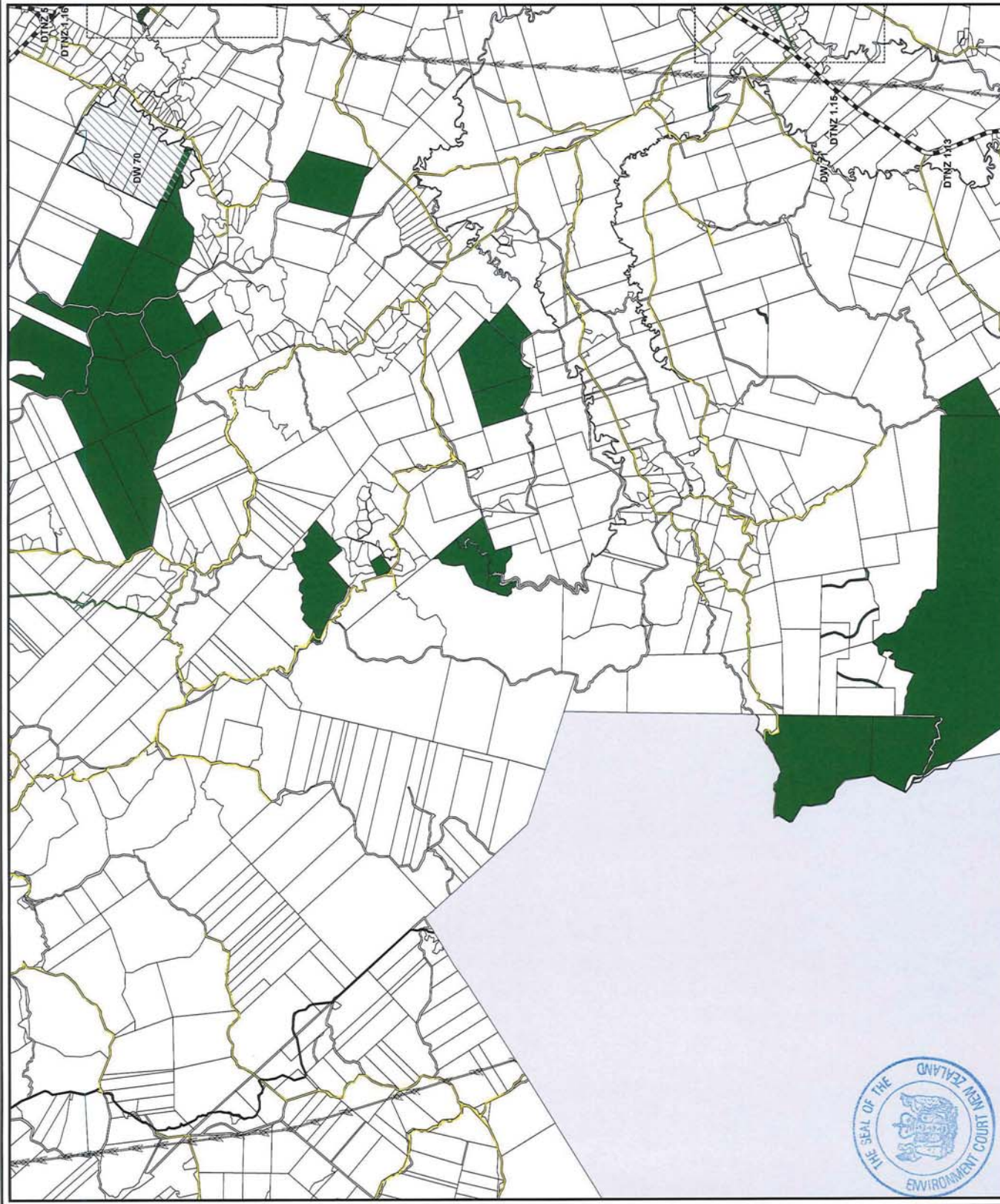
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Map No 17

Date Modified: Wednesday, 6 September 2017



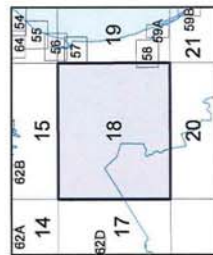


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Alipor
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower disclaimer
This map is not to be used in place of a cadastral service. Northpower provides this service free of charge.

The coastline indicates the mean high water (MHW) which area indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council



SCALE 1:50,000

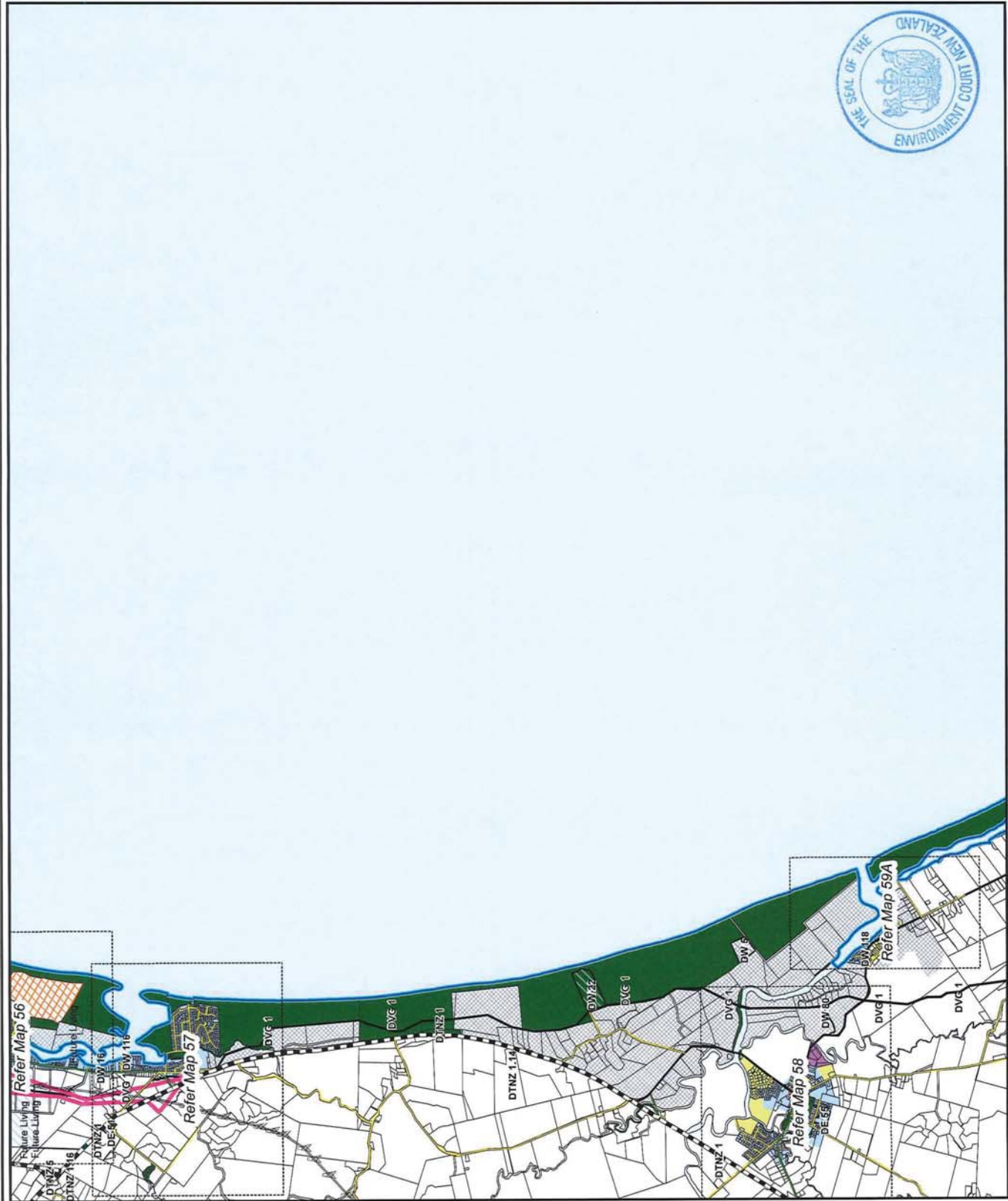


Whangarei District Council Agreed Planning Map

Map No 18

Date Modified: Wednesday, 6 September 2017



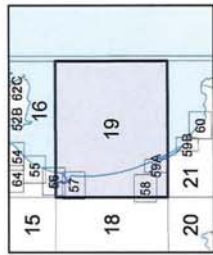


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is not intended to be used in place of a cadastral service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council



SCALE 1:50,000

0 1 2 km

Whangarei District Council Agreed Planning Map



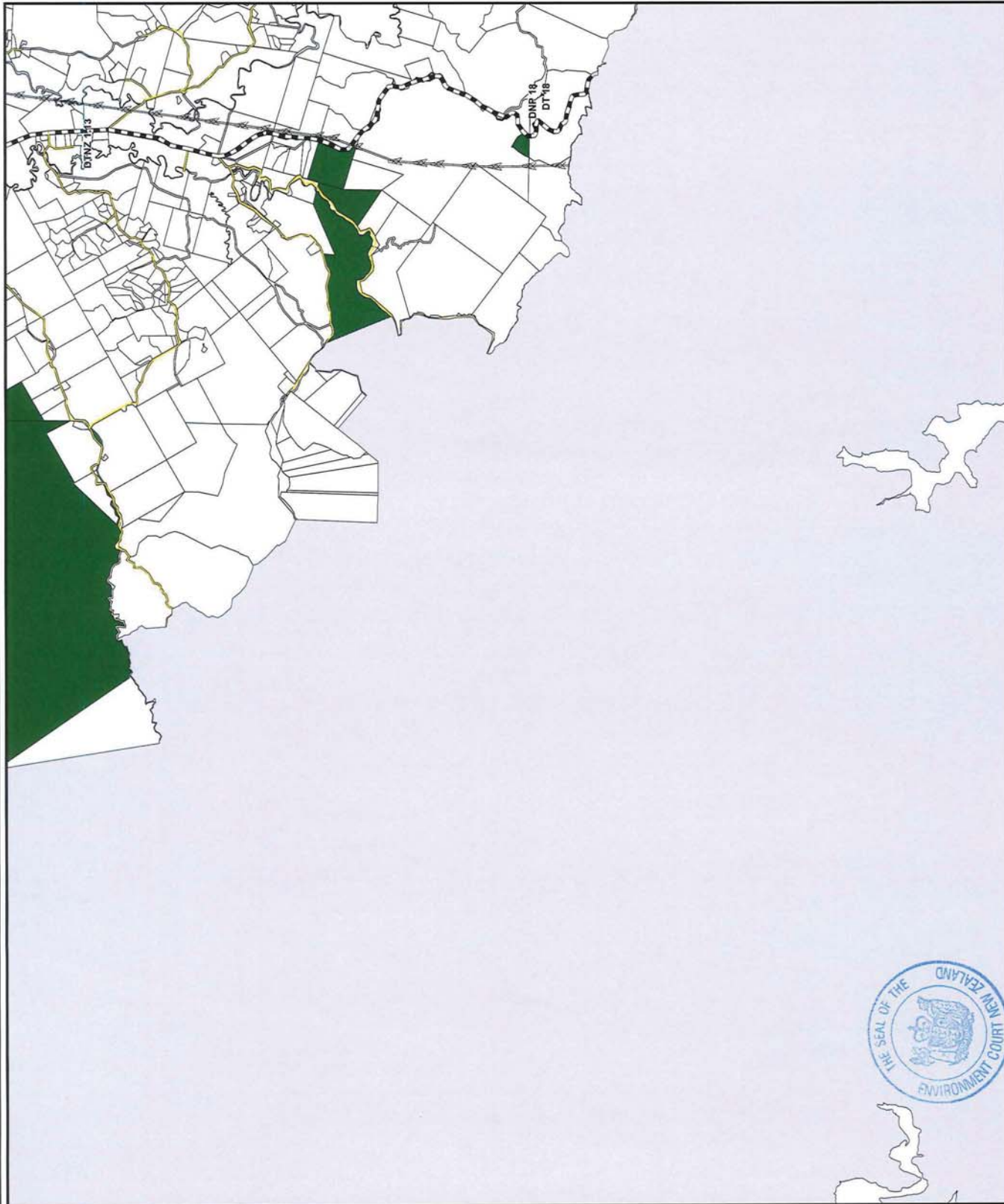
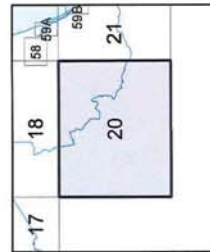
Map No 19

Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S# label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for information and planning purposes only. It is not to be used in place of a cable location service. Northpower provides this service free of charge.
The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



SCALE 1:50,000 0 1 2 km

Whangarei District Council Agreed Planning Map

Map No 20

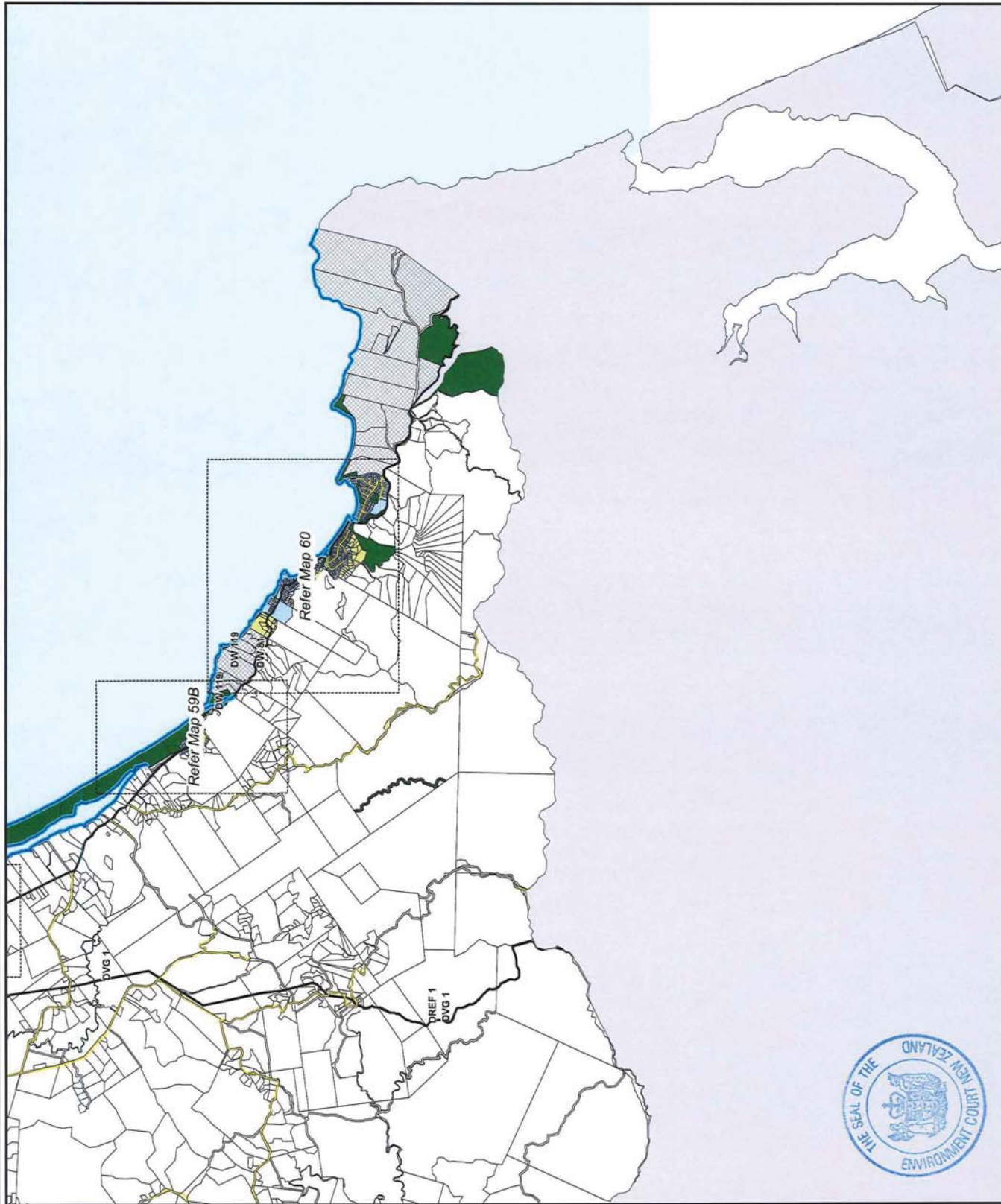
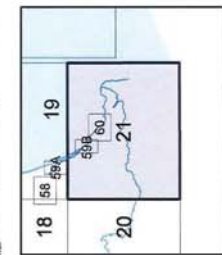
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Daily Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
 This map is for indicative and planning purposes only.
 It is not intended to be used as a basis for a future resource consent or other legal or financial service. Northpower provides this service free of charge.
 The location indicates the approximate location of the proposed infrastructure. It does not indicate the actual location of the infrastructure. The location of the proposed infrastructure is subject to change. Northpower provides this service free of charge.



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Viability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SM label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is not to be used in place of a cable location service. Northpower provides the service line of charge.
The coastline indicates the mean high water using (MHW5), which also indicates the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council.

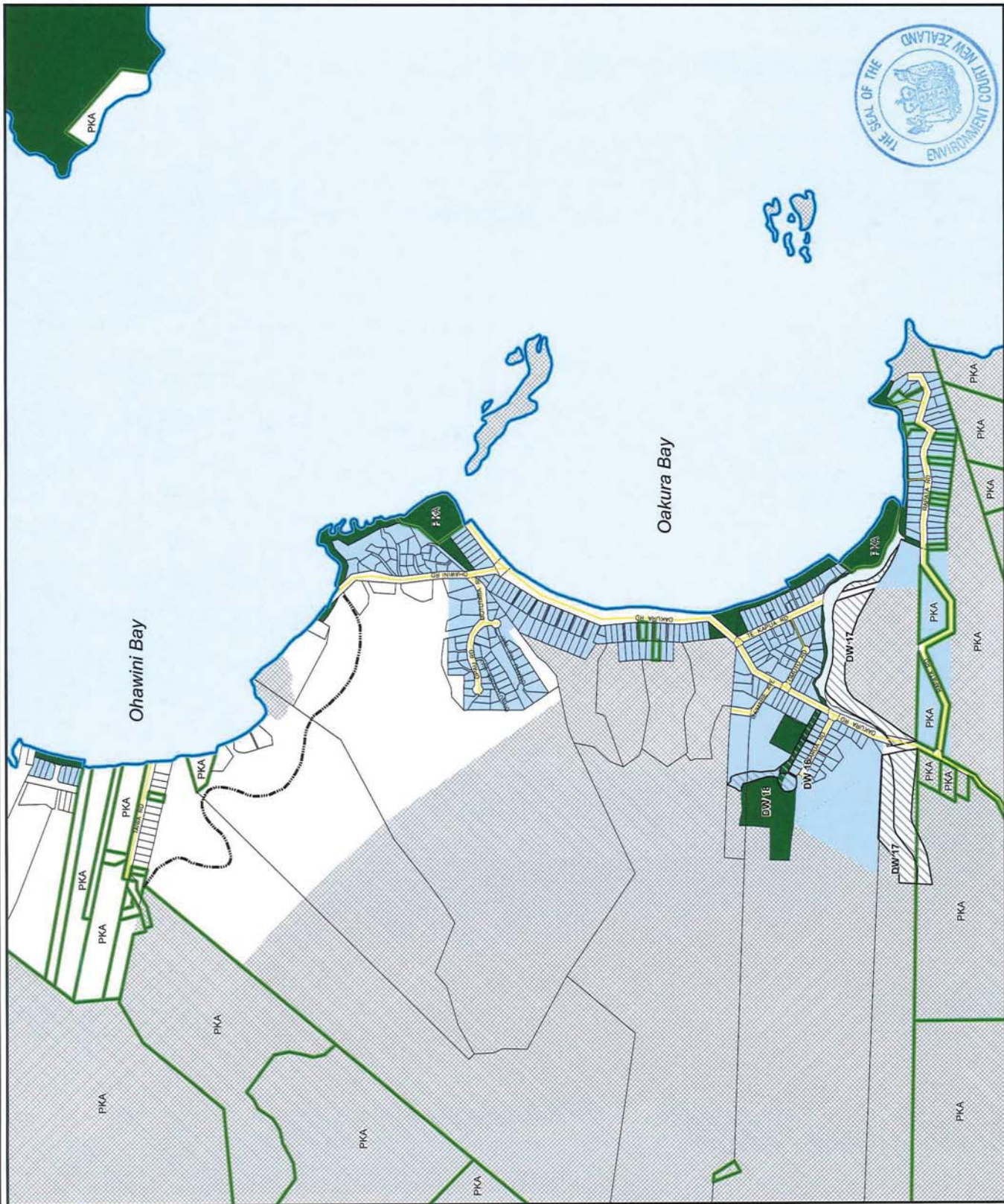
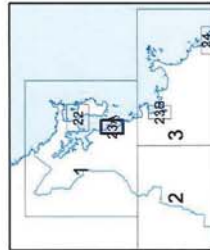


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Alipor
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for information only and does not constitute a service of change.

The coastline indicates the mean high water spring (MHWS) which also indicates the traditional boundary between the Northland Regional Council and the Whangarei District Council



SCALE 1:10,000

Map No 23A

Date Modified: Wednesday, 6 September 2017

Whangarei District Council Agreed Planning Map



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countyside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countyside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S# label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Aerial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

This map is for reference and planning purposes only.

It does not constitute a guarantee, warranty, or statement of fact of a value or service.

Northpower provides this

The coastline indicates the mean high water spring (MHWS), which indicates the

The coastline indicates the mean high water spring (MHWS), which indicates the

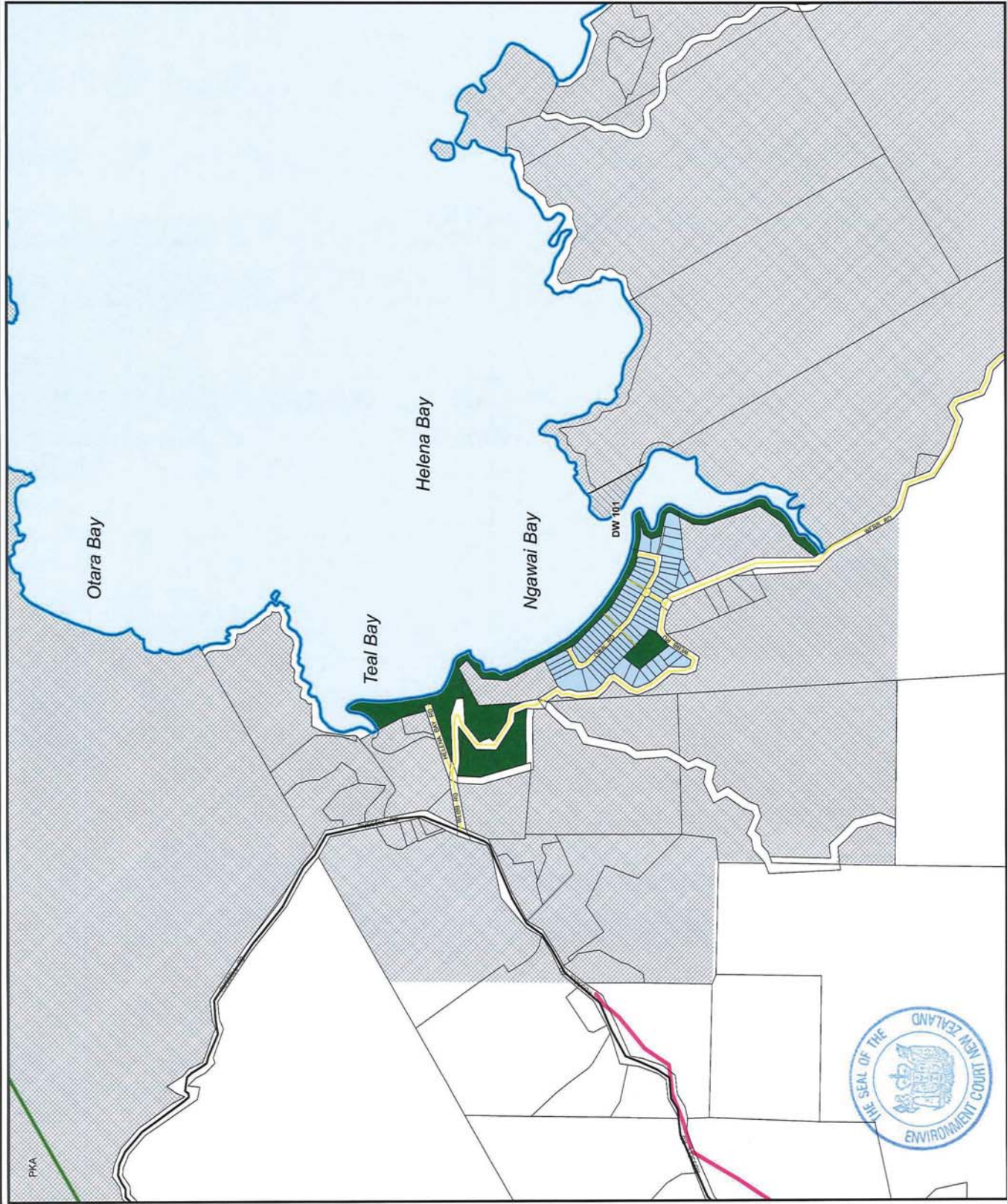
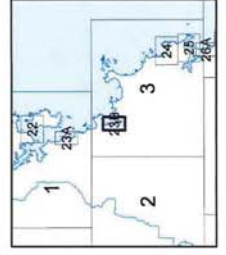
The coastline indicates the mean high water spring (MHWS), which indicates the

The coastline indicates the mean high water spring (MHWS), which indicates the

The coastline indicates the mean high water spring (MHWS), which indicates the

The coastline indicates the mean high water spring (MHWS), which indicates the

The coastline indicates the mean high water spring (MHWS), which indicates the



Whangarei District Council Agreed Planning Map

SCALE 1:10,000



0 250 500 m

Map No 23B

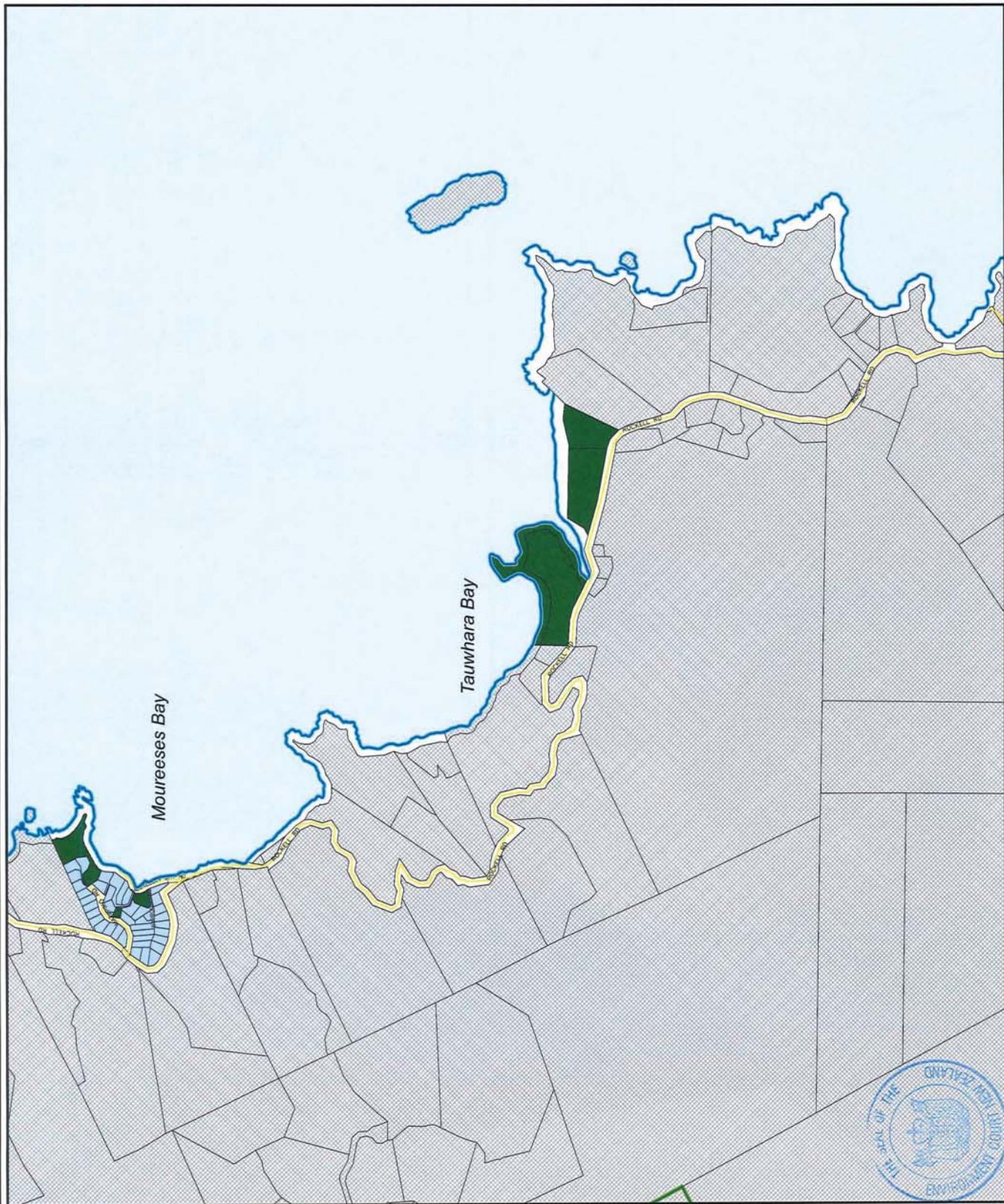
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for reference and planning purposes only. It is not a guarantee of service. Northpower provides this service free of charge.
The location indicates the area high water (HAW) which also indicates the functional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 24

Date Modified: Wednesday, 6 September 2017



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S1 label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Aerial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Discharge

This map is for indicative and planning purposes only.

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The map is for indicative and planning purposes only.

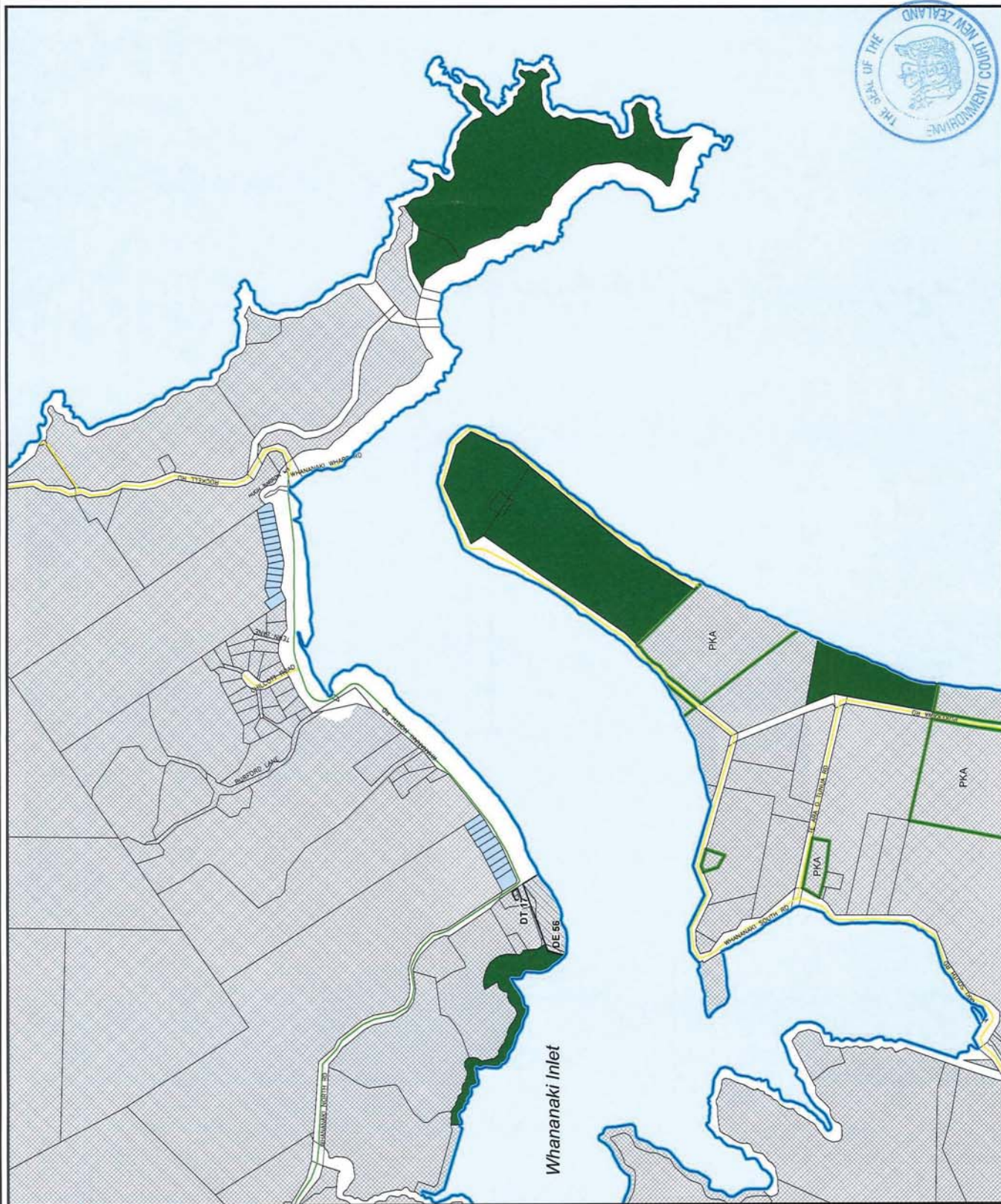
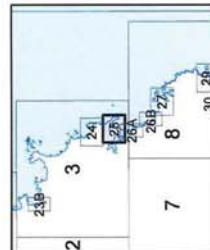
The map is for indicative and planning purposes only.

The map is for indicative and planning purposes only.

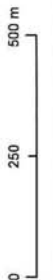
The map is for indicative and planning purposes only.

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The map is for indicative and planning purposes only.



SCALE 1:10,000



Map No 25

Whangarei District Council Agreed Planning Map



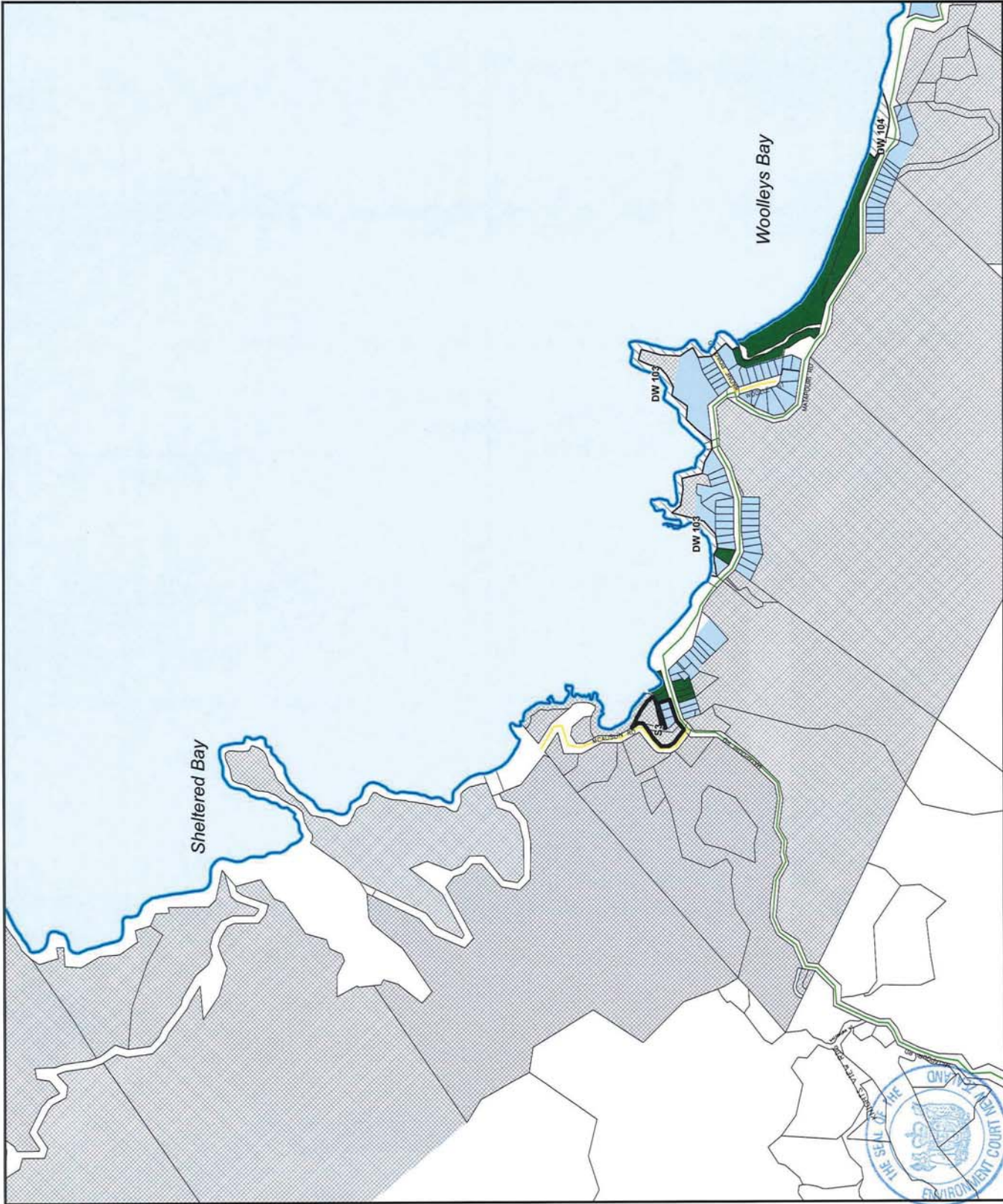
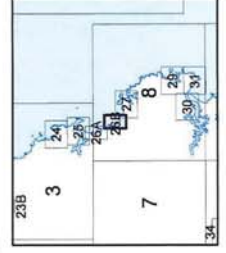
Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Alipoti
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only. It is not to be used in place of a state-owned service. Northpower provides the service free of charge.

The coastline indicates the mean low water spring (MLWS), which indicates the boundary between the National Regional Council and the Whangarei District Council.



Map No 26B

SCALE 1:10,000



Whangarei District Council Agreed Planning Map



Date Modified: Wednesday, 6 September 2017

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nukau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area. S# label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

This map is for indicative and planning purposes only.

It is not intended to be used for any other purpose.

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It is not intended to be used for any other purpose.

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It is not intended to be used for any other purpose.

The map is for indicative and planning purposes only.

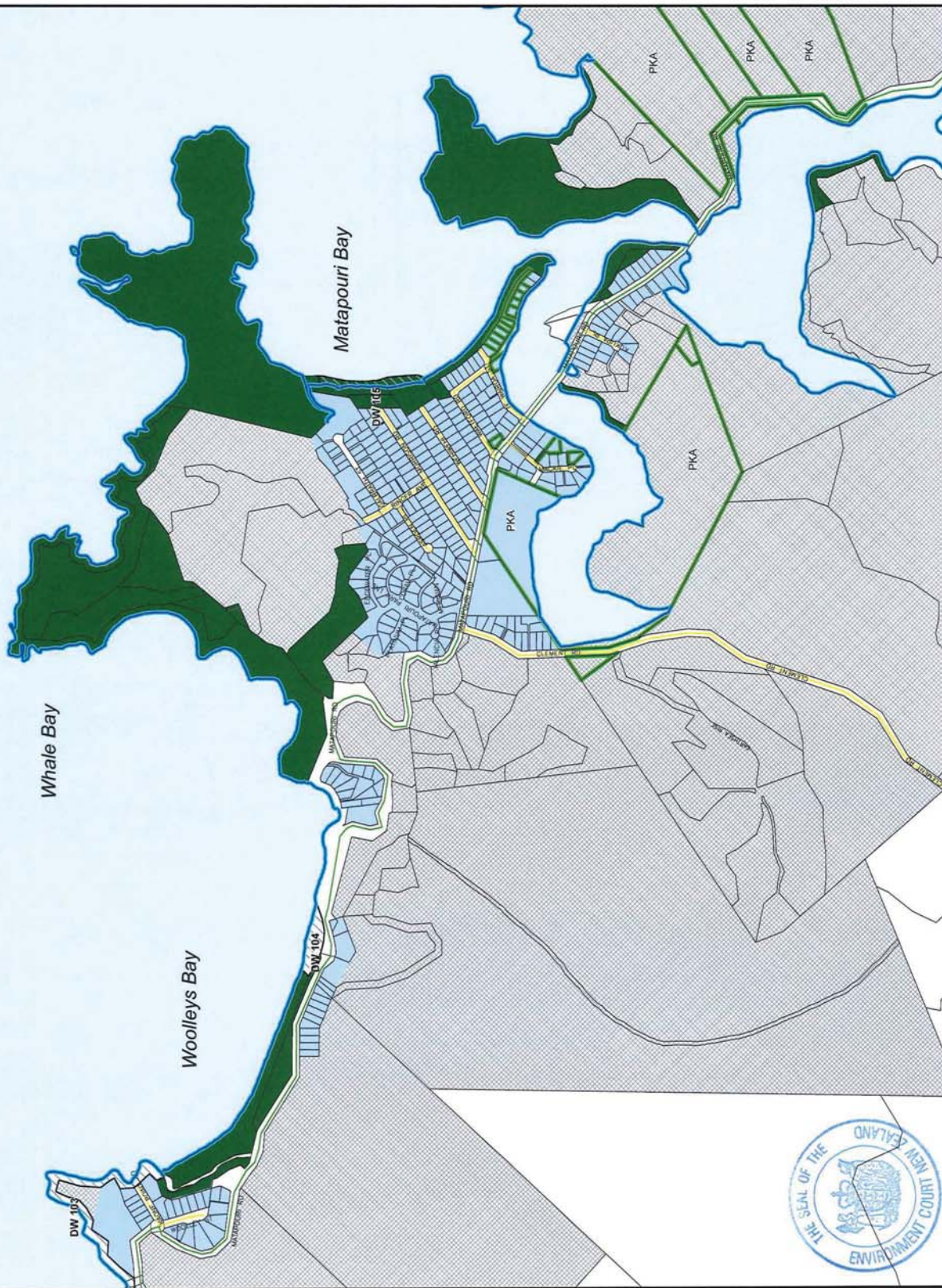
It is not intended to be used for any other purpose.

The map is for indicative and planning purposes only.

It is not intended to be used for any other purpose.

The map is for indicative and planning purposes only.

It is not intended to be used for any other purpose.



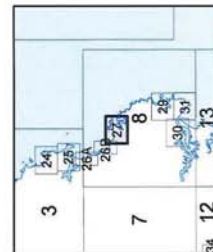
Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 27

Date Modified: Wednesday, 6 September 2017



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S4 label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Aerial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

This map is for indicative and planning purposes only.

It is not intended to be used in place of a cable service. Northpower provides the

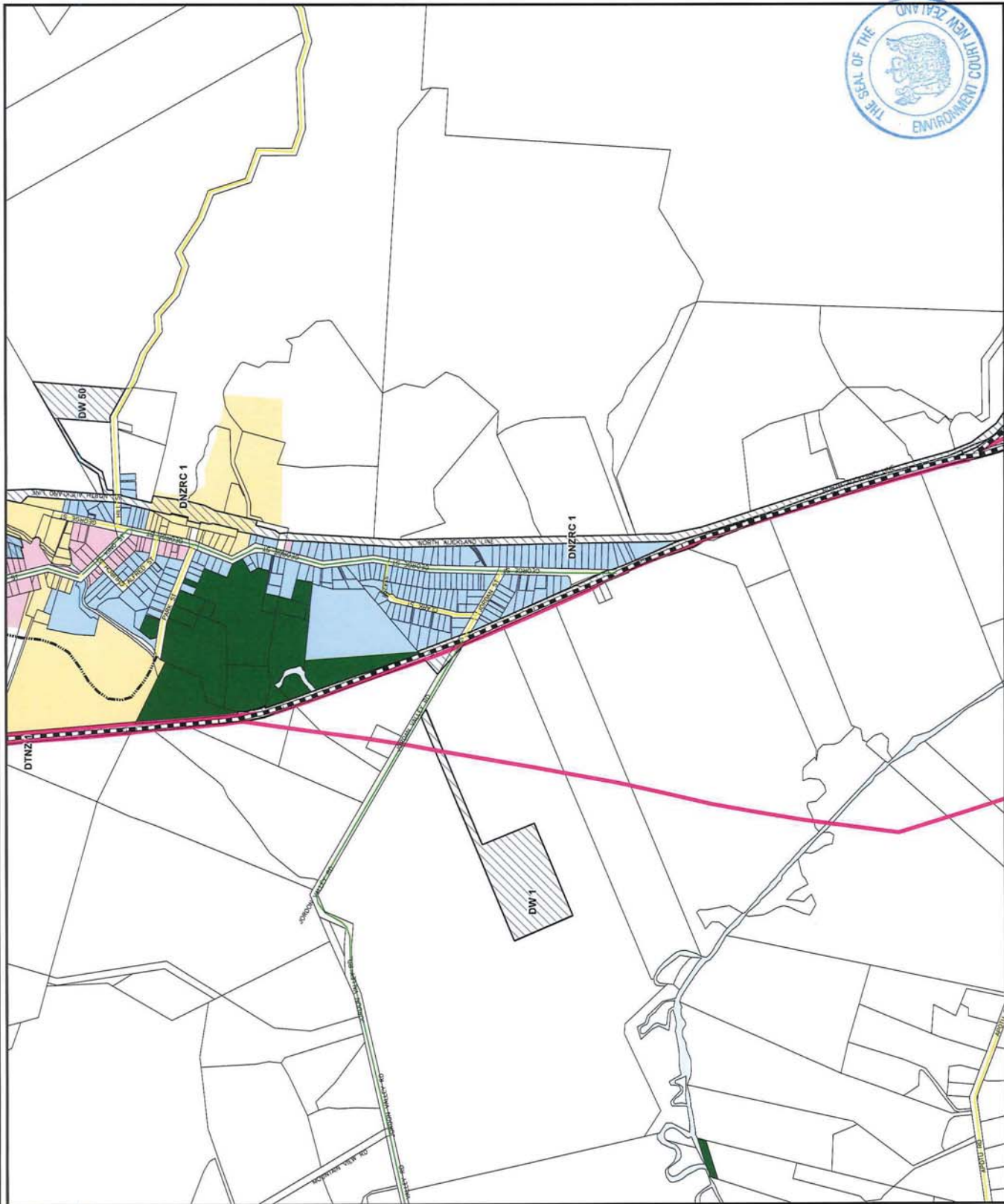
service free of charge.

The position indicates the main high voltage (HV) lines, which also indicate the

potential boundary between the Northland Regional Council and the Whangarei

District Council.

2	3	24
6	7 28	8
61B	66 33 34	12
11	67 35 36	37 38 39



SCALE 1:10,000



Map No 28A

Whangarei District Council Agreed Planning Map



Date Modified: Wednesday, 6 September 2017

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S4 label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Aerial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

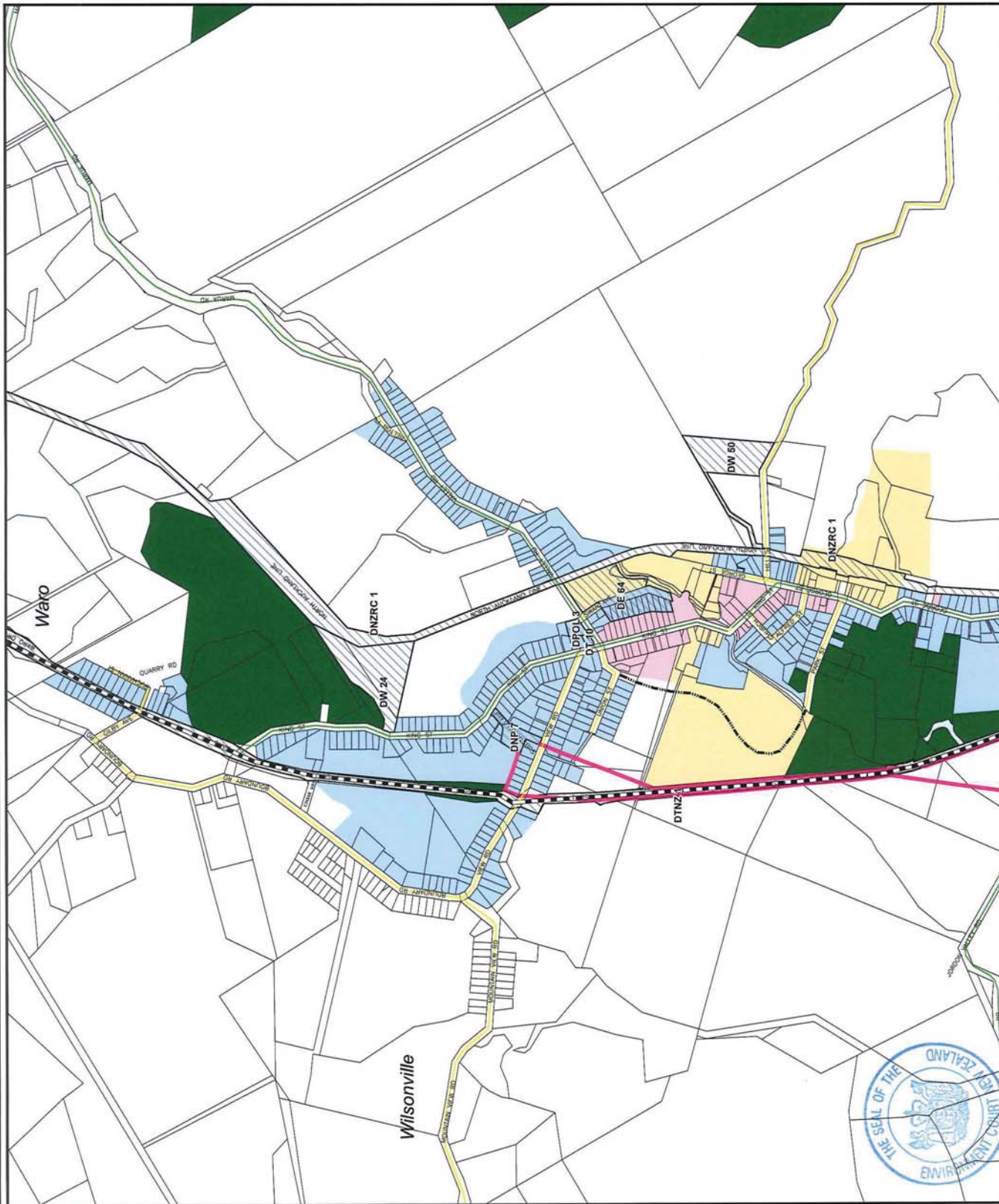
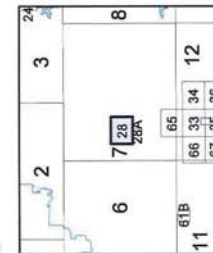
Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only.
It is not intended to be used in place of a title insurance service. Northpower provides the service free of charge.

The coastline indicates the mean high water (MHW) which also indicates the boundary between the landward regional Council and the Whangarei District Council.



SCALE 1:10,000

0 250 500 m

Map No 28

Whangarei District Council Agreed Planning Map



WHANGAREI DISTRICT COUNCIL



THE SEAL OF THE ENVIRONMENT COURT

Date Modified: Wednesday, 6 September 2017

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruahkaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S4 label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

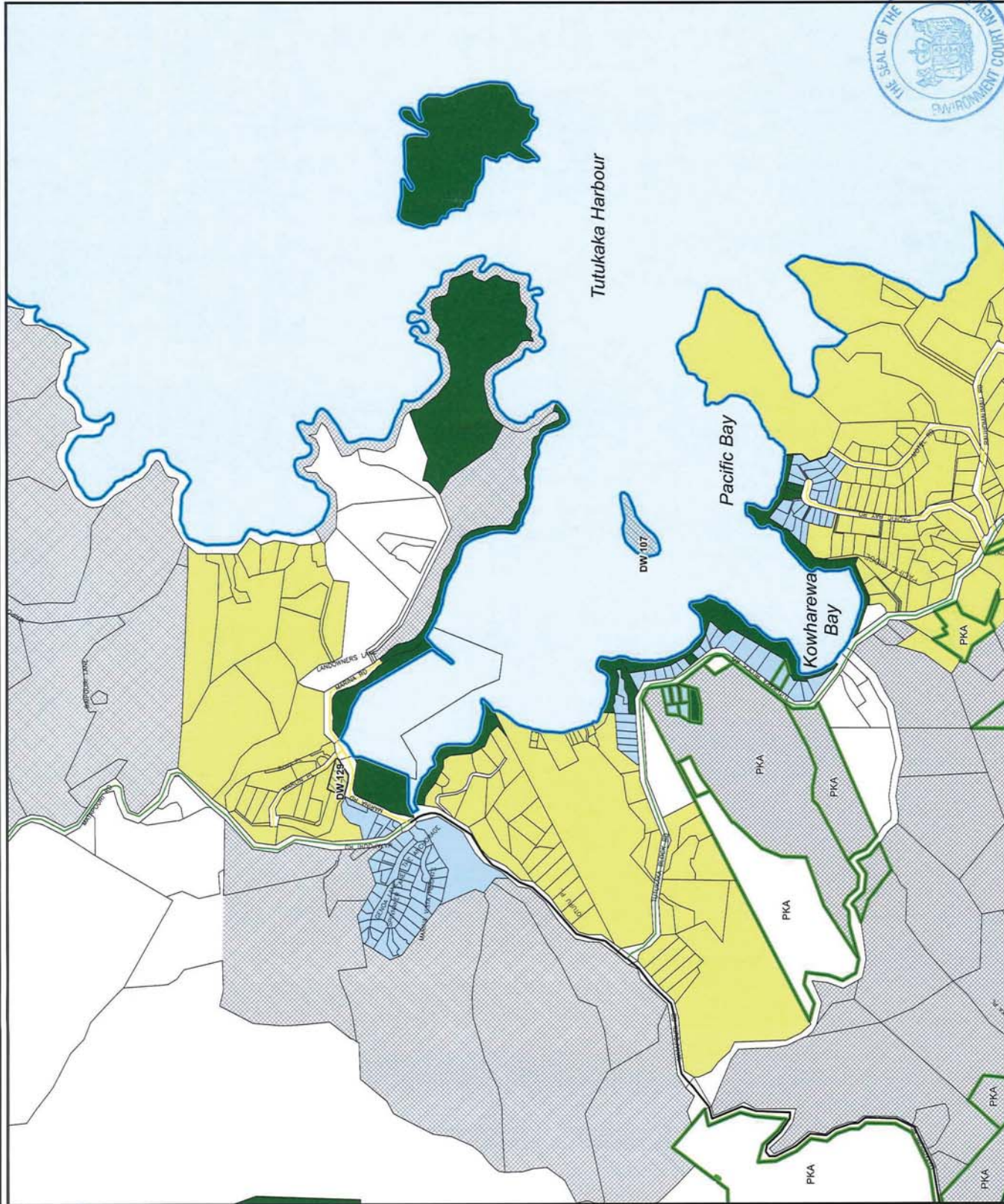
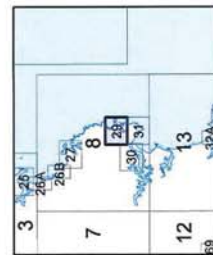
Coastline

Northpower Disclaimer

This map is for indicative and planning purposes only.

The map is not intended to be used as a basis for any service area of charge.

The boundary indicates the area for water supply (WSP) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 29

Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only.
It does not constitute a guarantee, warranty, or representation of any kind.
Northpower provides the service free of charge.

The boundary indicates the main high water spring (MHS) which also indicates the jurisdictional boundary between the National Regional Council and the Whangarei District Council

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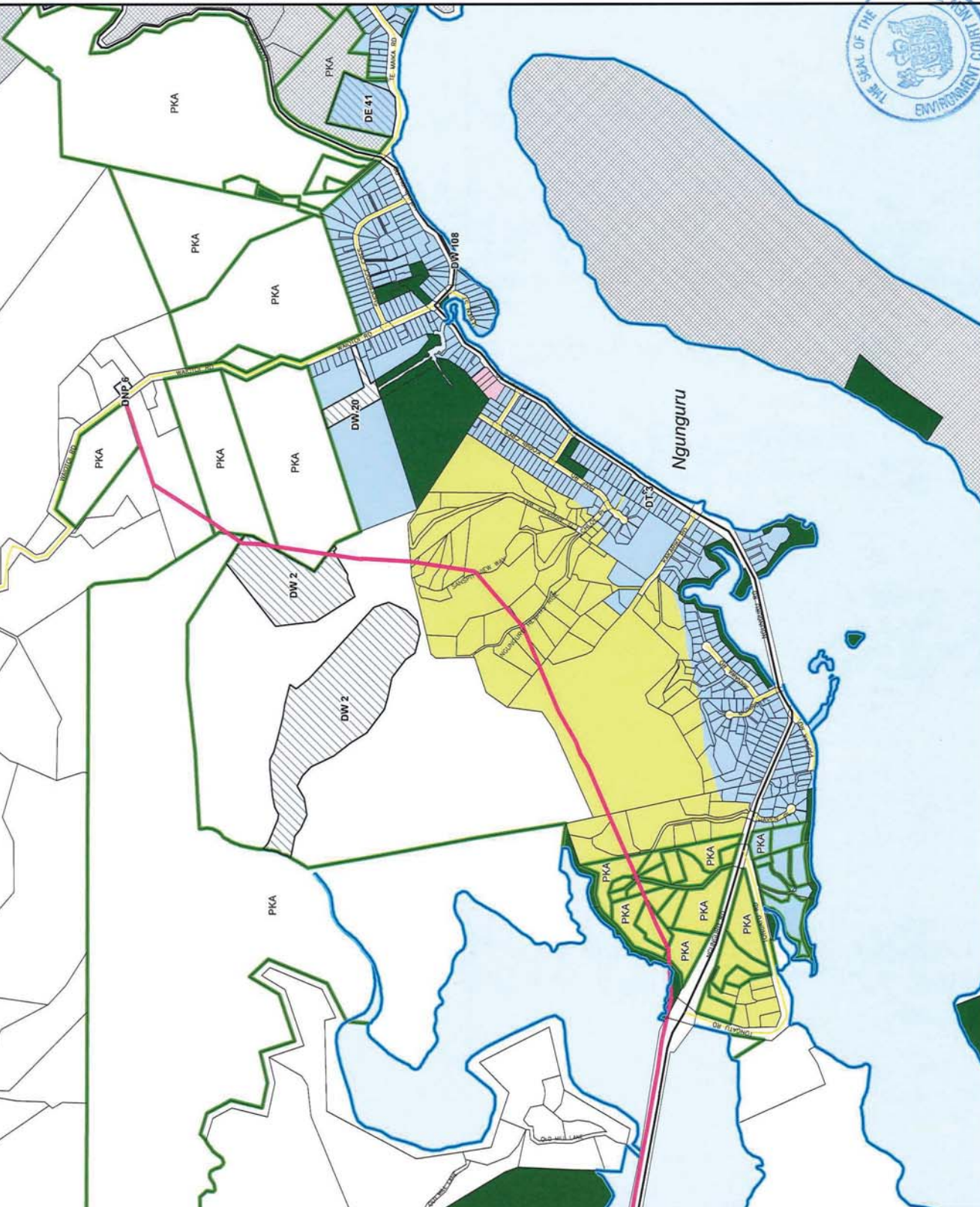
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Map No 30

Whangarei District Council Agreed Planning Map



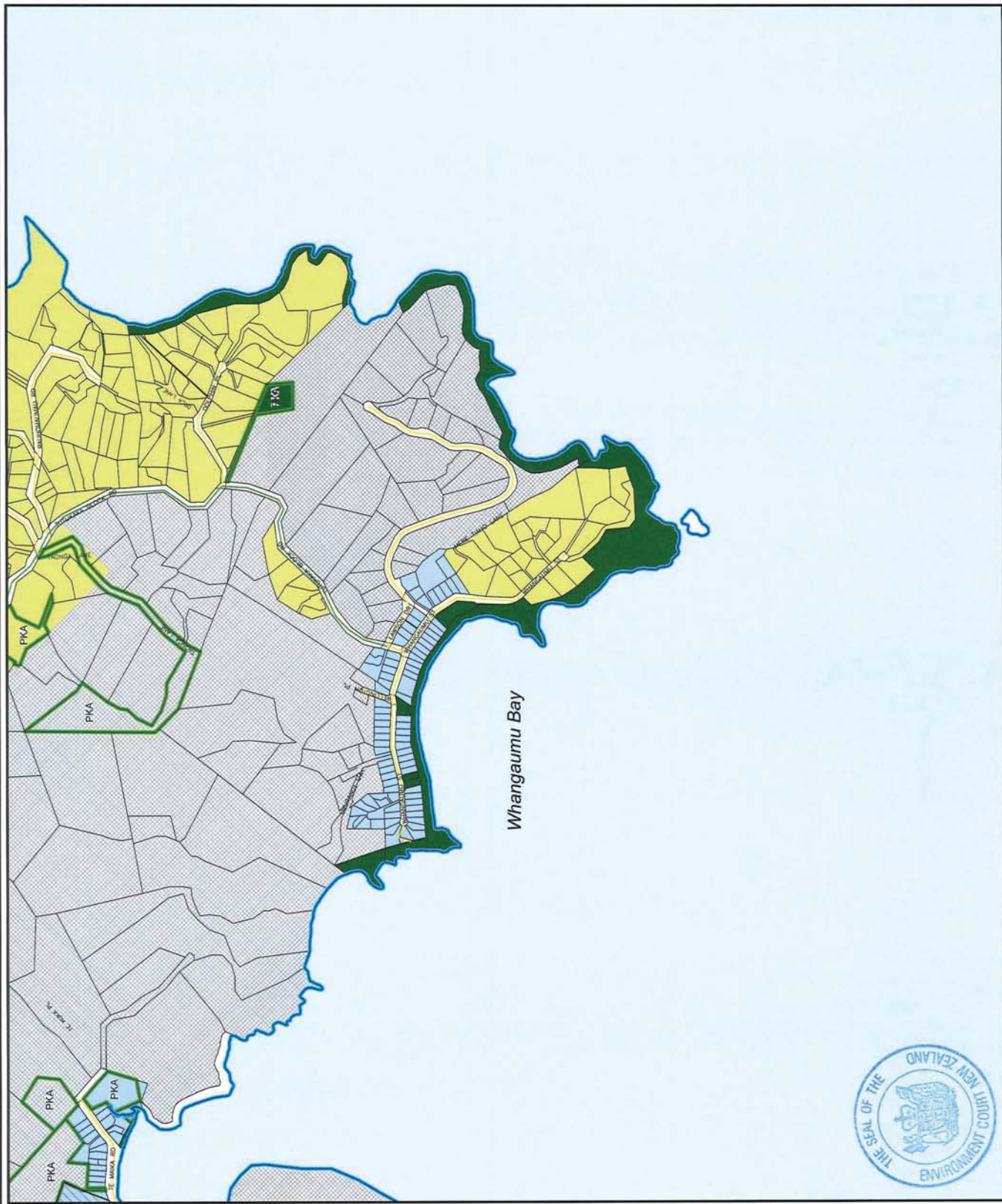
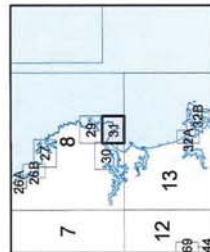
Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only. It is not intended to be used for the purpose of a state resource service. Northpower provides the service free of charge.

The boundary between the water high water (MHW) which indicates the international boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

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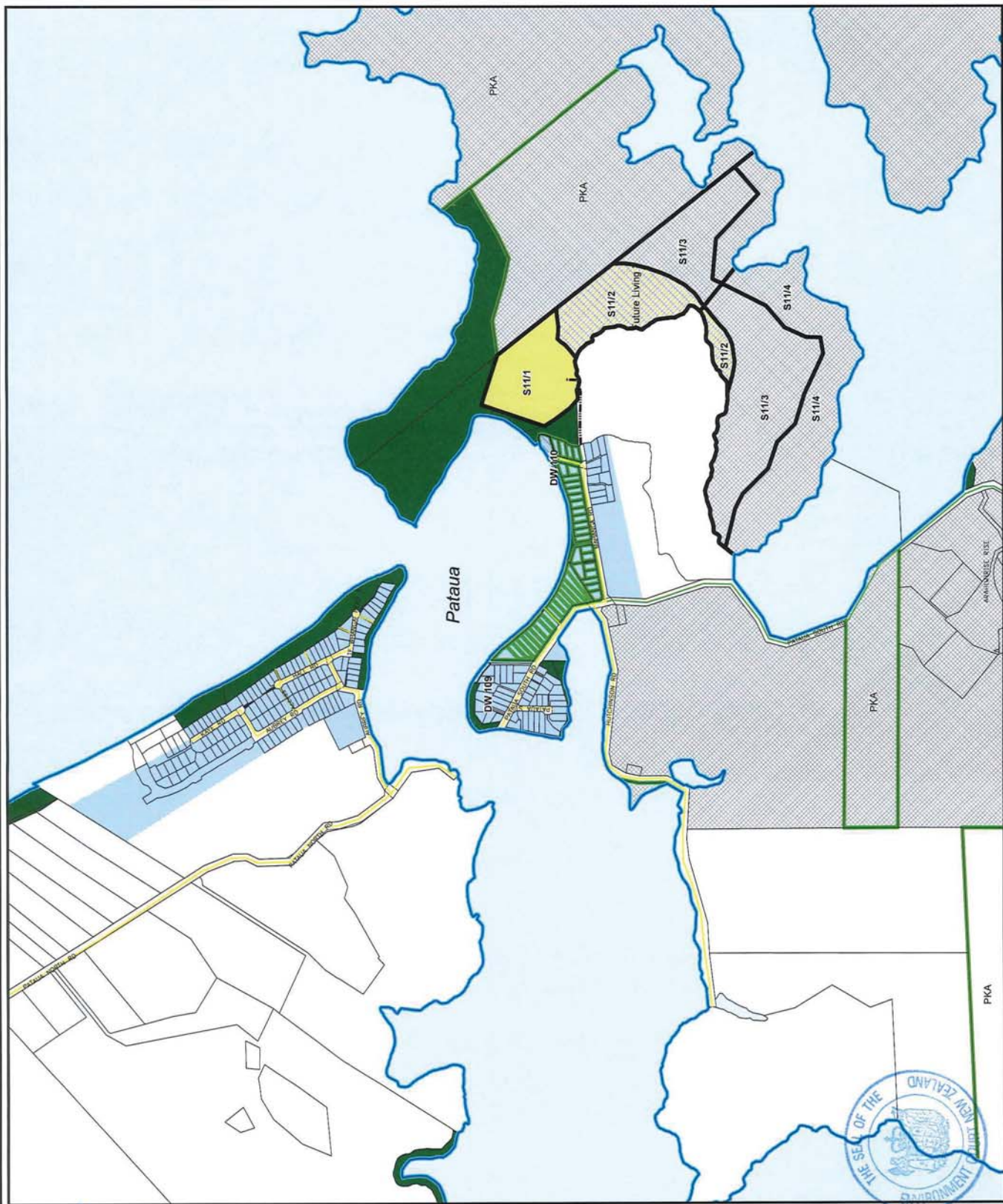
Map No 31

Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
 This map is for reference and planning purposes only.
 It does not constitute an offer of a utility service. Northpower provides the service free of charge.
 The location indicates the area high water area (HWA) which also indicates the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council.



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S# label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Aerial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

This map is for indicative and planning purposes only.

It does not constitute a guarantee, warranty, or statement of fact.

The coastline indicates the mean high water spring (MHWS), which also indicates the

boundary between the Whangarei District Council and the Whangarei

Coastal Council.

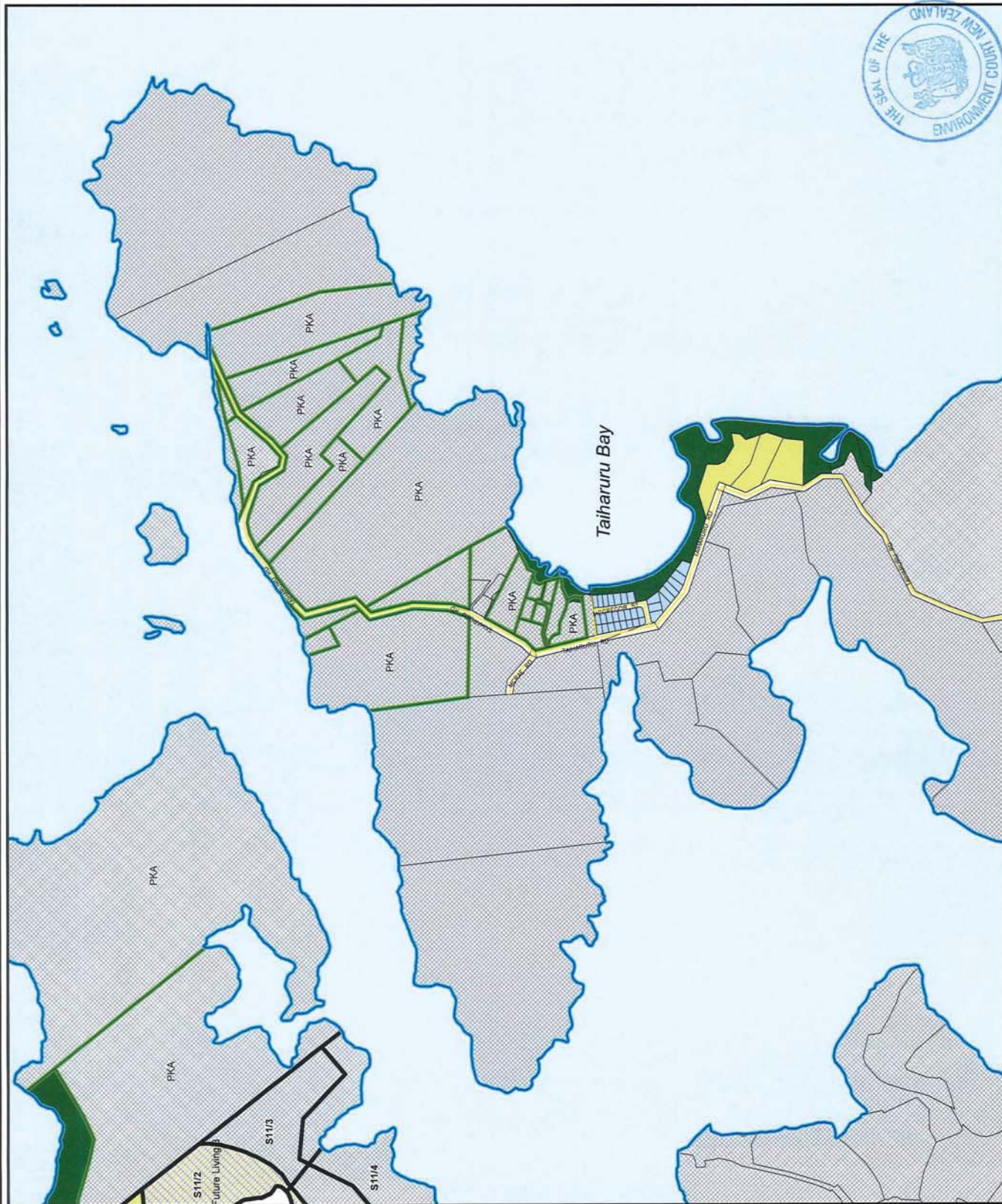
Map No 32B

SCALE 1:10,000

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Map No 32B

Date Modified: Wednesday, 6 September 2017



Map No 32B

SCALE 1:10,000

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Map No 32B

Date Modified: Wednesday, 6 September 2017

Map No 32B

Map No 32B

Map No 32B

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Map No 32B

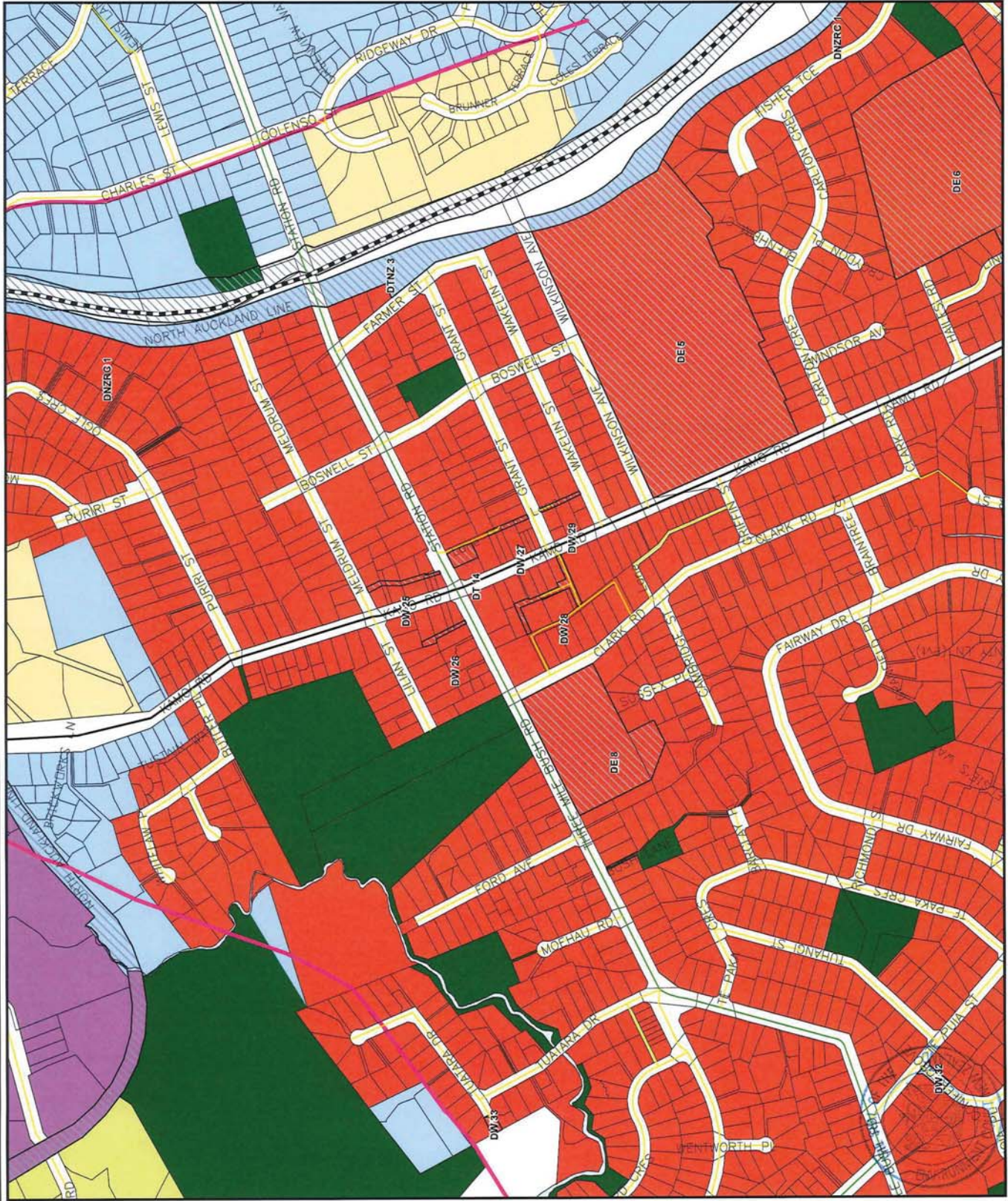
Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SH label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
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- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- National Grid Line
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Overhead and underground power lines are shown in this map. This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWSS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

6	7	28A	8
61B	66	33	34
11	67	35	36
	12	37	38
	68	41	42
	40	43	44
		45	46
		47	48
		50	



Whangarei District Council Agreed Planning Map

SCALE 1:5,000



0 125 250 m

Map No 33A

Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Springs Flat

DW 65

S29

PKA

DNZRC 1

20m Buffer Zone

DNZRC

DNP 6

DW 56

DW 55

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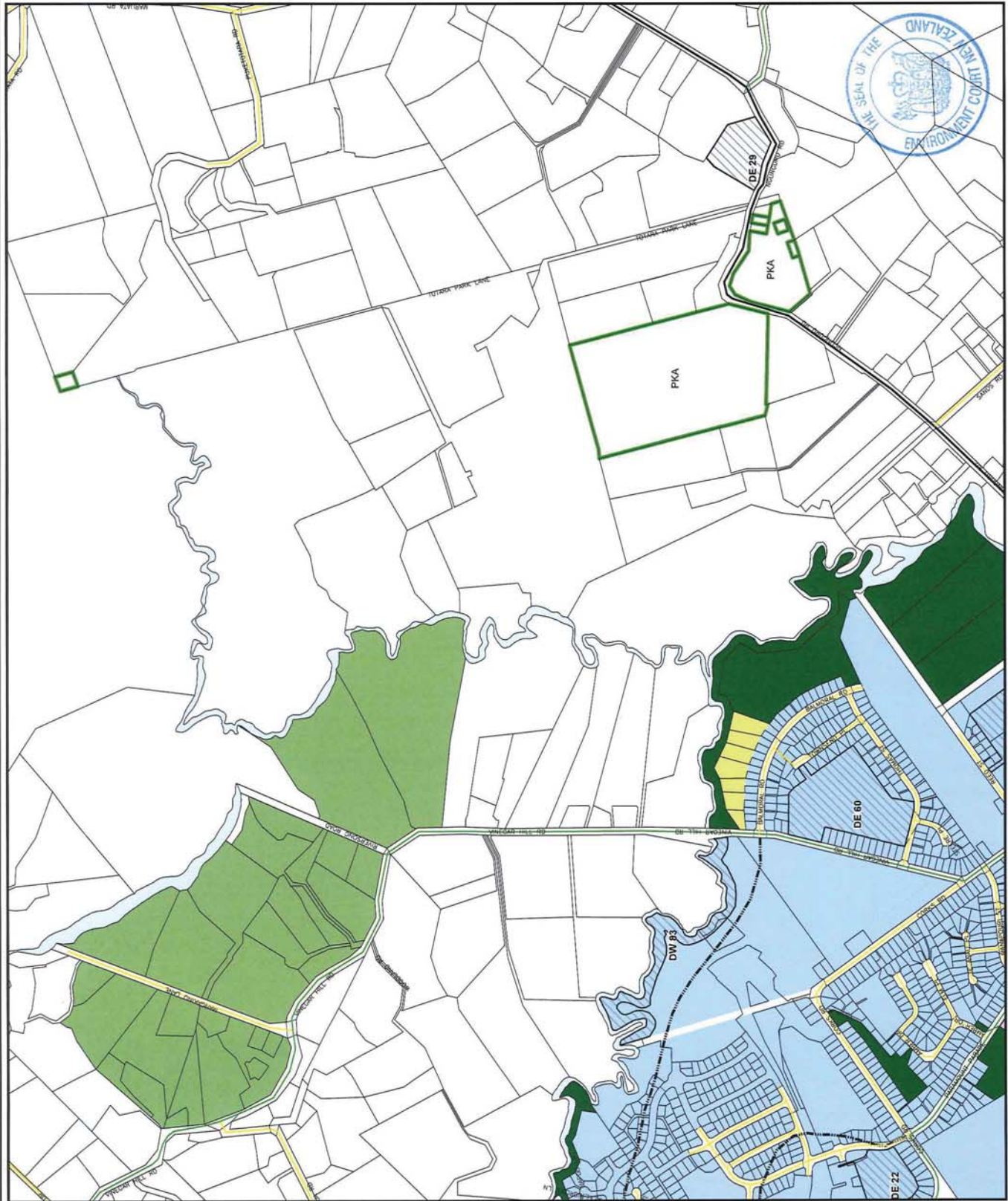
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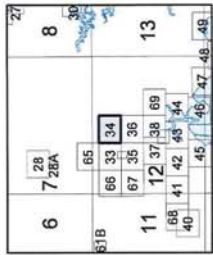


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SH label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Overhead and underground lines are shown in green. This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The positive indicates the mean high water spring (MHWS) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Map No 34

Whangarei District Council Agreed Planning Map



SCALE 1:10,000



Date Modified: Wednesday, 6 September 2017

- Business 1
Business 2
Business 3
Business 4
Town Basin

- Marsden Point Port

- 
- Airport

- Living 1

- Living 2

- Living 3

- | | Kamo walkability | Countryside |
|-----|------------------|-------------|
| 1 | 1 | 1 |
| 2 | 2 | 2 |
| 3 | 3 | 3 |
| 4 | 4 | 4 |
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| 6 | 6 | 6 |
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| 9 | 9 | 9 |
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| 34 | 34 | 34 |
| 35 | 35 | 35 |
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| 99 | 99 | 99 |
| 100 | 100 | 100 |

- Marsden Primary Centre

- Urban Transition UTE

- Ruakaka Equino REE

- Coastal Countryside

- 
- Future Marine Village**
- The center integrates the

- Future Environment

- Open Space

- Scheduled of Overlay Area: S# label

- Kauri Dairy Factory**

- Oil Refinery Overlay

-
- Portland Overlay

-
- Headland Farm Park Overlay

- Designation

- Papakāinga** Note: PCA 1.5.1 indicative only. Mean Land Court data

- Multi Title Site

- Indicative Road

- State Highway
Arterial Road

- Collector Road

- Local Road

- Northpower Lower CEL-Can**

- Northpower Overhead Critical Line Cel-Cat1

- National Grid Line

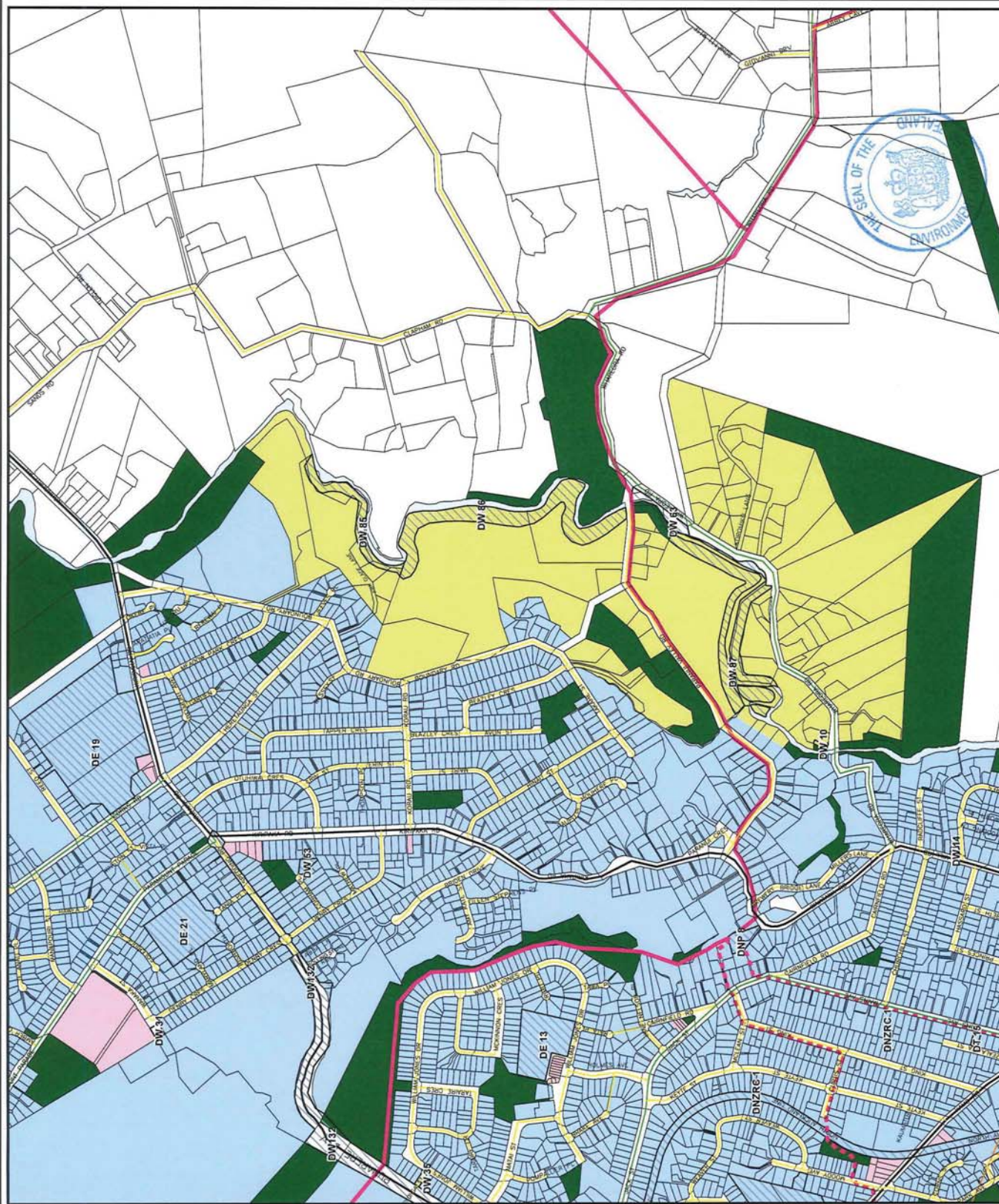
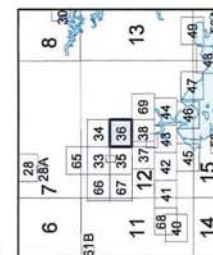
- Northpower Critical Overhead Lines CEL

- Northpower Critical Underground Lines CEL

-
- Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only.
This map is not to be used in place of a cable location service. Northpower provides this
service free of charge.

The coastline indicates the mean high water spring (MHWs), which also indicates the international boundary between the Northland Regional Council and the Whangarei District Council.



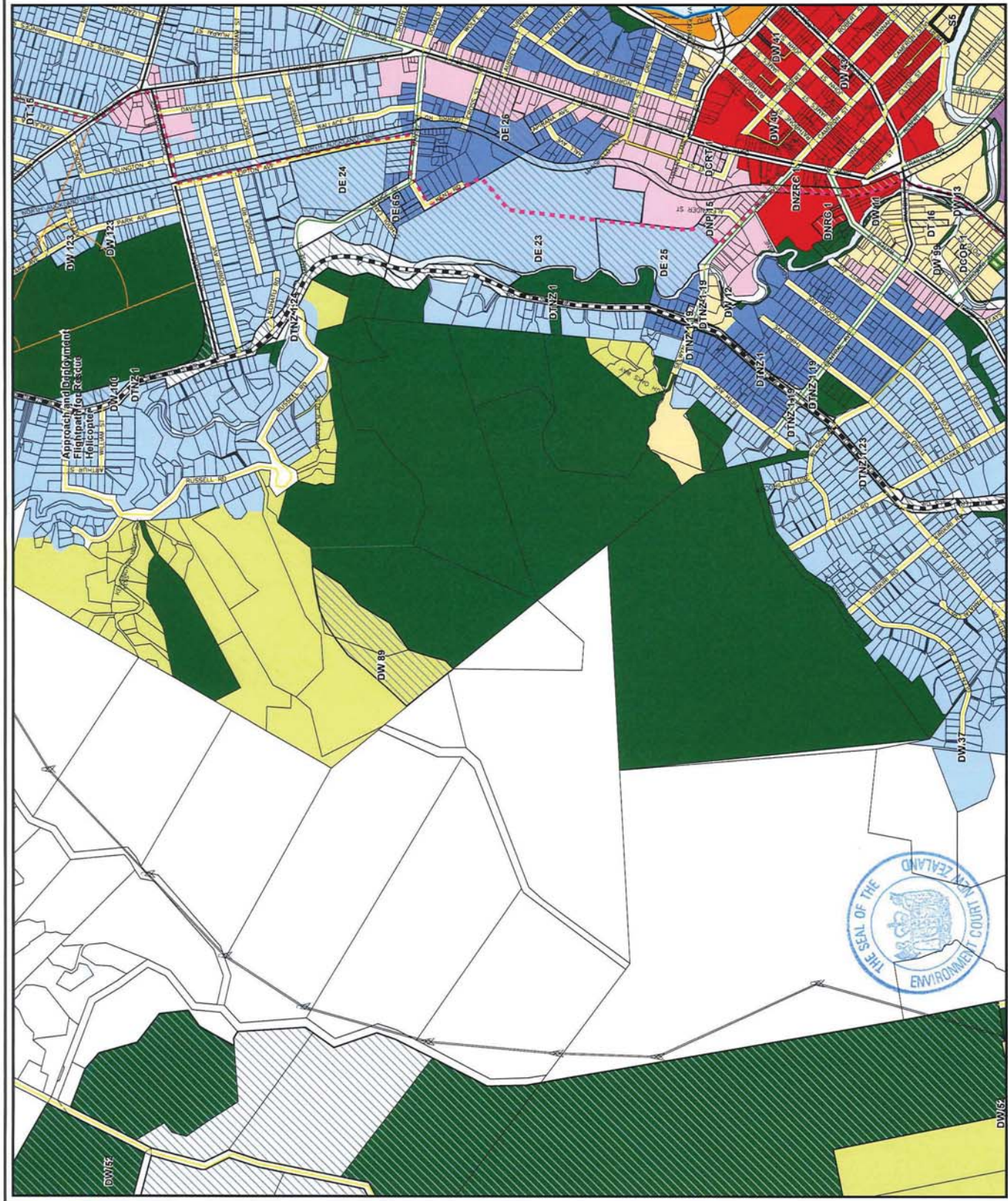
Whangarei District Council Agreed Planning Map

SCALE 1:10,000

A horizontal scale bar with a vertical tick mark at the left end. Below the bar, the text '250' is aligned with the tick mark, and '500 m' is aligned with the right end of the bar.

Map No 36

Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukun
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Raukaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Multi Title Site
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- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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The coastline indicates the mean high water spring (MHWS) which also indicates the jurisdictional boundary between the Whangarei District Council and the Whangarei District Council.

6	7	8
61B	66 33 34	67 35 36
11	12 37 38	89
14	15	16



SCALE 1:10,000



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countyside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countyside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S4 label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHW) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

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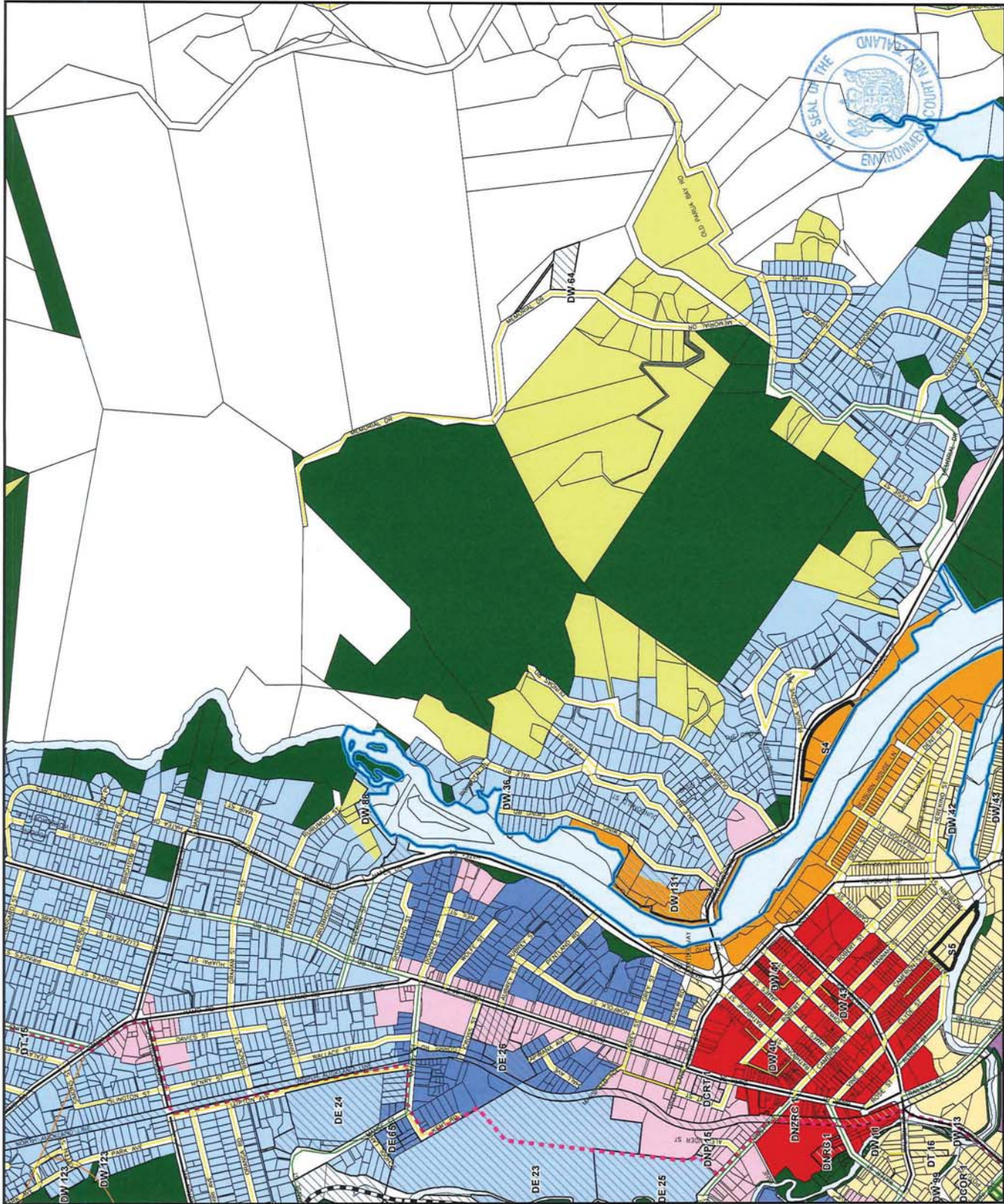
Northpower

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Northpower



SCALE 1:10,000

0 250 500 m

Whangarei District Council Agreed Planning Map



Map No 38

Date Modified: Wednesday, 6 September 2017

6	7	28A	8	30
61B	66	33	34	65
11	12	37	38	69
40	41	42	43	44
14	15	50	46	47
			48	52A
				51

Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area. Sif label

Croft Timber Overlay

Kauri Dairy Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Distribution

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The coastline indicates the mean high water mark (MHW), which also indicates the

proposed boundary between the Whangarei District Council and the Whangarei

City Council

Northpower Distribution

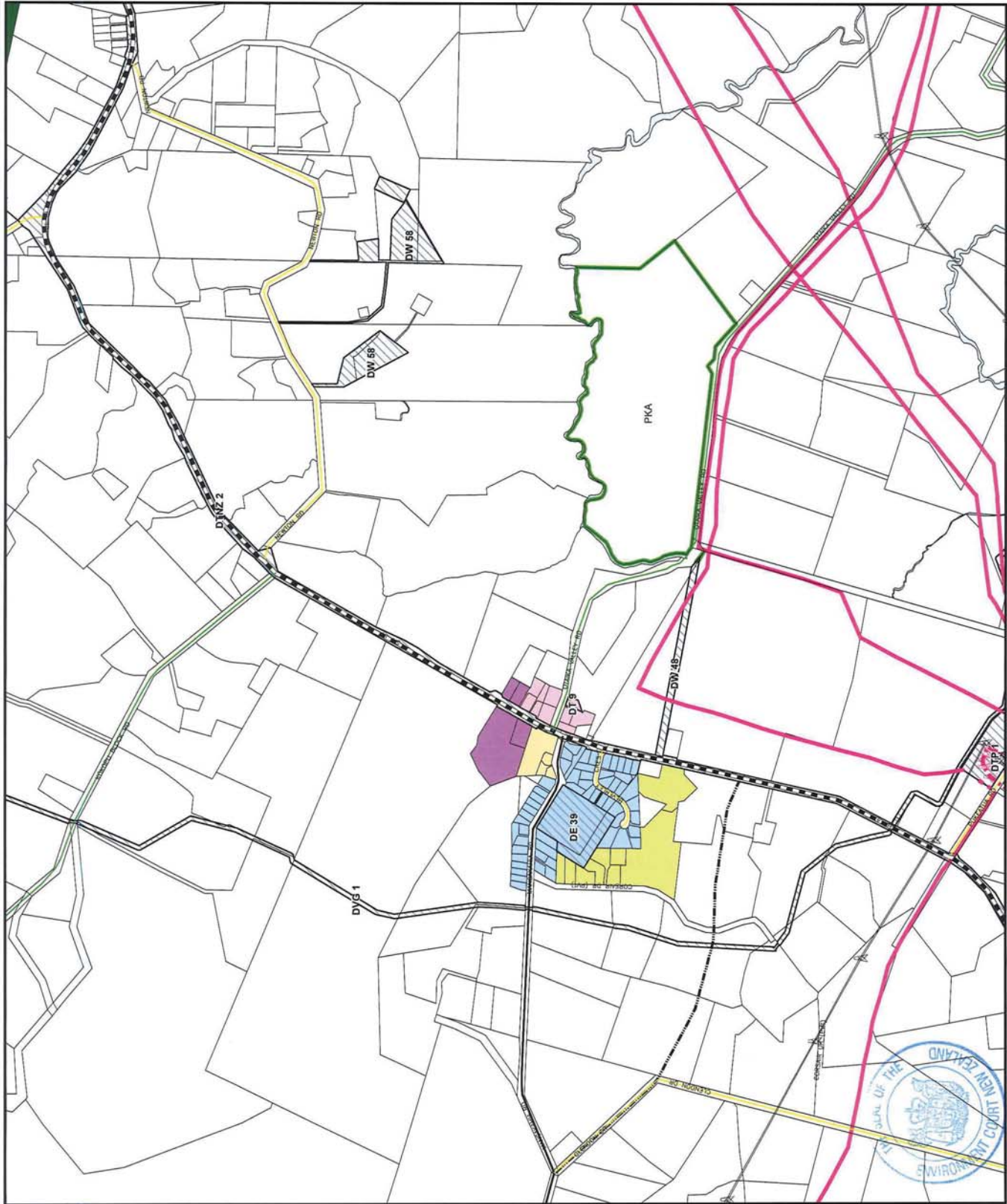
This map is for indicative and planning purposes only

It is not intended to be used as part of a title transfer or other legal document.

The coastline indicates the mean high water mark (MHW), which also indicates the

proposed boundary between the Whangarei District Council and the Whangarei

City Council



Whangarei District Council Agreed Planning Map



Whangarei District Council



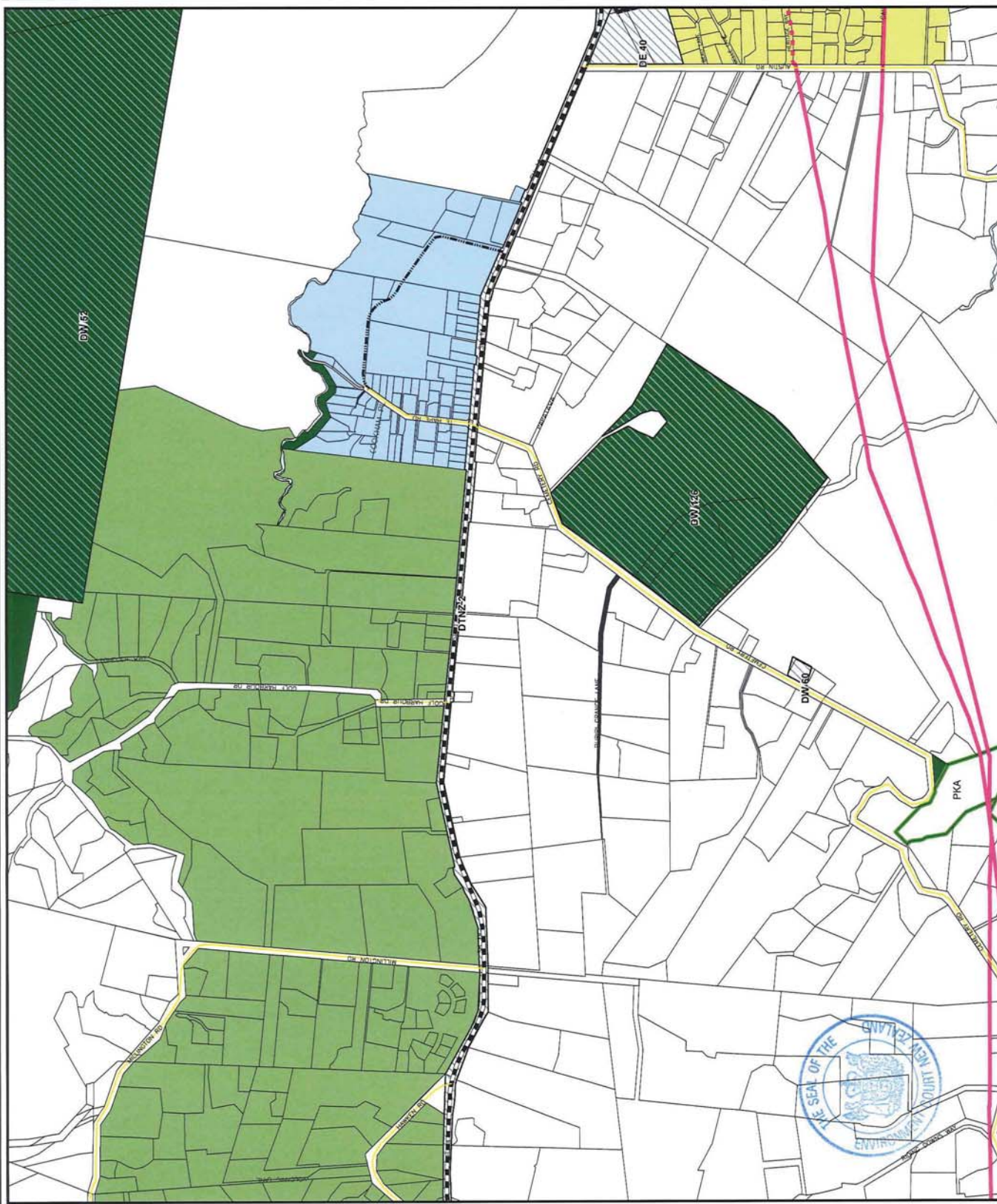
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Map No 40

Date Modified: Wednesday, 6 September 2017





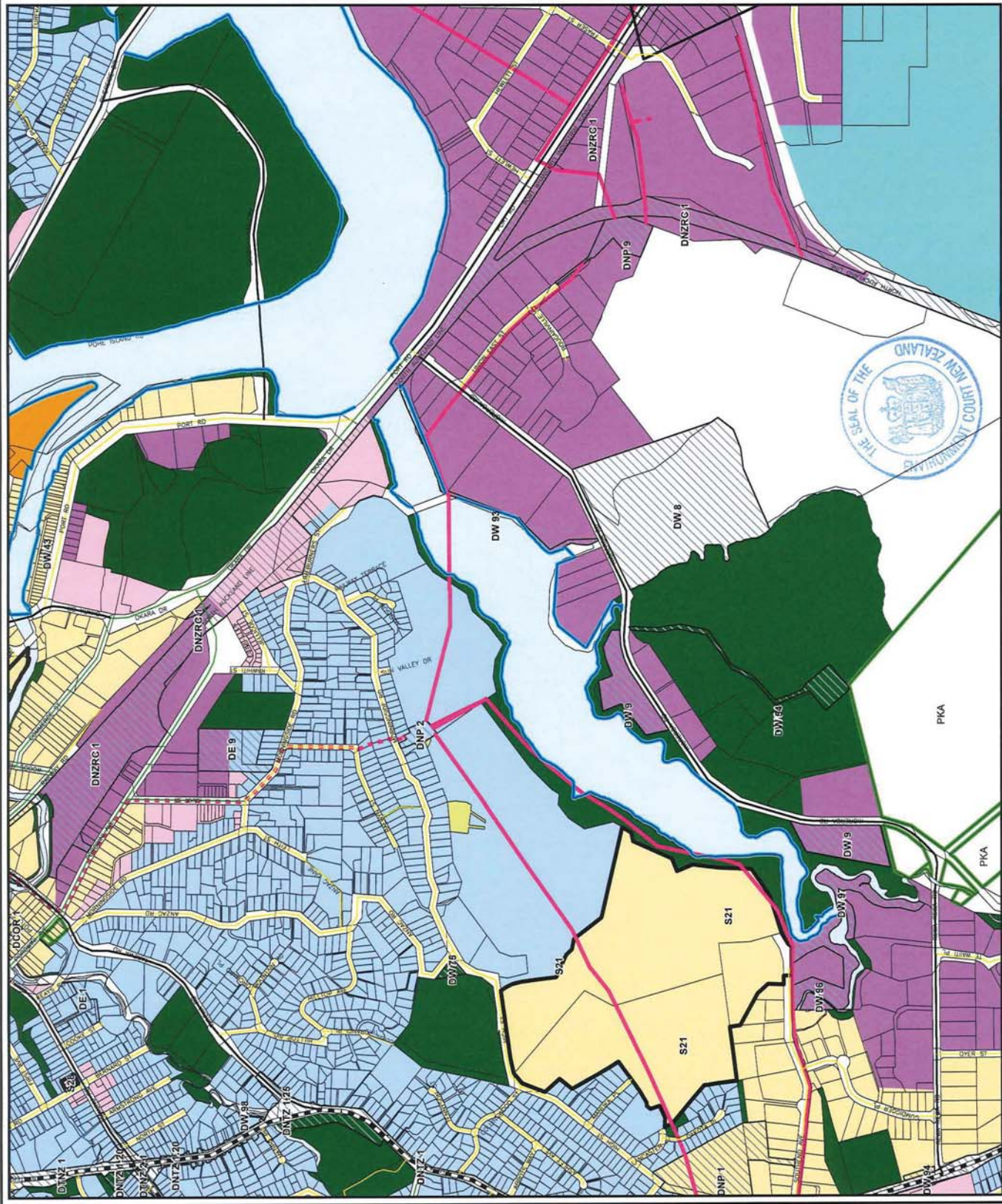


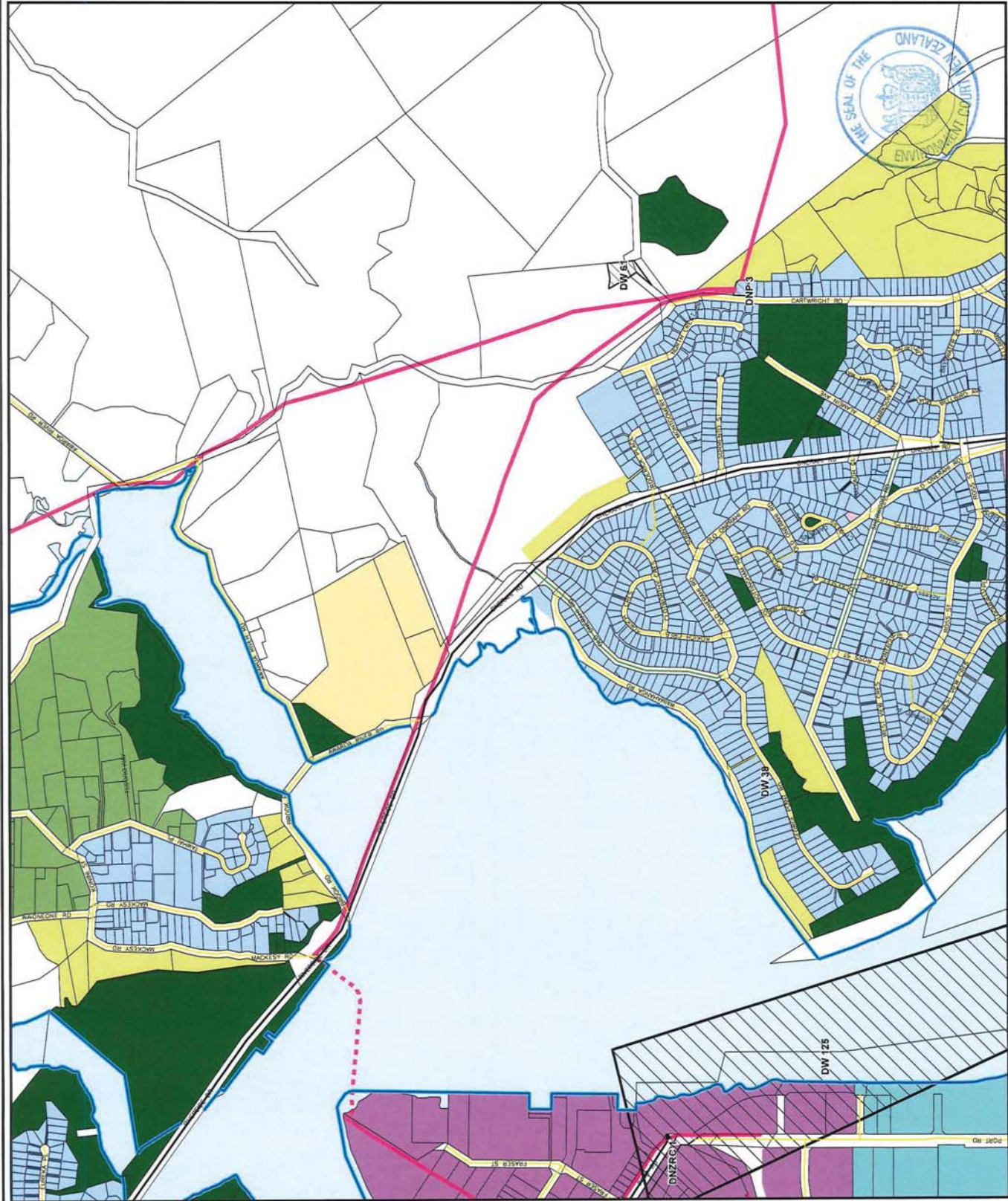
Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Wakabaki
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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The coastline indicates the mean high water (MHW) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

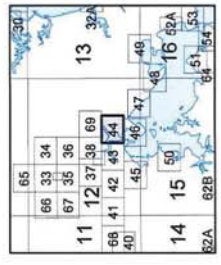




Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The coastline indicates the mean high water (MHW) which also indicates the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council.



Environments

Business 1

Business 2

Business 3

Business 4

Town Basin

Port Nikau

Marsden Point Port

Airport

Living 1

Living 2

Living 3

Kamo Walkability

Countryside

Marsden Primary Centre

Urban Transition UTE

Ruakaka Equine REE

Coastal Countryside

Future Marine Village

Future Environment

Open Space

Scheduled or Overlay Area: S# label

Croft Timber Overlay

Kauri Daily Factory Overlay

Oil Refinery Overlay

Portland Overlay

Headland Farm Park Overlay

Designation

Papakāinga

Rescue Helicopter Flight Path

Multi Title Site

Indicative Road

State Highway

Arterial Road

Collector Road

Local Road

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Disclaimer

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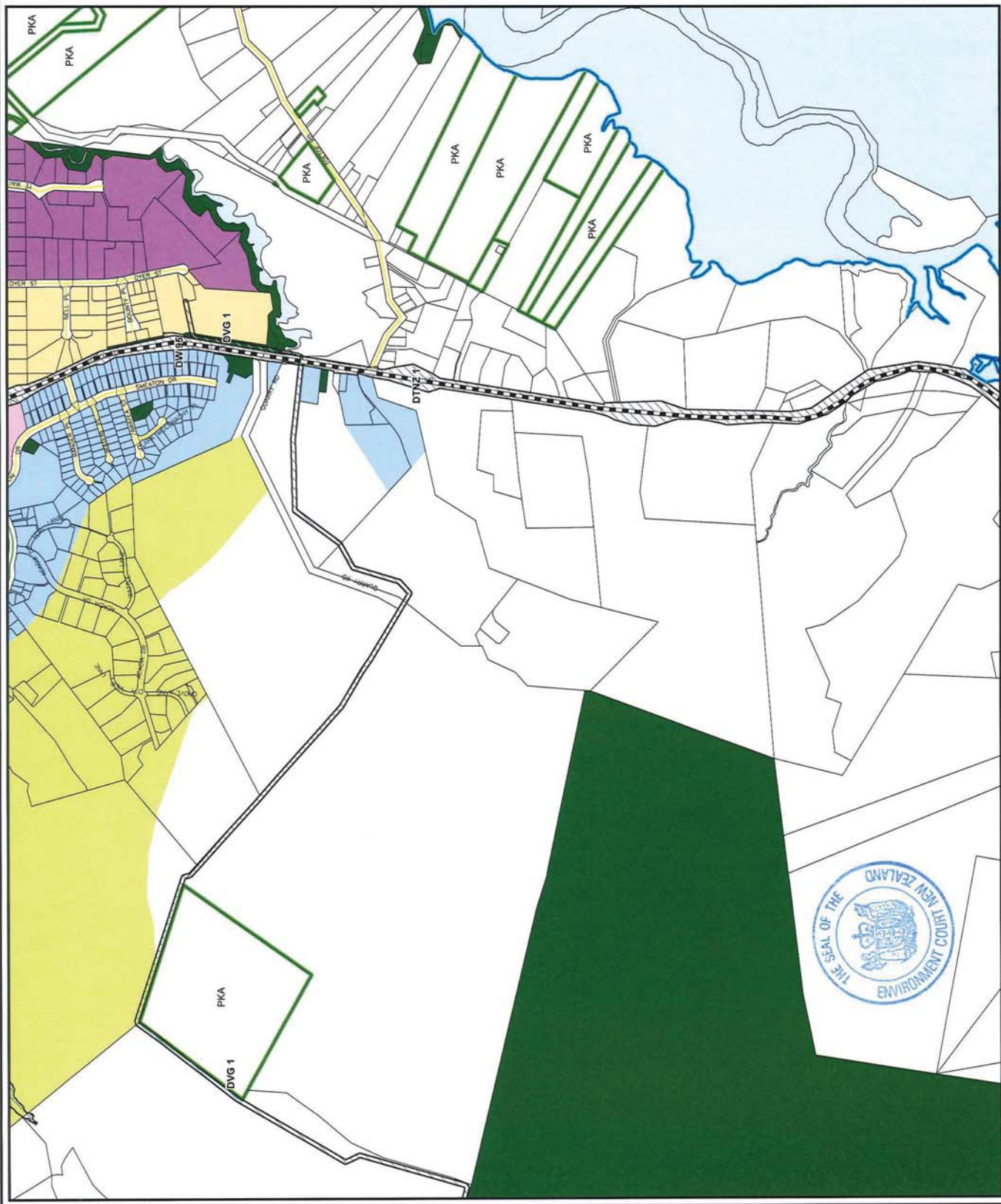
It does not constitute or form part of a title document.

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The coastline indicates the mean high water (MHW) which indicates the

boundary between the National Regional Council and the Whangarei

District Council.



Whangarei District Council Agreed Planning Map

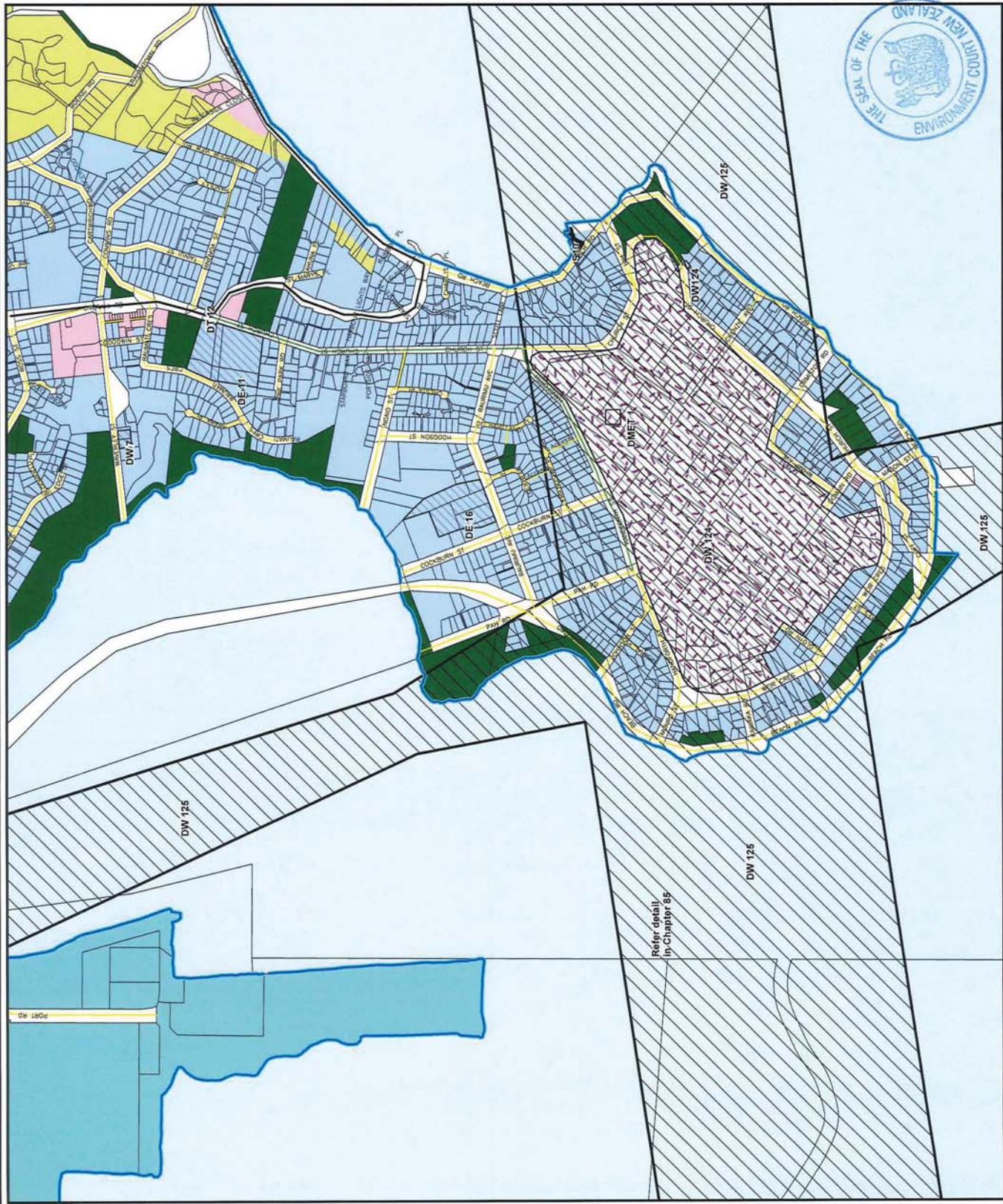
SCALE 1:10,000

0 250 500 m

Map No 45

Date Modified: Wednesday, 6 September 2017





Environments

Business 1
Business 2
Business 3
Business 4
Town Basin
Port Nikau
Marsden Point Port
Airport

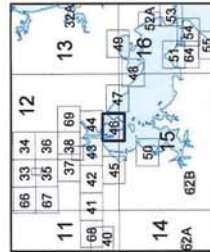
Living 1
Living 2
Living 3
Kamo Walkability
Countryside
Marsden Primary Centre
Urban Transition UTE
Ruakaka Equine REE
Coastal Countryside
Future Marine Village
Future Environment

Open Space
Schedulor or Overlay Area S# label
Croft Timber Overlay
Kauri Dairy Factory Overlay
Oil Refinery Overlay
Portland Overlay
Headland Farm Park Overlay
Designation
Papakāinga

Rescue Helicopter Flight Path
Multi Title Site
Indicative Road
State Highway
Aerial Road
Collector Road
Local Road
Northpower Tower CEL-Cat1
National Grid Tower
Northpower Overhead Critical Line Cel-Cat1
National Grid Line
Northpower Critical Overhead Lines CEL
Northpower Critical Underground Lines CEL
Coastline

Northpower Disturbance
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The location indicates the main high water mark (MHW) which indicates the
approximate boundary between the National Regional Council and the Whangarei
District Council



Whangarei District Council Agreed Planning Map

Map No 46

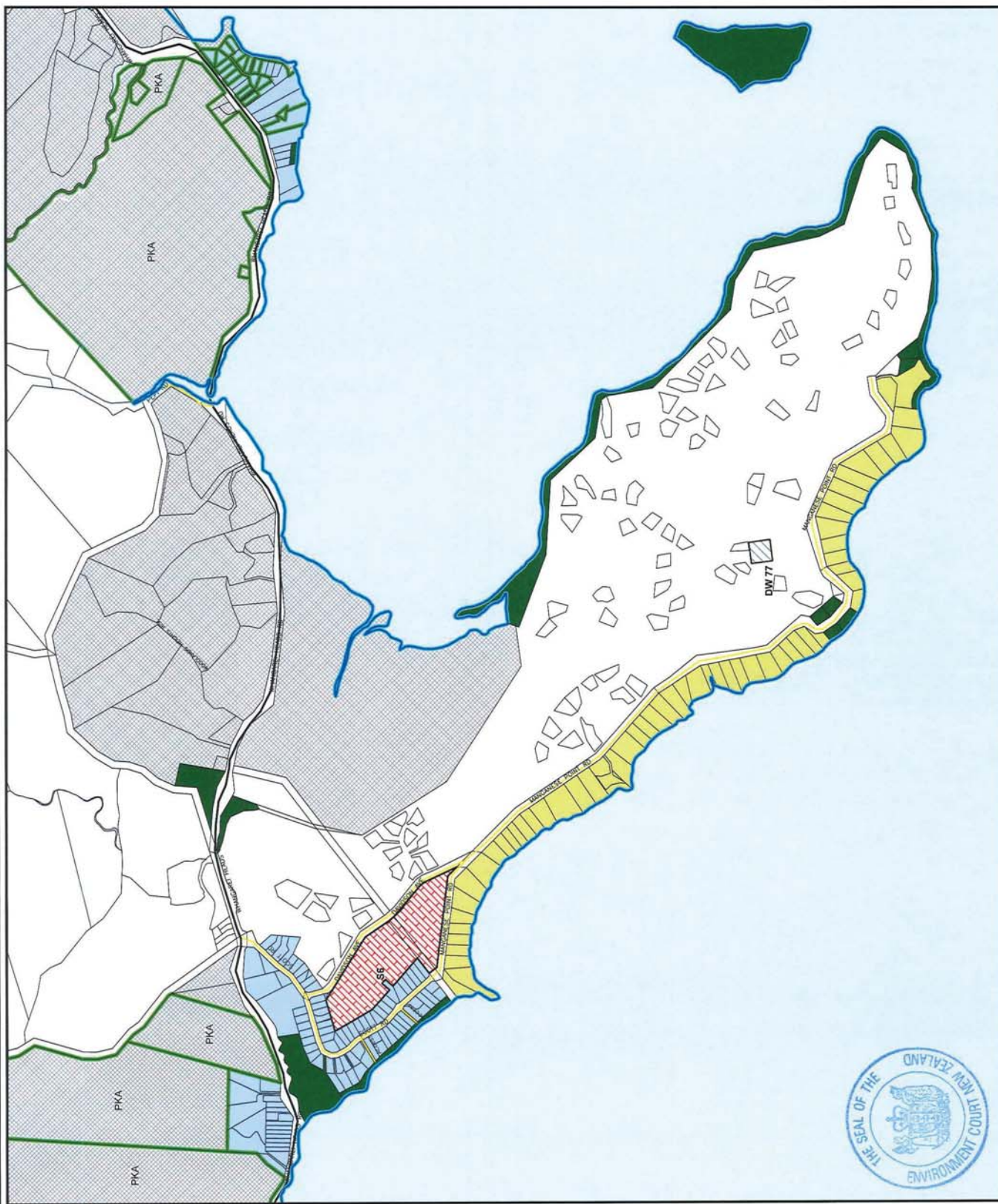
SCALE 1:10,000



0 250 500 m

Date Modified: Wednesday, 6 September 2017



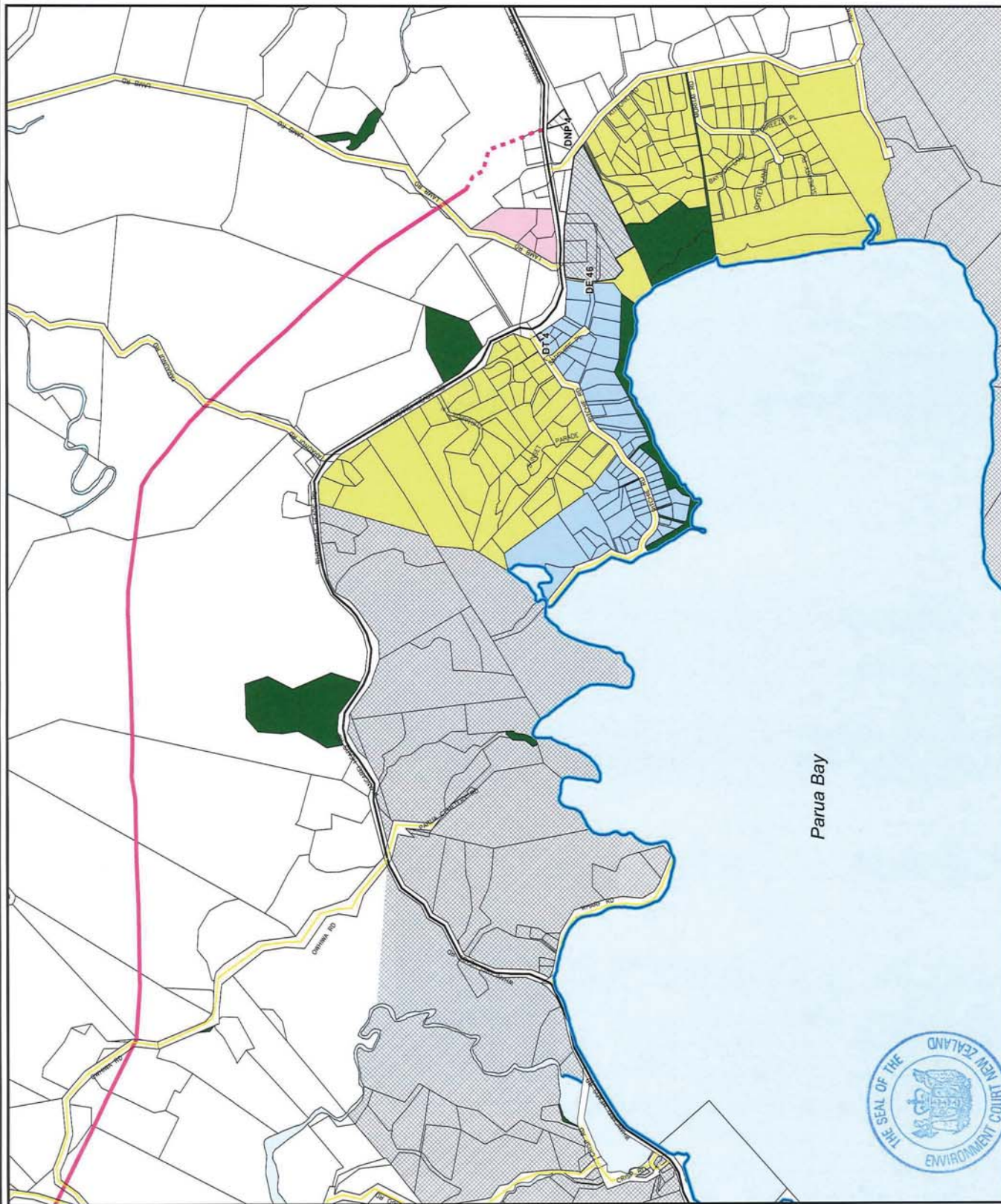
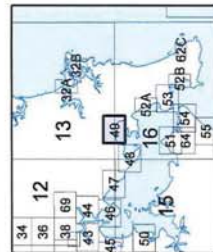


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Alipor
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The coastline indicates the mean high water spring (MHWS) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



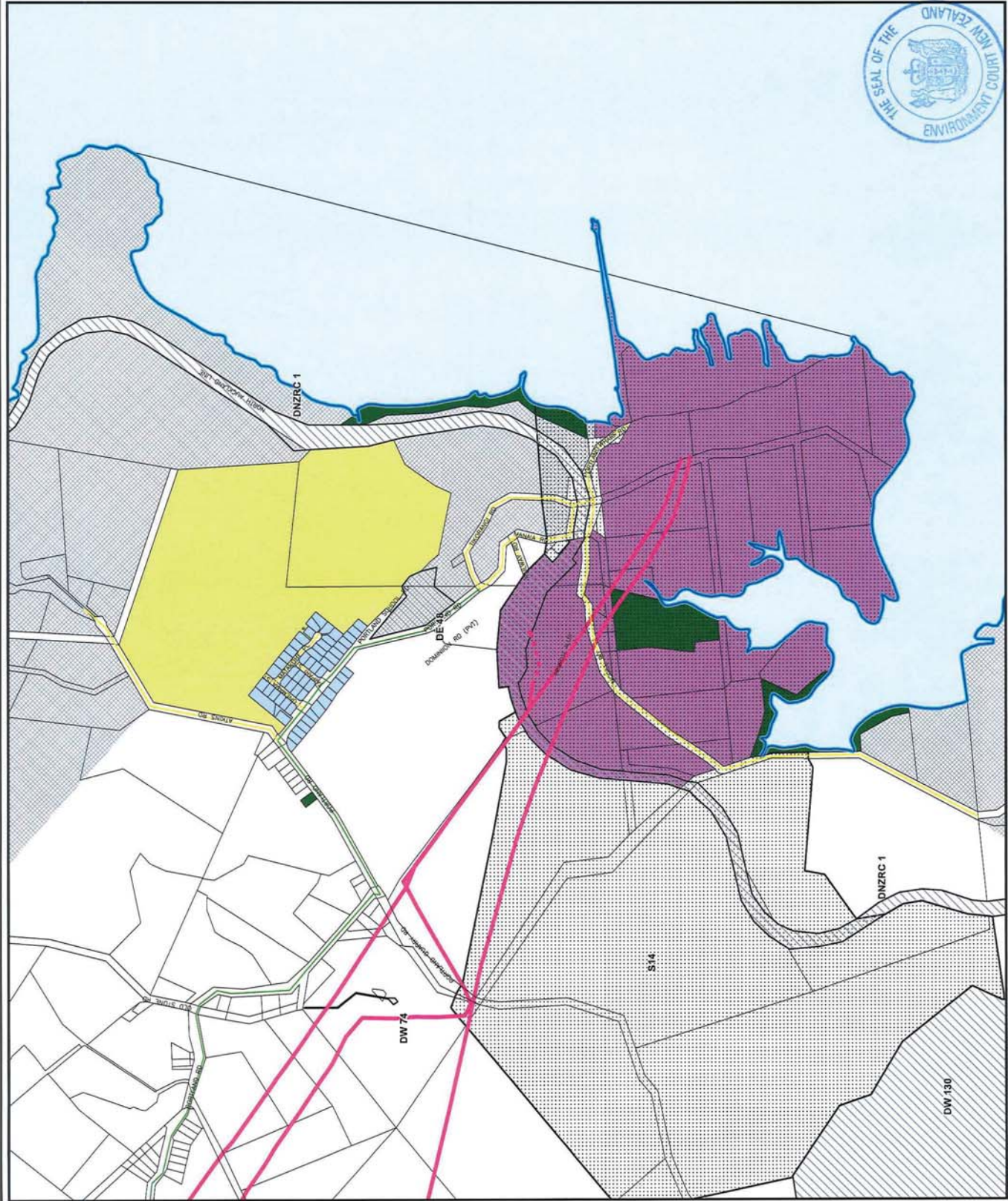
Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 49

Date Modified: Wednesday, 6 September 2017

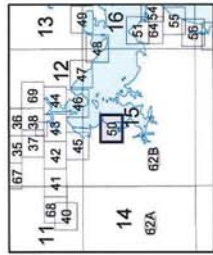


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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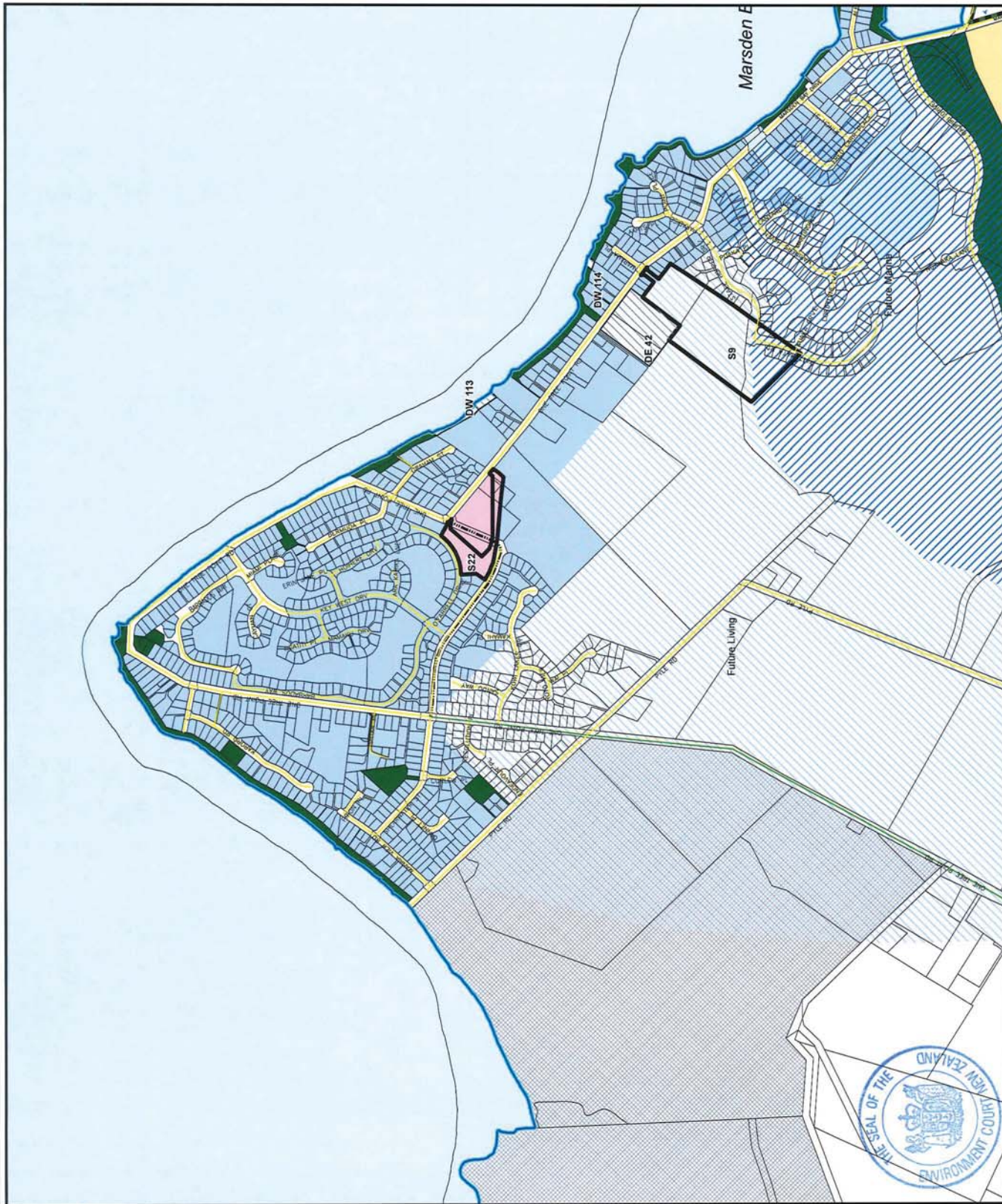
The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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Map No 51

500 m
250 m
0

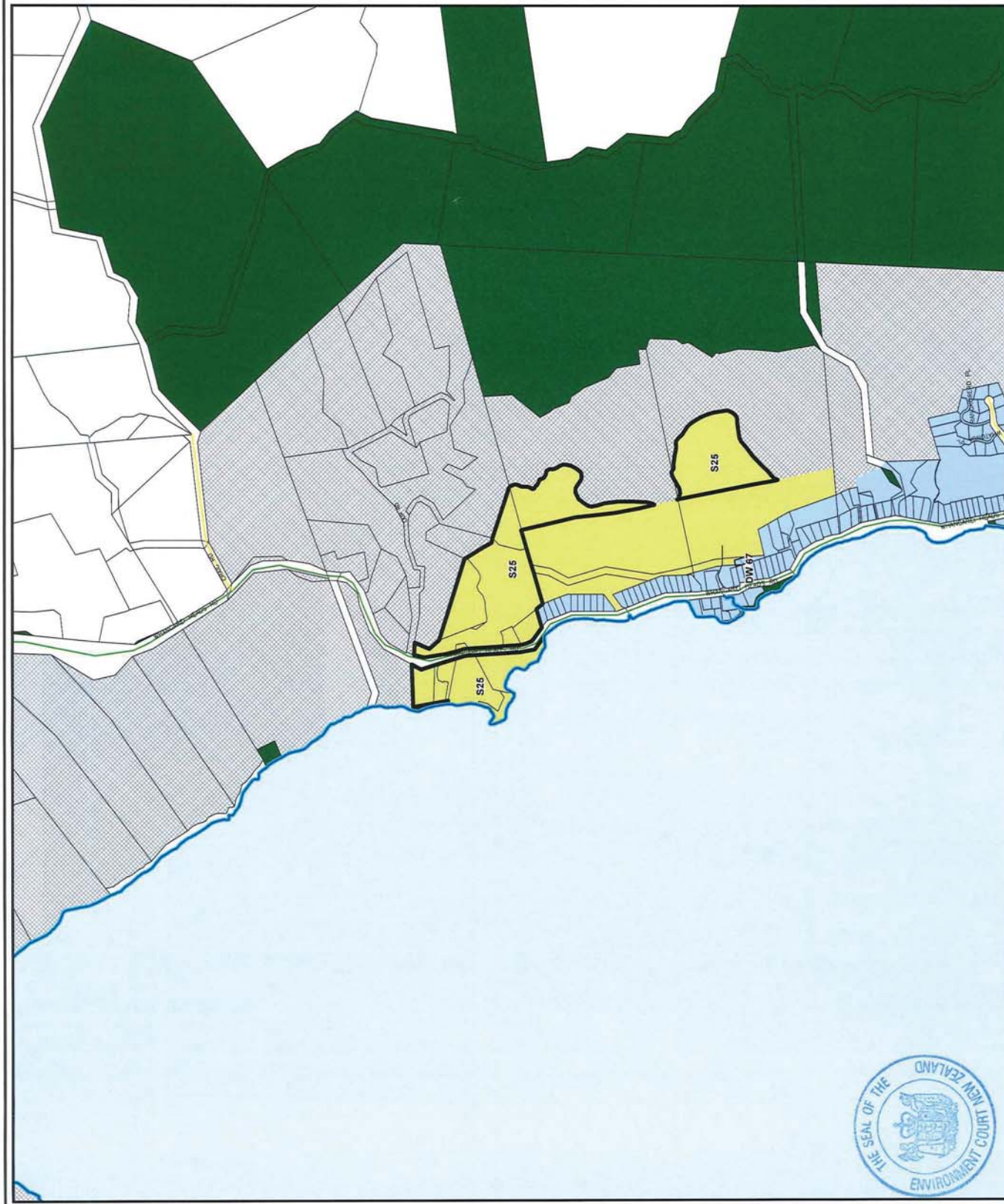
SCALE 1:10,000



Whangarei District Council Agreed Planning Map



Date Modified: Wednesday 6 September 2017



Environments

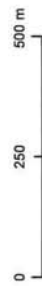
- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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Map No 52A

Date Modified: Wednesday, 6 September 2017

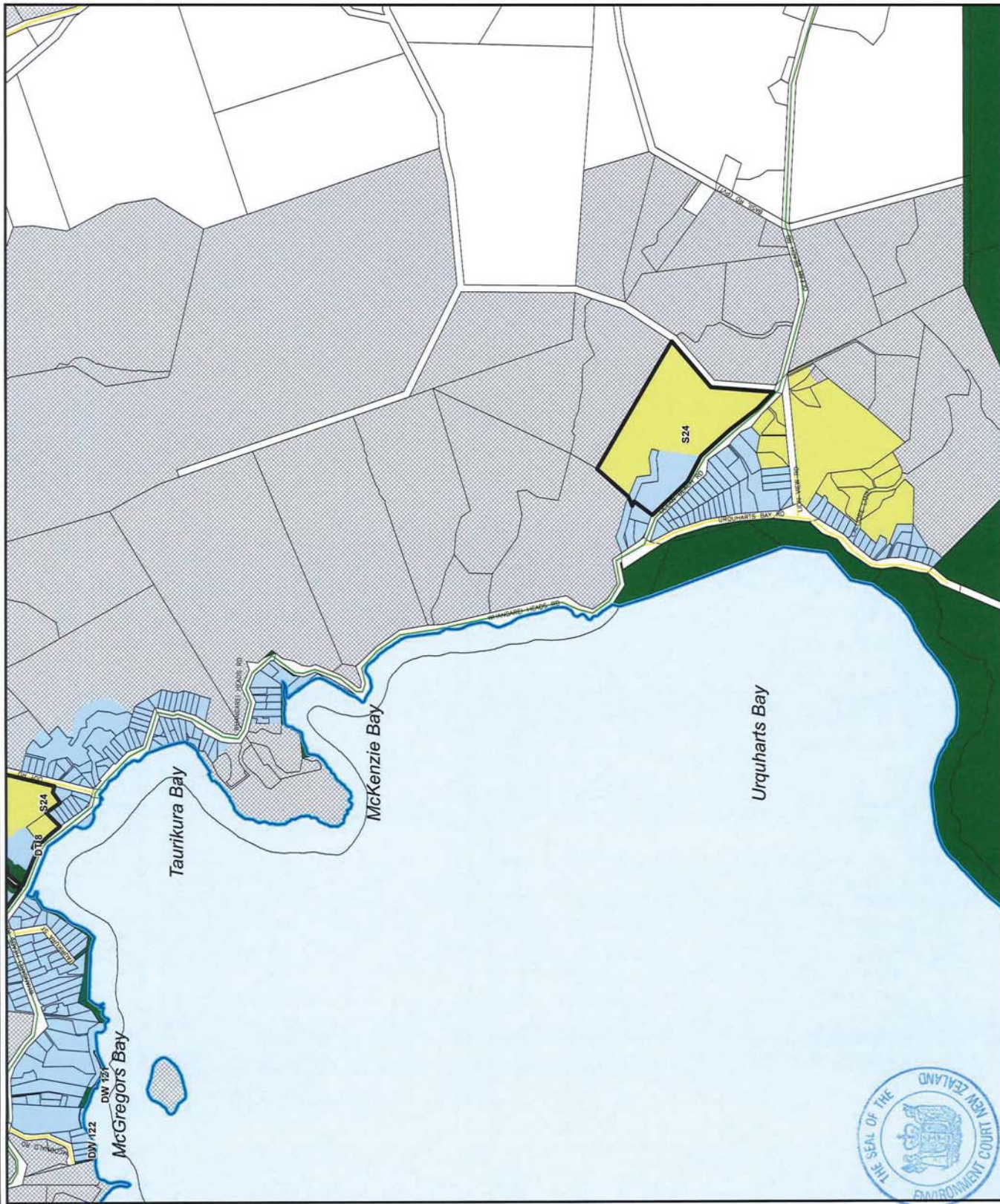


Whangarei District Council Agreed Planning Map

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S1 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Whangarei District Council and the Whangarei District Council.



SCALE 1:10,000



Whangarei District Council Agreed Planning Map



Whangarei District Council

Map No 52B

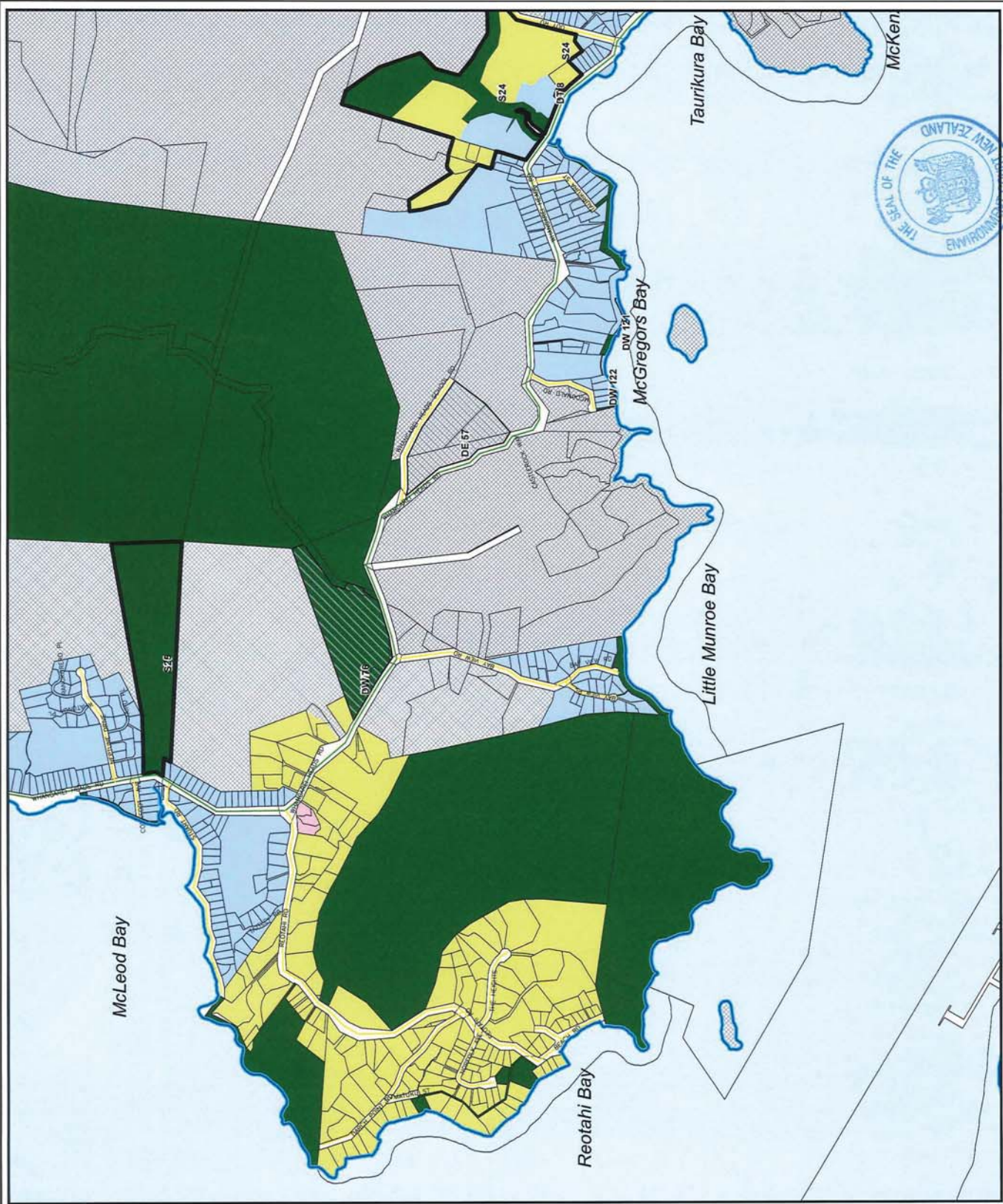
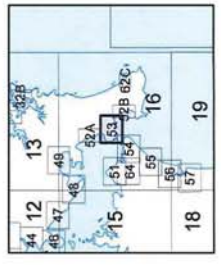
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S# label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment

The colour indicates the environment.

- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road

Blue PMA 1.5.5 inclusive only. Mean Low Coast line.

- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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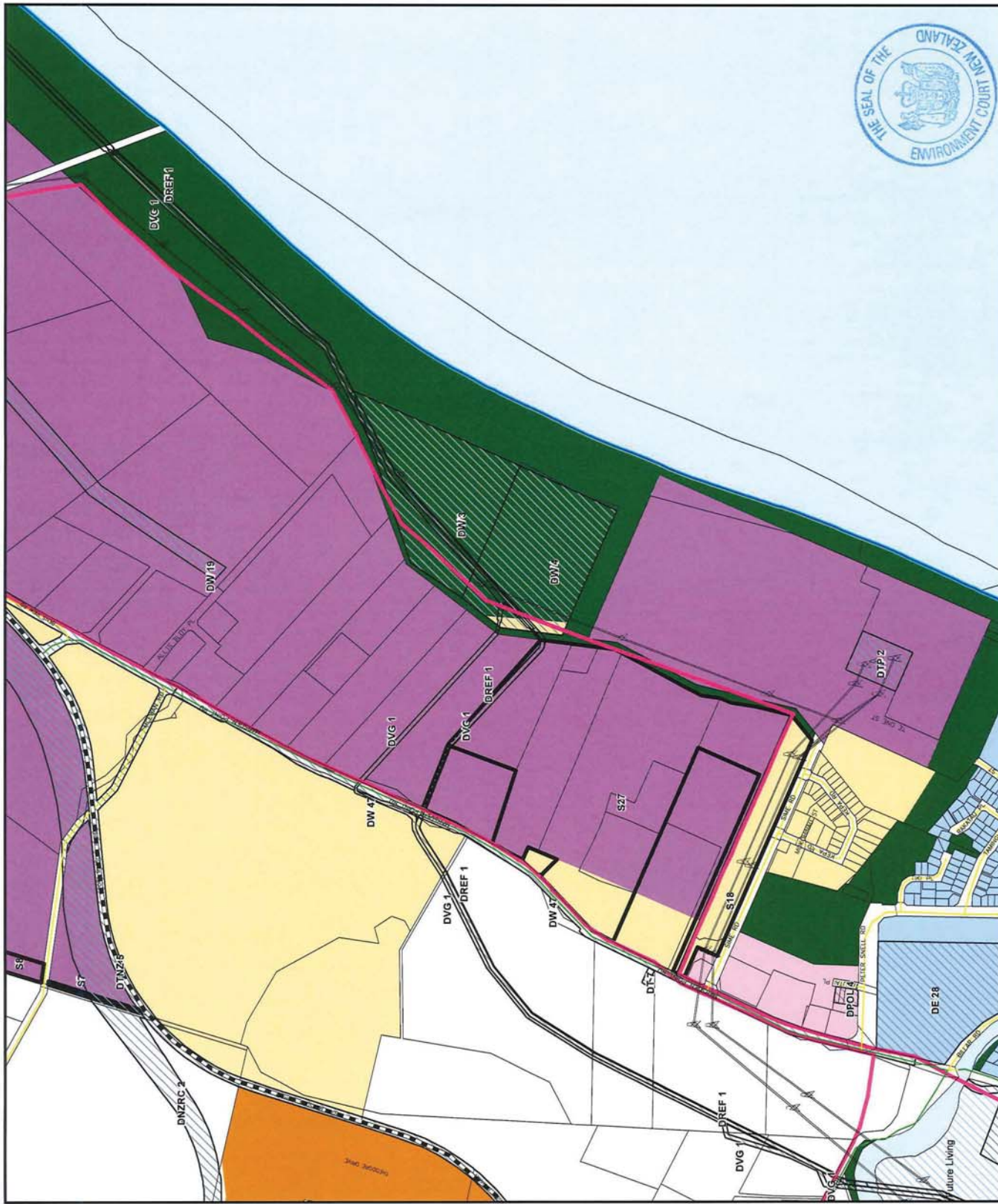
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It does not constitute a guarantee, warranty or representation of any kind.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m



Map No 55

Date Modified: Wednesday, 6 September 2017

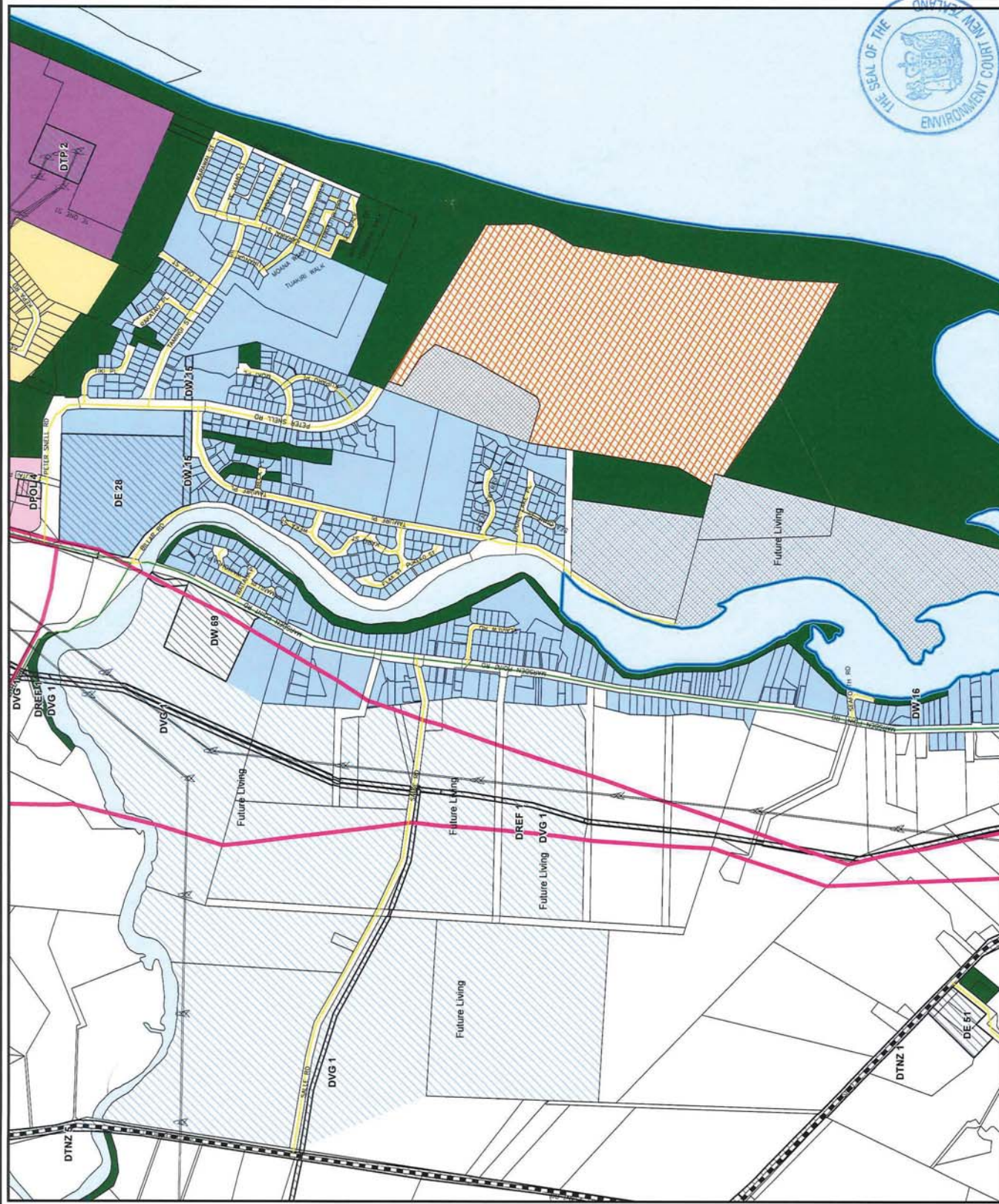
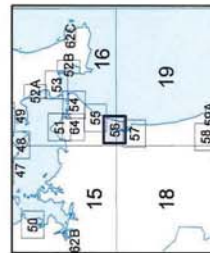


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SH label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water using (MHW) which also indicates the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council



Map No 56

SCALE 1:10,000



Whangarei District Council Agreed Planning Map



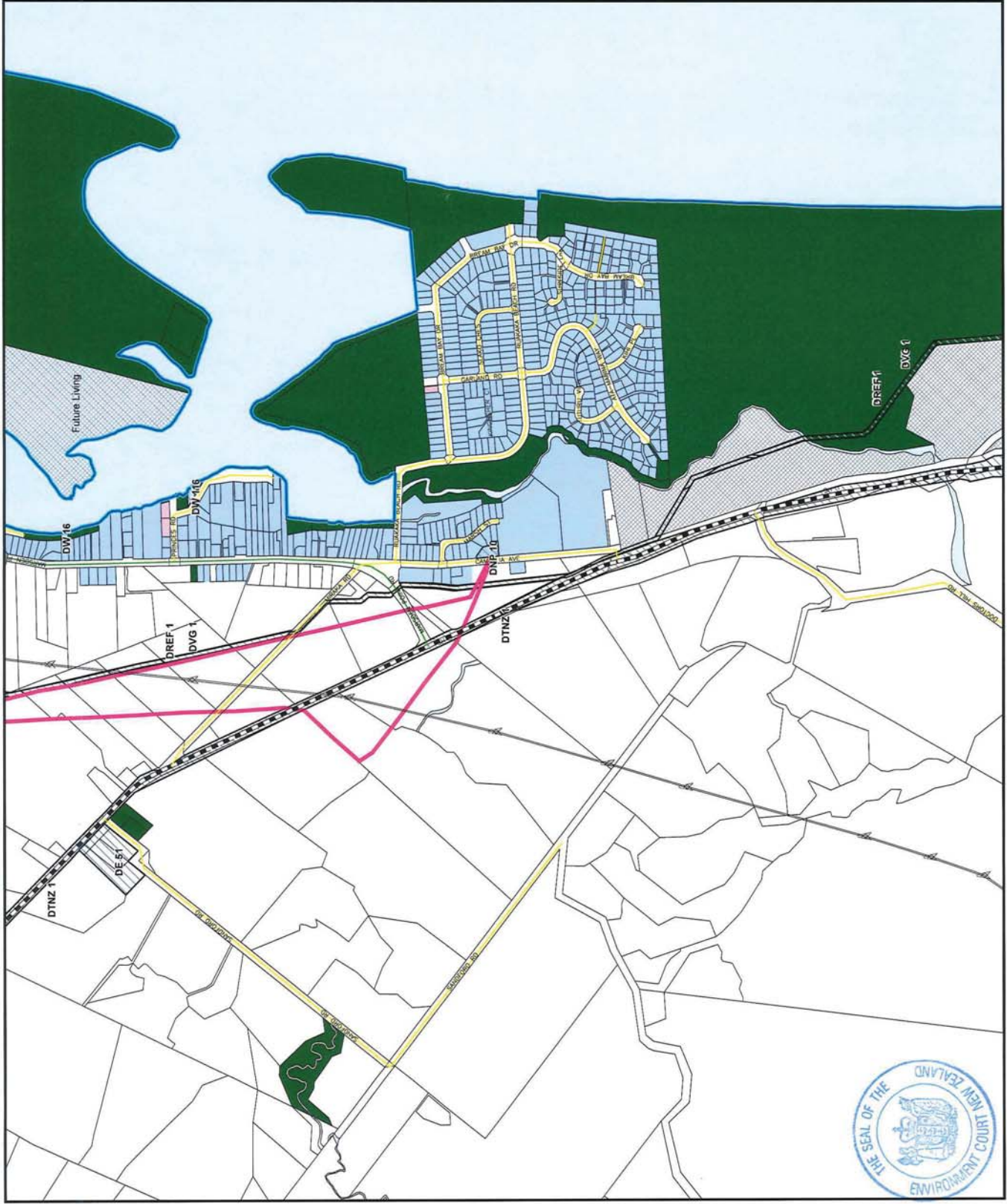
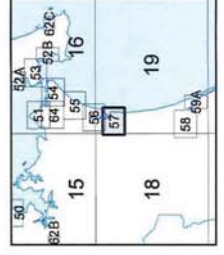
Date Modified: Wednesday, 8 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for information and planning purposes only.
This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000



0 250 500 m

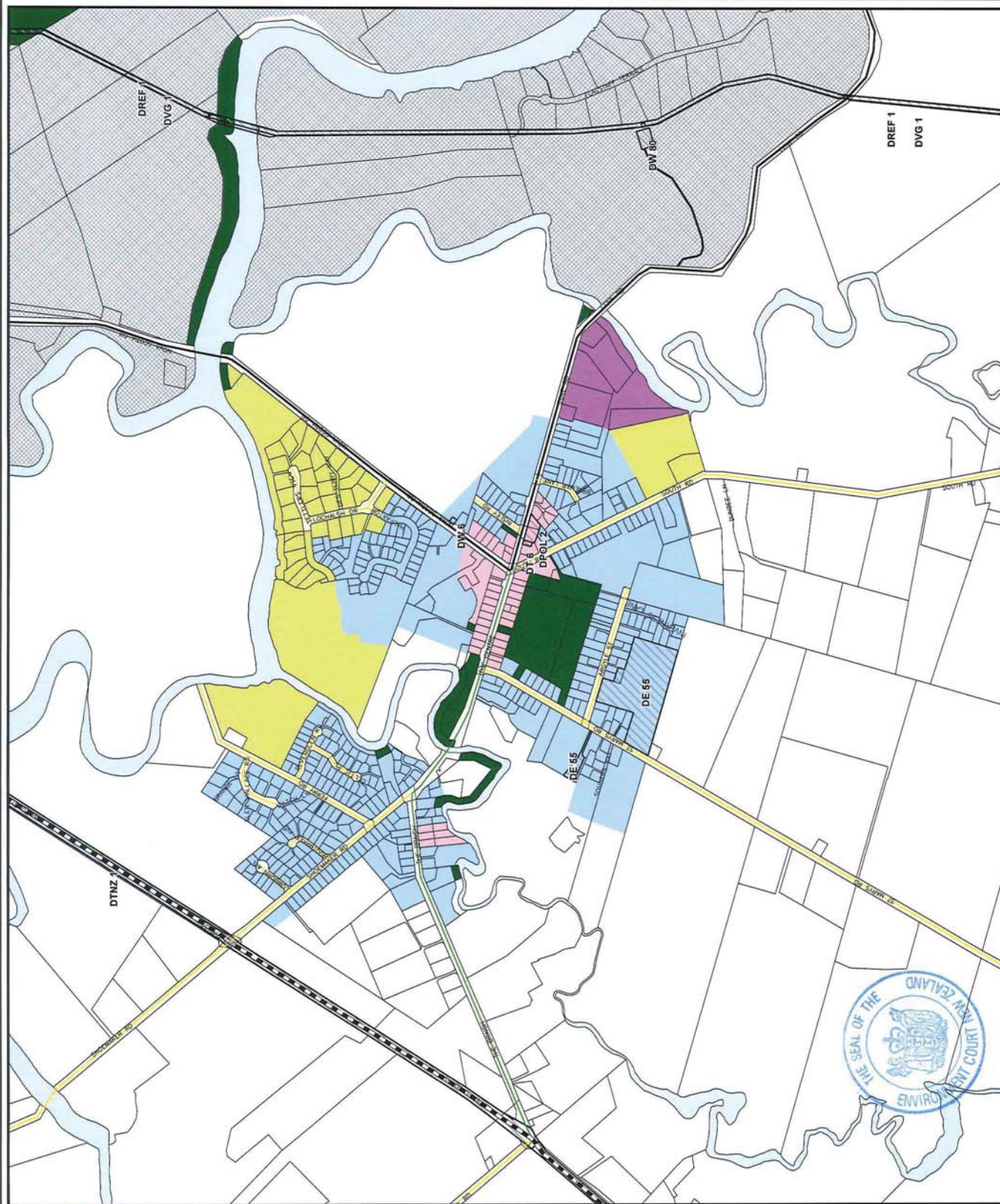
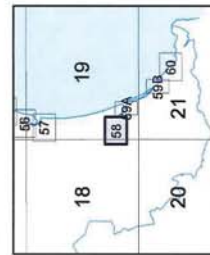
Map No 57

Date Modified: Wednesday, 6 September 2017

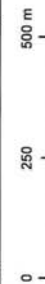
Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
 This map is for information and planning purposes only.
 It is not intended to be used as a basis for any decision. Northpower provides the service free of charge.
 The location indicates the area high water spring (MHW) which also indicates the approximate boundary between the Northland Regional Council and the Whangarei District Council.



SCALE 1:10,000



Map No 58

Data Modified: Wednesday, 6 September 2017

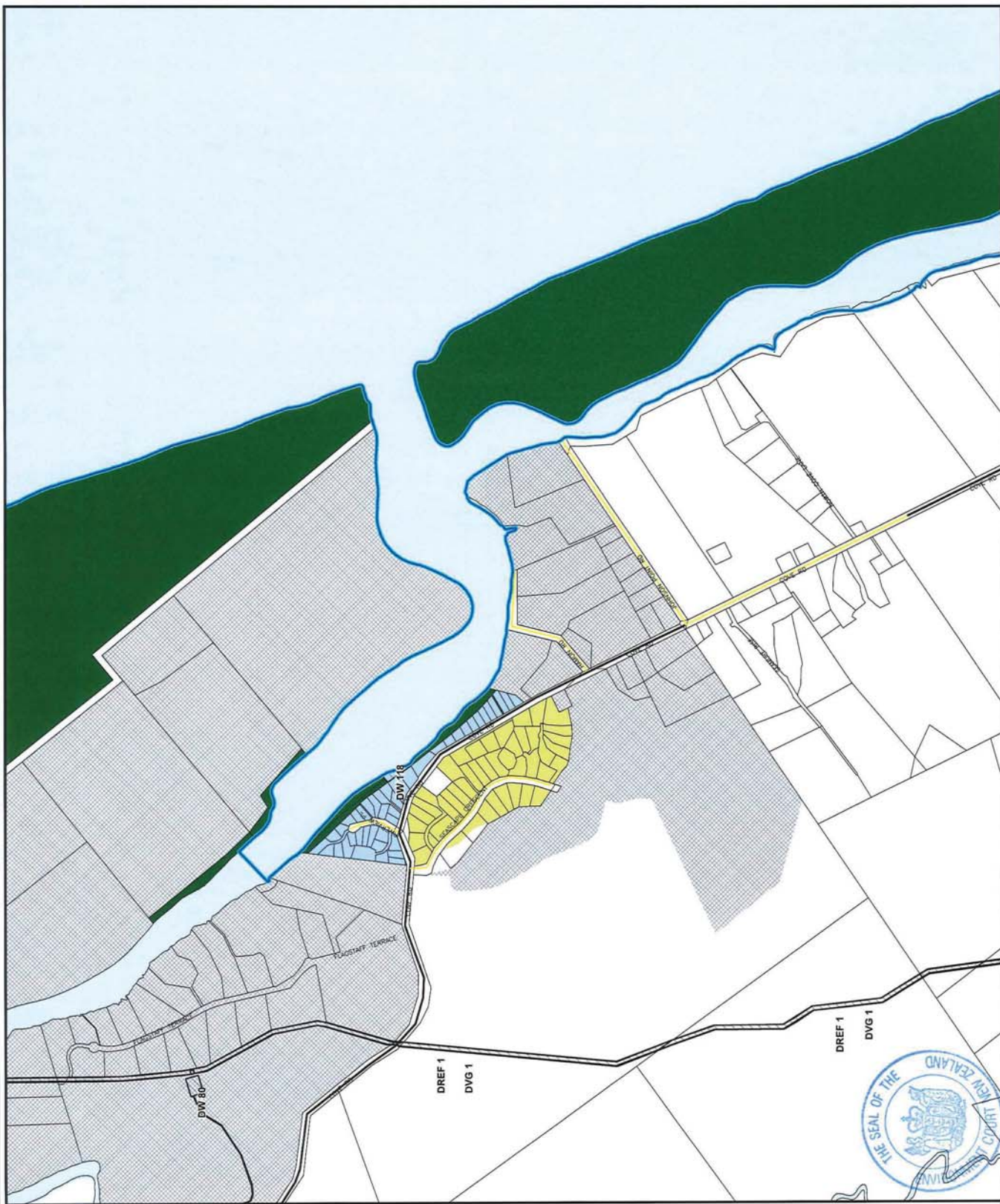
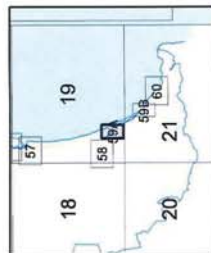
Whangarei District Council Agreed Planning Map



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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The location indicates the mean high water (MHW) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Map No 59A

SCALE 1:10,000



Whangarei District Council Agreed Planning Map

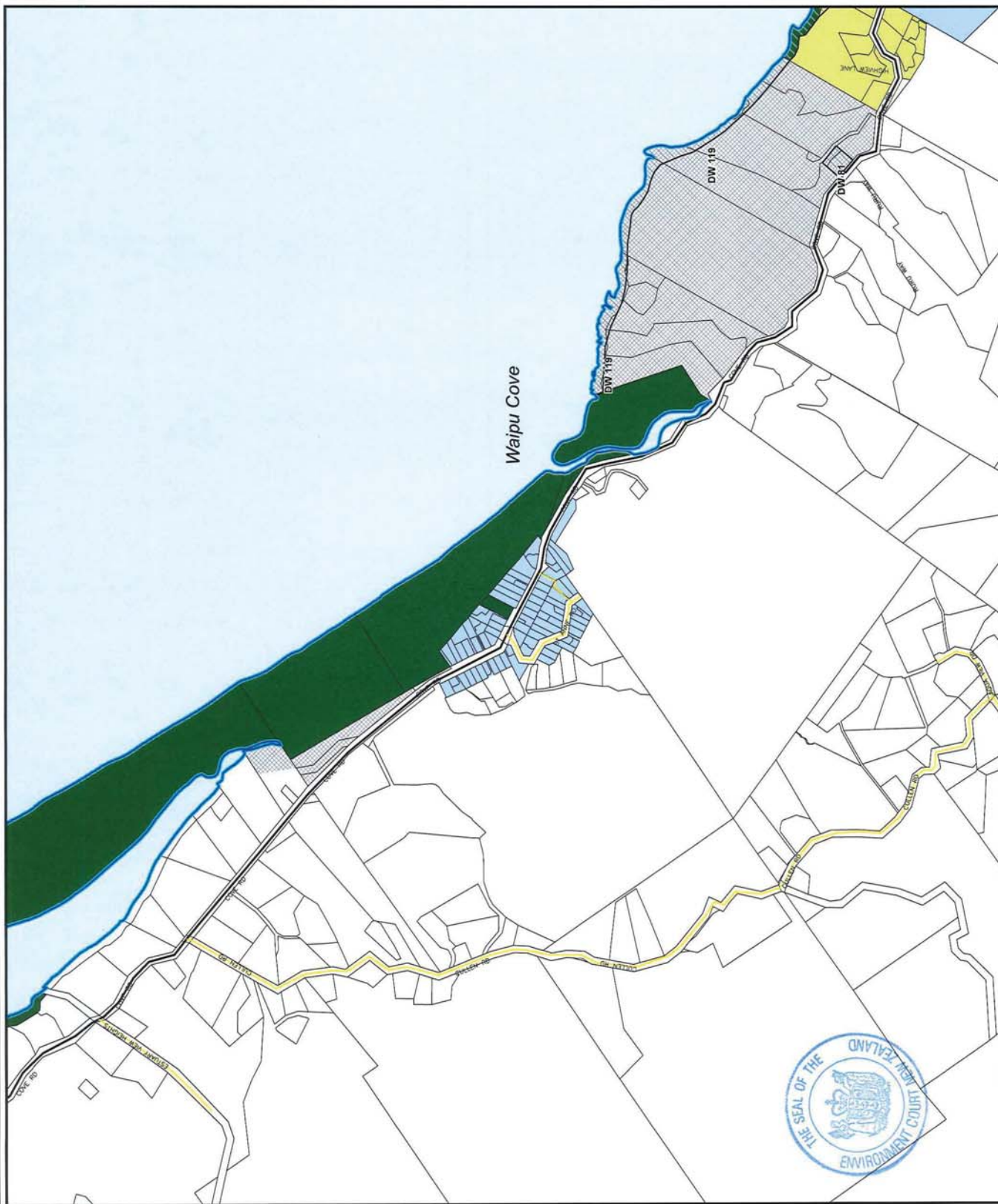
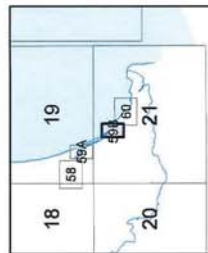


Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S/I label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

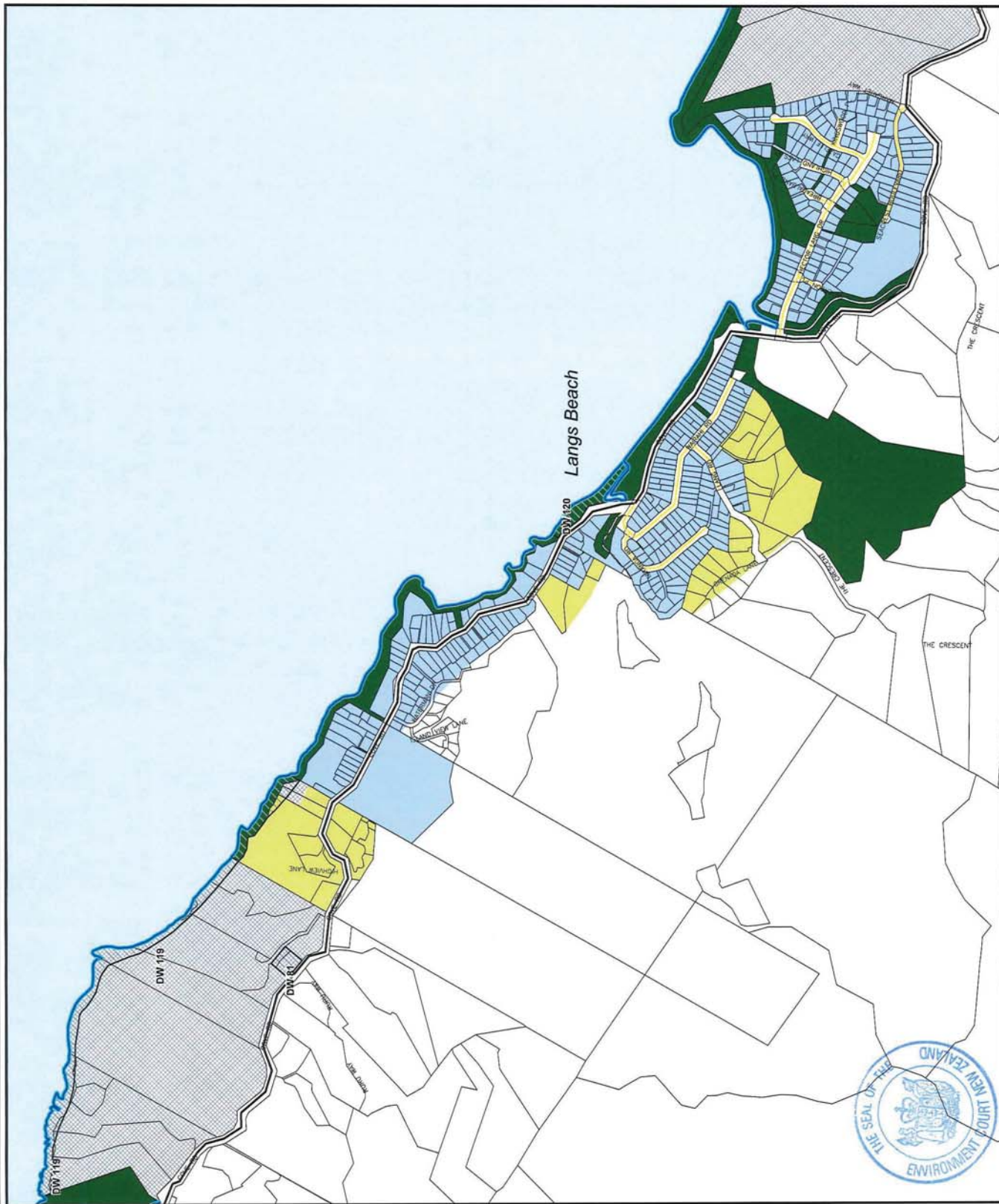
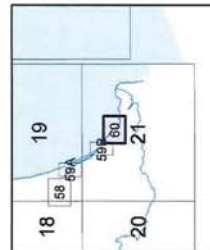
Northpower Disclaimer
This map and any information contained herein are for planning purposes only. This map is not to be used in place of a cable location service. Northpower provides this service free of charge.
The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countyside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countyside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S# label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- Northpower Overhead Critical Line CEL
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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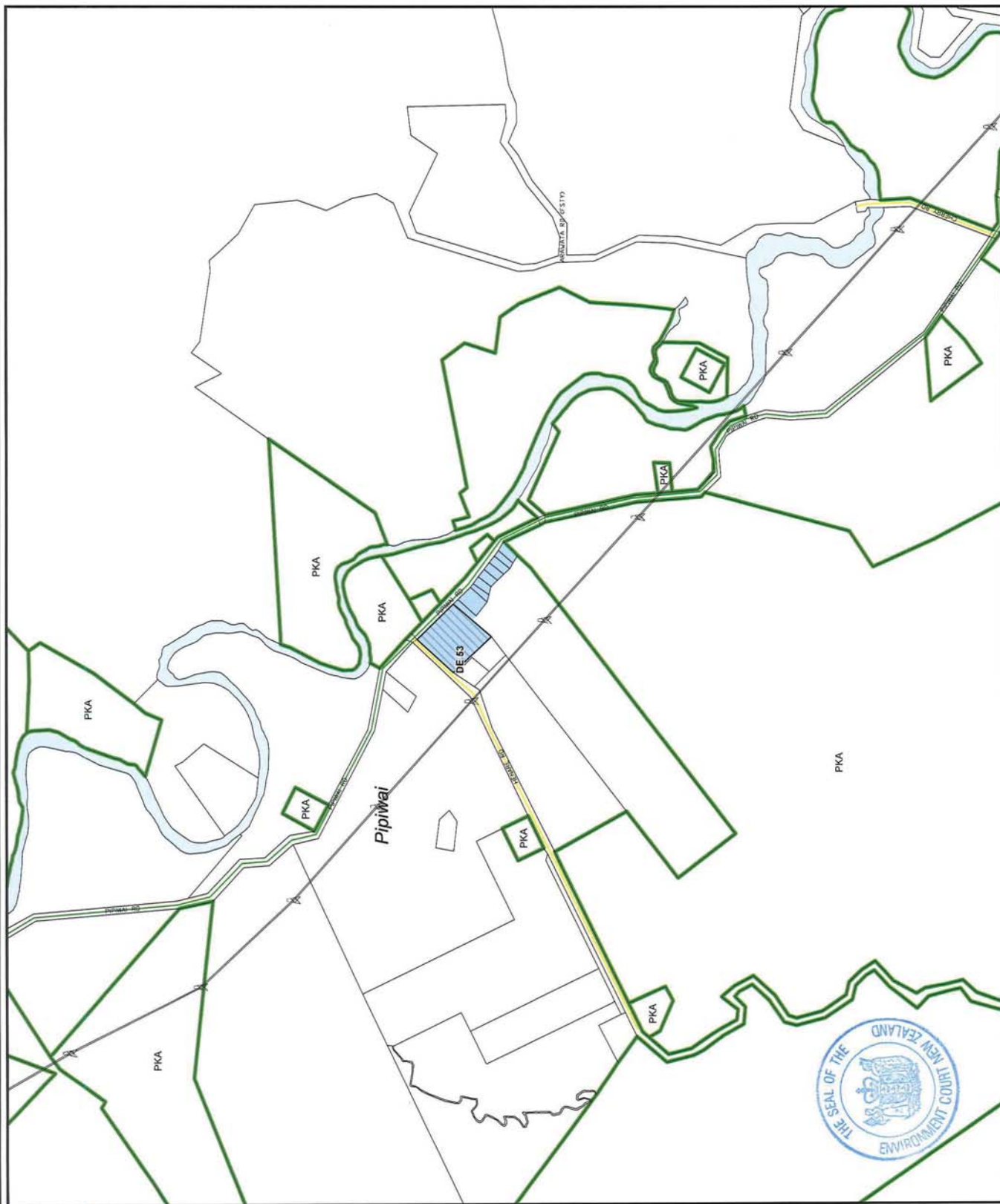
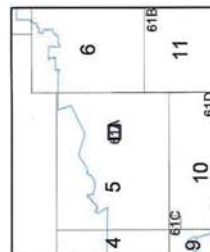


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countyside
- Marden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countyside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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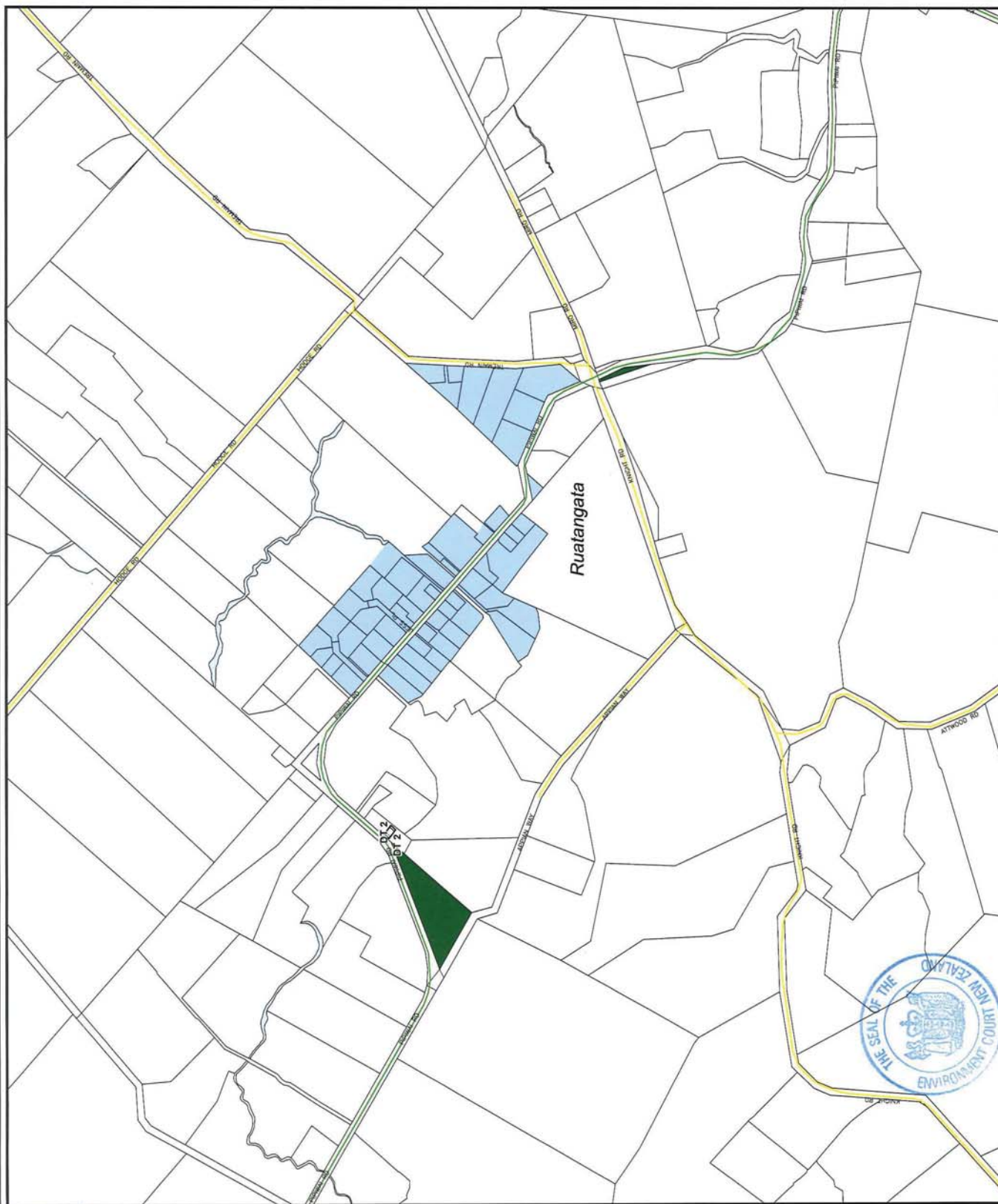
Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nisau
- Marsden Point Port
- Alipor
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council.

61A	6	7	28	28A	65
5					66 33 34
					67 35 36
10	11	12	37 38	40	41 42 43
61D					45

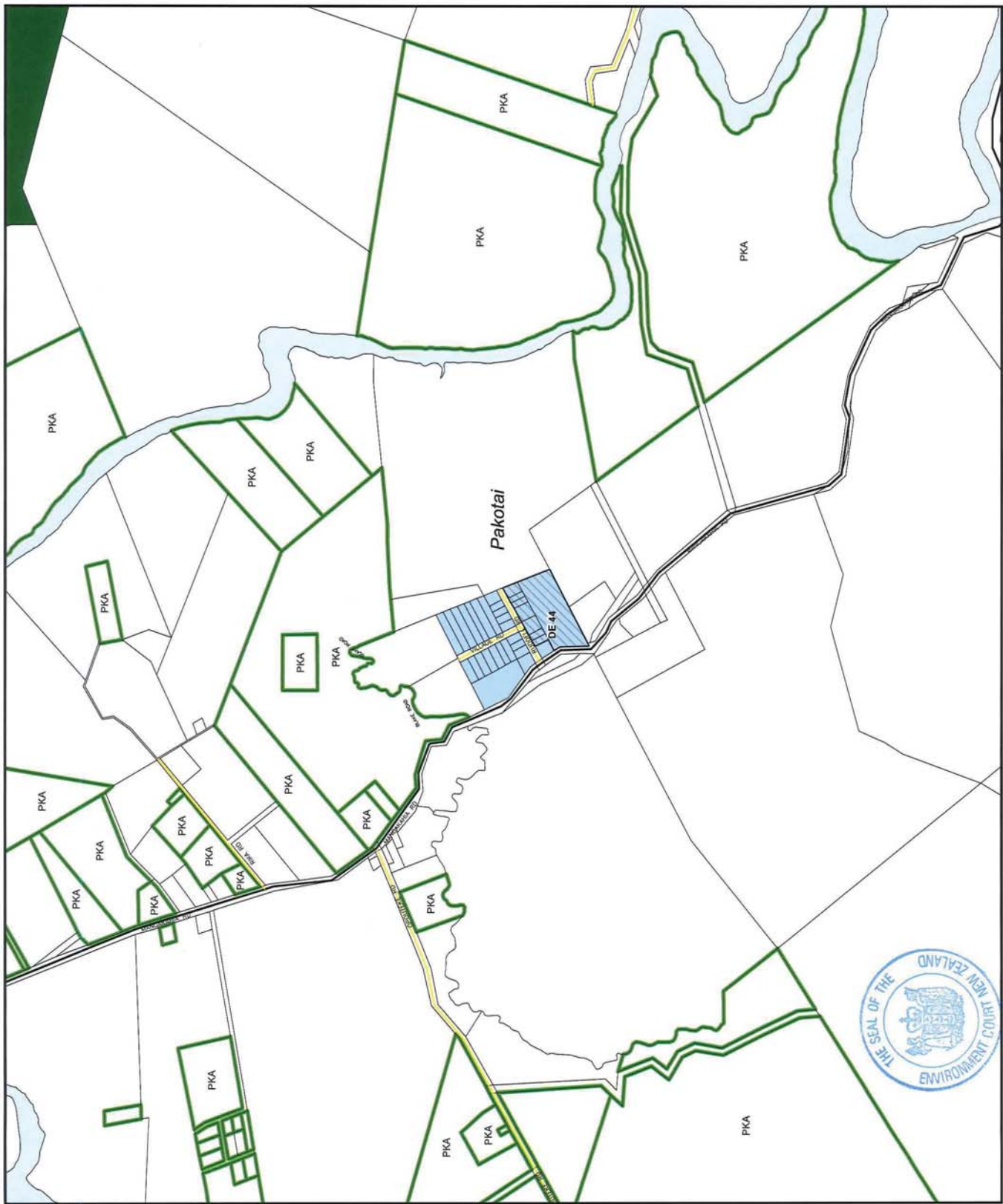
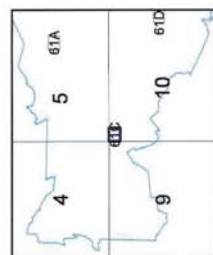


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nihau
- Marsden Point Port
- Alipoti
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SP label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Mult Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for indicative and planning purposes only. It does not constitute an offer of a utility service. Northpower provides the service free of charge.

The boundary between the water supply (WWS) and the water supply (WWS) which indicates the functional boundary between the Whangarei Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000



Map No 61C

Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nilau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Blue P16 1.5 indicates only. Asset Land Court date

Northpower Disclaimer

This map is for information only and does not constitute a service of any kind.

The map is not to be used for the purpose of a land transaction.

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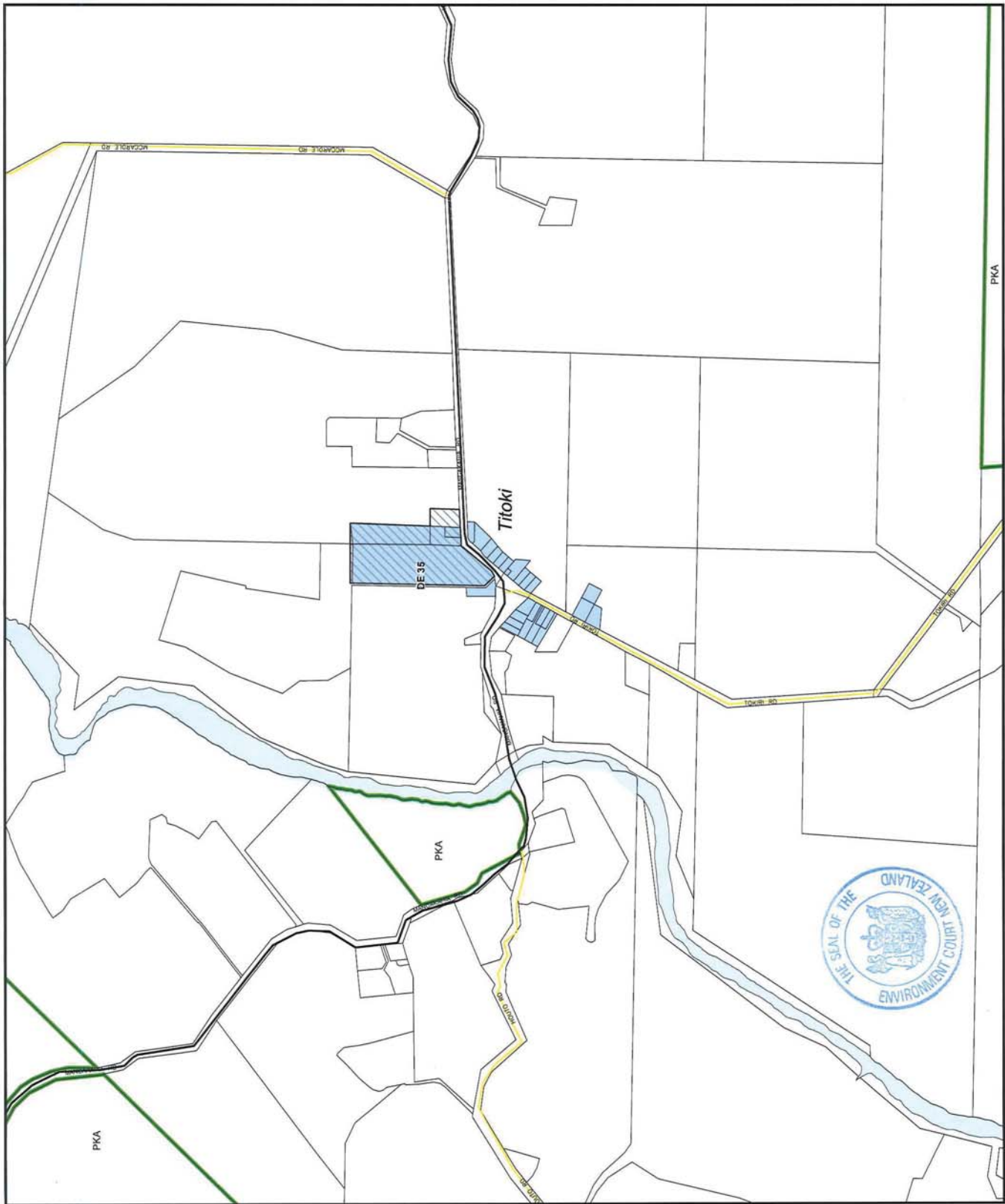
The map is not to be used for the purpose of a land transaction.

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SCALE 1:10,000



Map No 61D

Date Modified: Wednesday, 6 September 2017

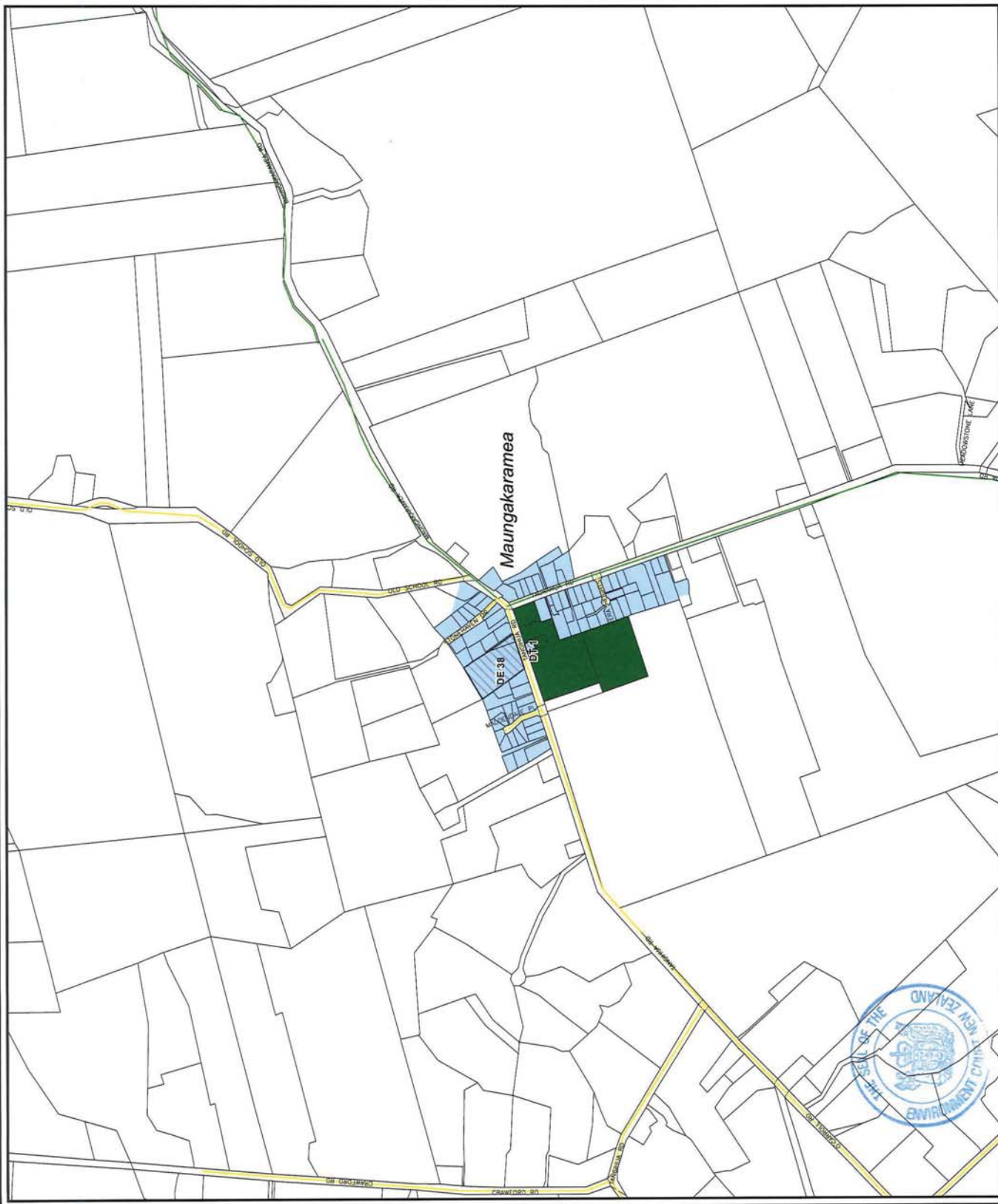
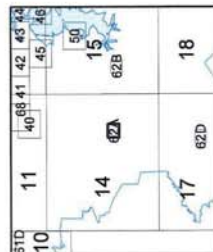


Whangarei District Council Agreed Planning Map

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S/L label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Noripower Tower CEL-Cat1
- National Grid Tower
- Noripower Overhead Critical Line Cel-Cat1
- National Grid Line
- Noripower Critical Overhead Lines CEL
- Noripower Critical Underground Lines CEL
- Coastline

Noripower Disclaimer
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The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map **Map No 62A**

SCALE 1:10,000



500 m
250
0

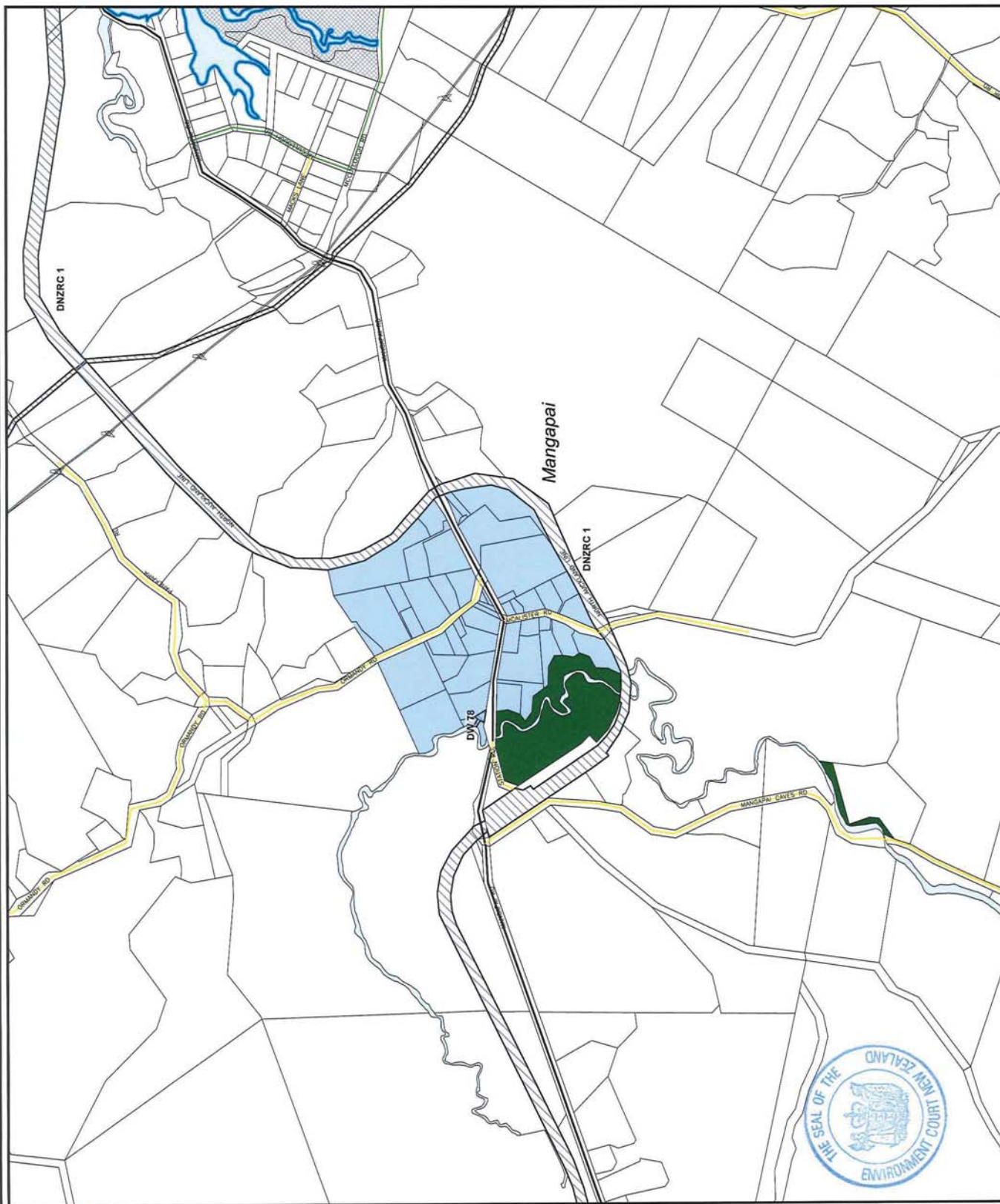


Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kaimo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: Sif label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

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Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 62B

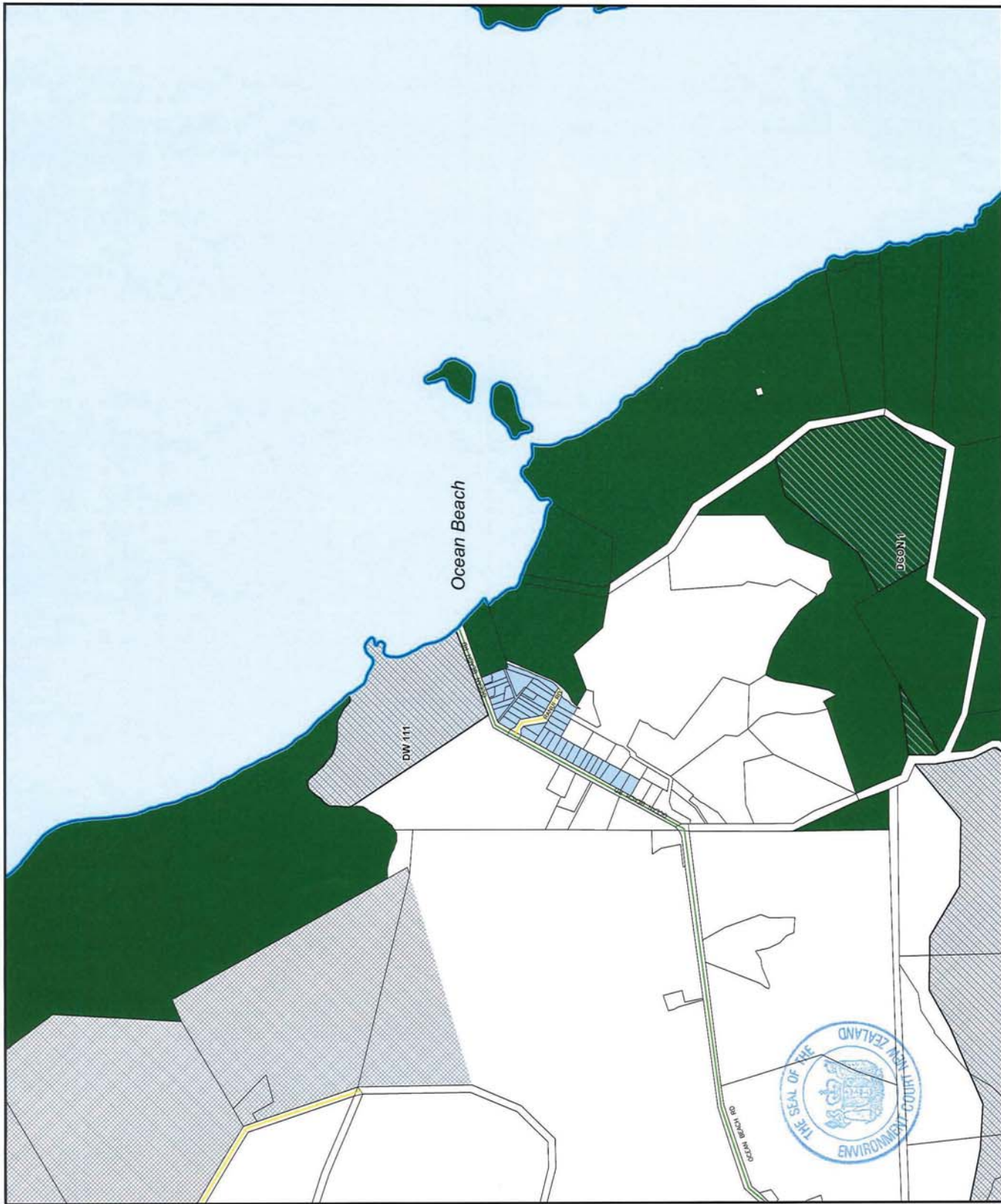
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
 This map is for reference and planning purposes only.
 It is not intended to be used as a basis for any legal or other action.
 The locations shown are not high water lines (HWHL) which may indicate the jurisdictional boundary between the Whangarei Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 62C

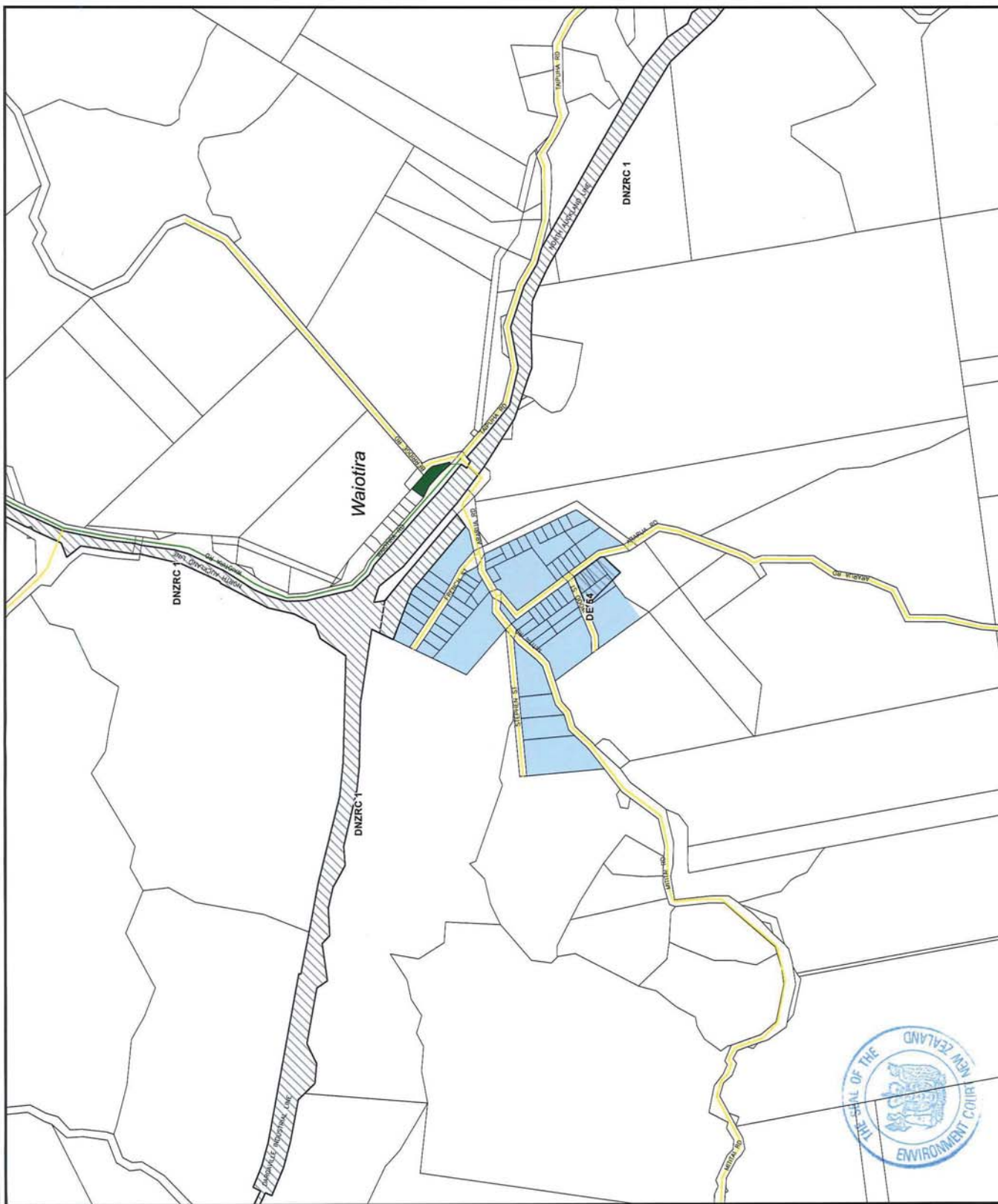
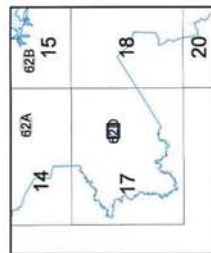
Date Modified: Wednesday, 8 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Alipoti
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area, SP label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for information purposes only. It is not intended to be used for any other purpose. Northpower provides this service free of charge.
The location indicates the mean high water mark (MHW), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m



Map No 62D

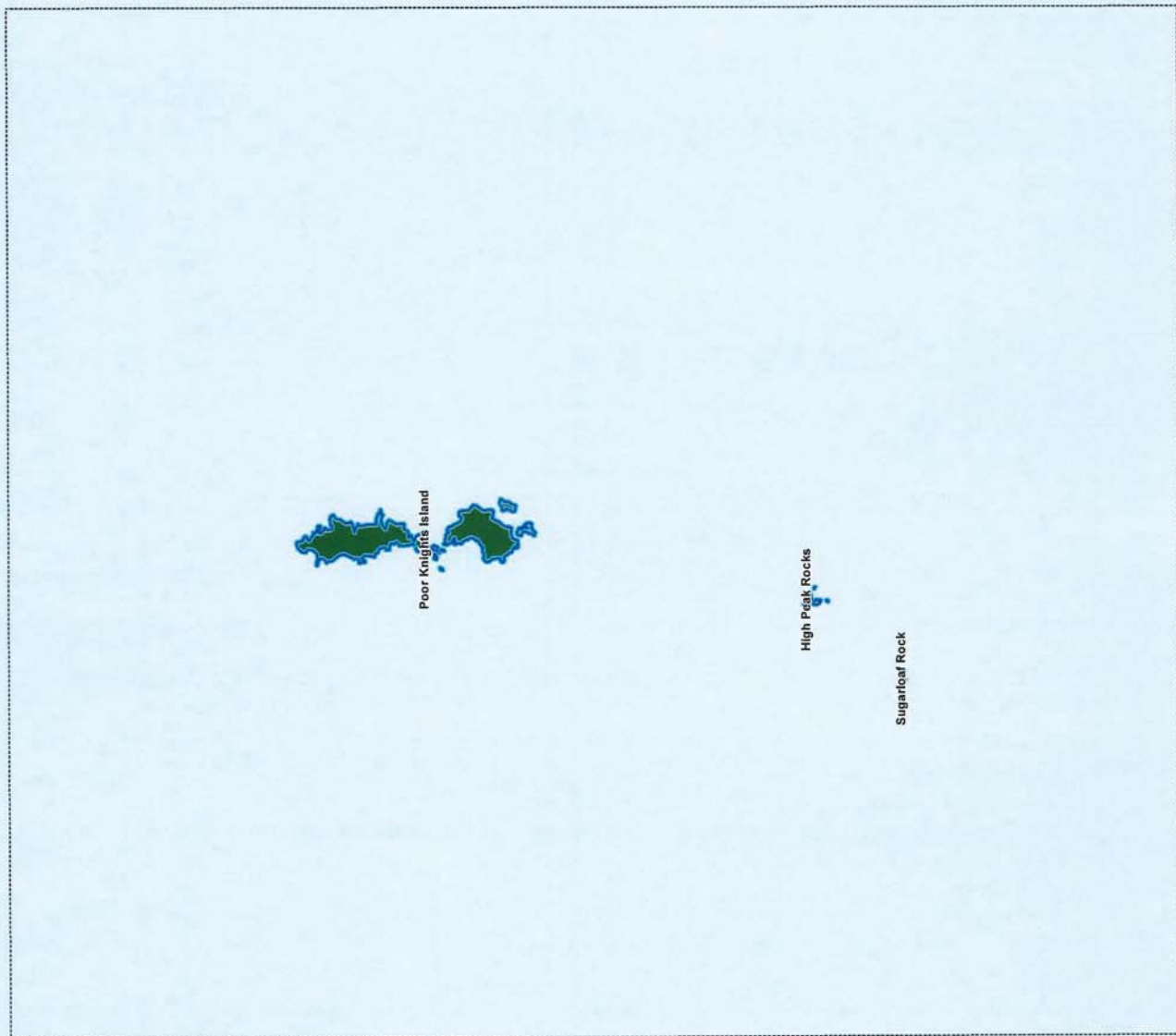
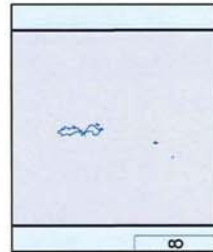
Date Modified: Wednesday, 6 September 2017



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S# label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga Area PMA 1.2.1 indicates only. Area 1 Land Code date
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
This map is for information purposes only. It is not to be used in place of a cable location service. Northpower provides this service free of charge.
The coastline indicates the mean high water mark (MHWM), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



SCALE 1:100,000

0 2.5 5 km

Map No 63A

Date Modified: Wednesday, 6 September 2017

Whangarei District Council Agreed Planning Map

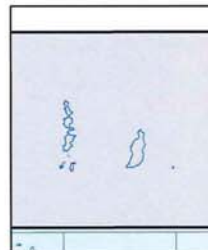


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nukau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area, Sif label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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The map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWS), which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council



Map No 63B

SCALE 1:100,000

0 2.5 5 km



Whangarei District Council Agreed Planning Map

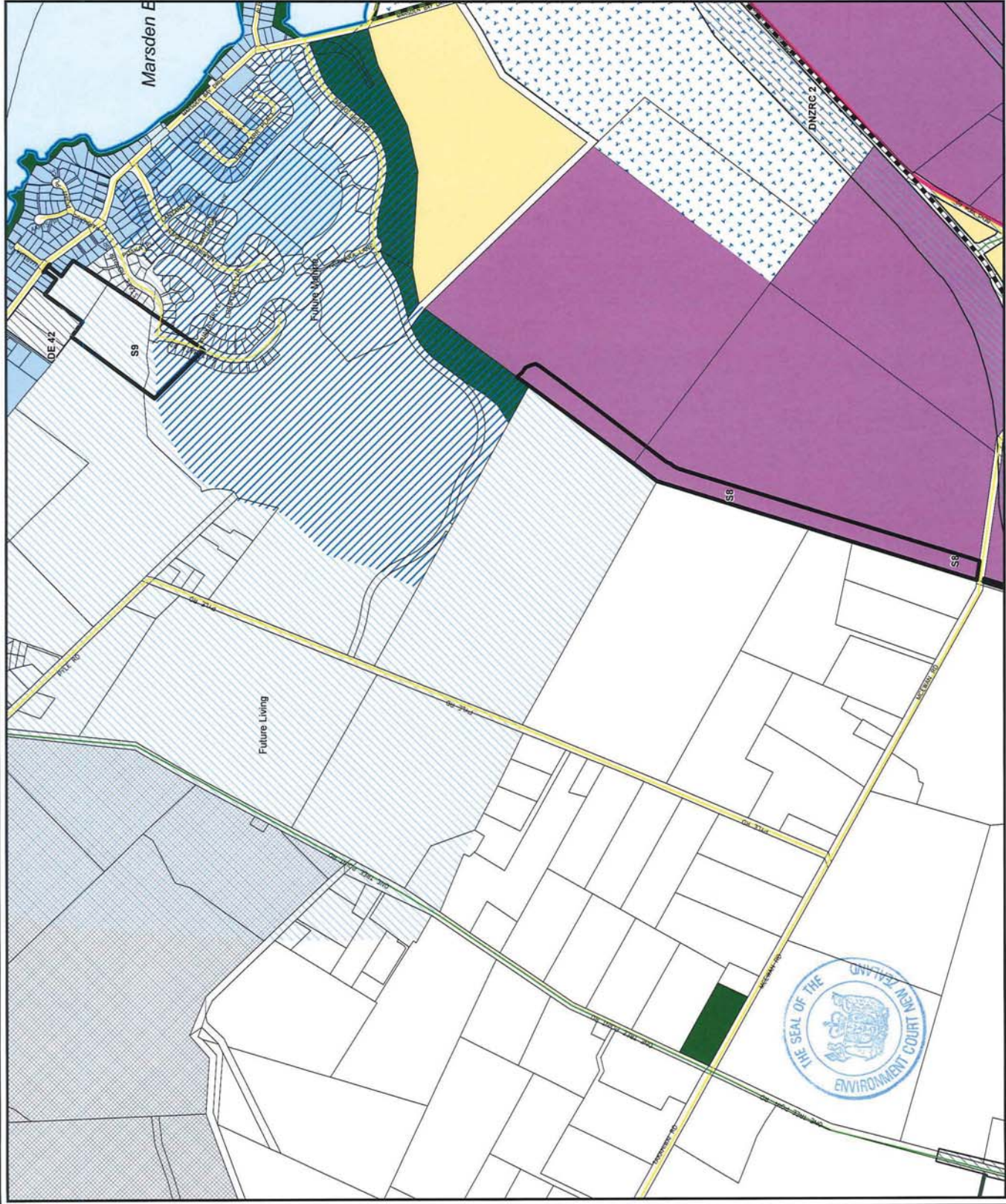
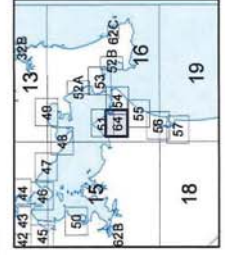


Date Modified: Wednesday, 6 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: SF label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Noripower Tower CEL-Cat1
- National Grid Tower
- Noripower Overhead Critical Line Cel-Cat1
- National Grid Line
- Noripower Critical Overhead Lines CEL
- Noripower Critical Underground Lines CEL
- Coastline

Noripower Disclaimer
This map is for general information purposes only. The map is not to be used in place of a cadastral service. Noripower provides this service free of charge.
The coastline indicates the mean high water (MHW) which also indicates the jurisdictional boundary between the Northern Regional Council and the Whangarei District Council.



Map No 64

SCALE 1:10,000



Whangarei District Council Agreed Planning Map



Date Modified: Wednesday, 8 September 2017

Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Alipoti
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road

Northpower Distribution
This map is for indicative and planning purposes only.
The map is not intended to be used for a specific service. Northpower provides the service area of charge.

The boundary indicates the main high water line (HWL) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Distribution

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The boundary indicates the main high water line (HWL) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Distribution

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Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Distribution

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The boundary indicates the main high water line (HWL) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

Northpower Tower CEL-Cat1

National Grid Tower

Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

Coastline

Northpower Distribution

This map is for indicative and planning purposes only.

The map is not intended to be used for a specific service. Northpower provides the service area of charge.

The boundary indicates the main high water line (HWL) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.

Northpower Tower CEL-Cat1

National Grid Tower

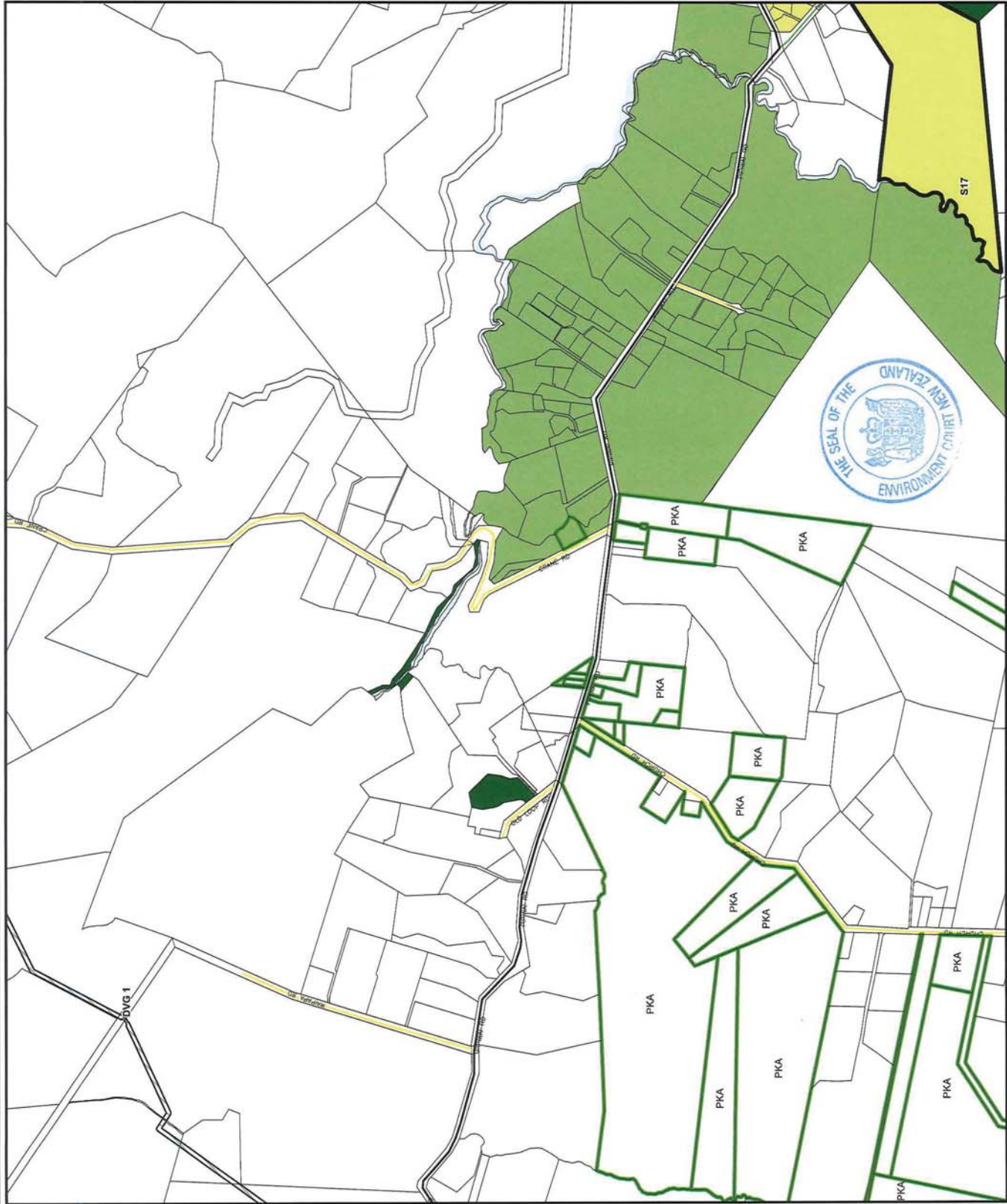
Northpower Overhead Critical Line Cel-Cat1

National Grid Line

Northpower Critical Overhead Lines CEL

Northpower Critical Underground Lines CEL

6	28	7	28A	65	66	33	34	67	35	36	12	37	38	69	40	41	42	43	44	45	46	47
61B																						
11																						



Map No 66

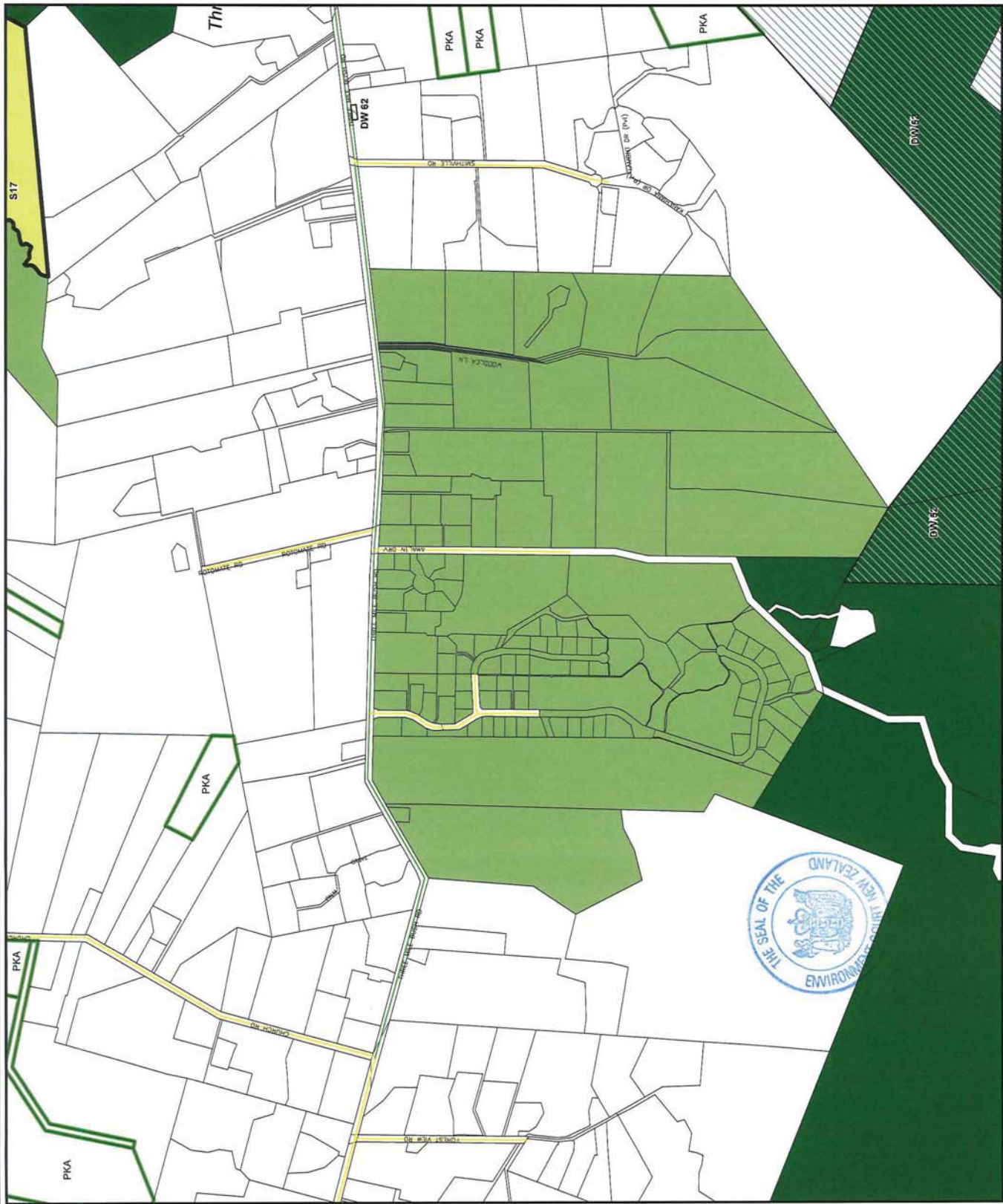
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


Whangarei District Council Agreed Planning Map





Environments

- | | |
|---|---------------------------------------|
|  | Business 1 |
|  | Business 2 |
|  | Business 3 |
|  | Business 4 |
|  | Town Basin |
|  | Port Nikau |
|  | Marsden Point Port |
|  | Airport |
|  | Living 1 |
|  | Living 2 |
|  | Living 3 |
|  | Kamo Walkability |
|  | Countyside |
|  | Marsden Primary Centre |
|  | Urban Transition UTE |
|  | Ruakaka Equine REE |
|  | Coastal Countyside |
|  | Future Marine Village |
|  | Future Environment |
|  | Open Space |
|  | Scheduled or Overlay Area: S/E label |
|  | Croft Timber Overlay |
|  | Kauri Dairy Factory Overlay |
|  | Oil Refinery Overlay |
|  | Portland Overlay |
|  | Headland Farm Park Overlay |
|  | Designation |
|  | Papakāinga |
|  | Rescue Helicopter Flight Path |
|  | Multi Title Site |
|  | Indicative Road |
|  | State Highway |
|  | Arterial Road |
|  | Collector Road |
|  | Local Road |
|  | Northpower Tower CEL-Cat1 |
|  | National Grid Tower |
|  | Northpower Overhead Critical Line C |
|  | National Grid Line |
|  | Northpower Critical Overhead Lines |
|  | Northpower Critical Underground Lines |
|  | Coastline |

Northpower Disclaimer
This map is for indicative and planning purposes only.
This map is not to be used in place of a cable location service. Northpower provides this service free of charge.

The coastline indicates the mean high water spring (MHWSP), which also indicates the transitional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

Map No 67

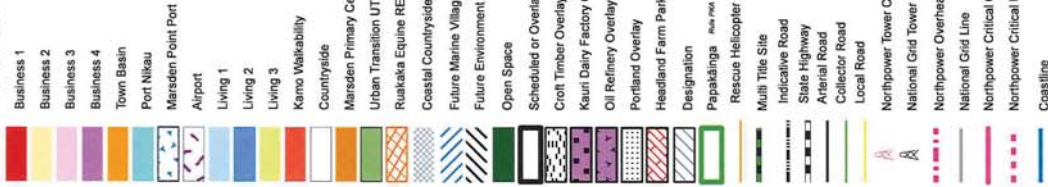
Date Modified: Wednesday, 6 September 2017

SCALE 1:10,000

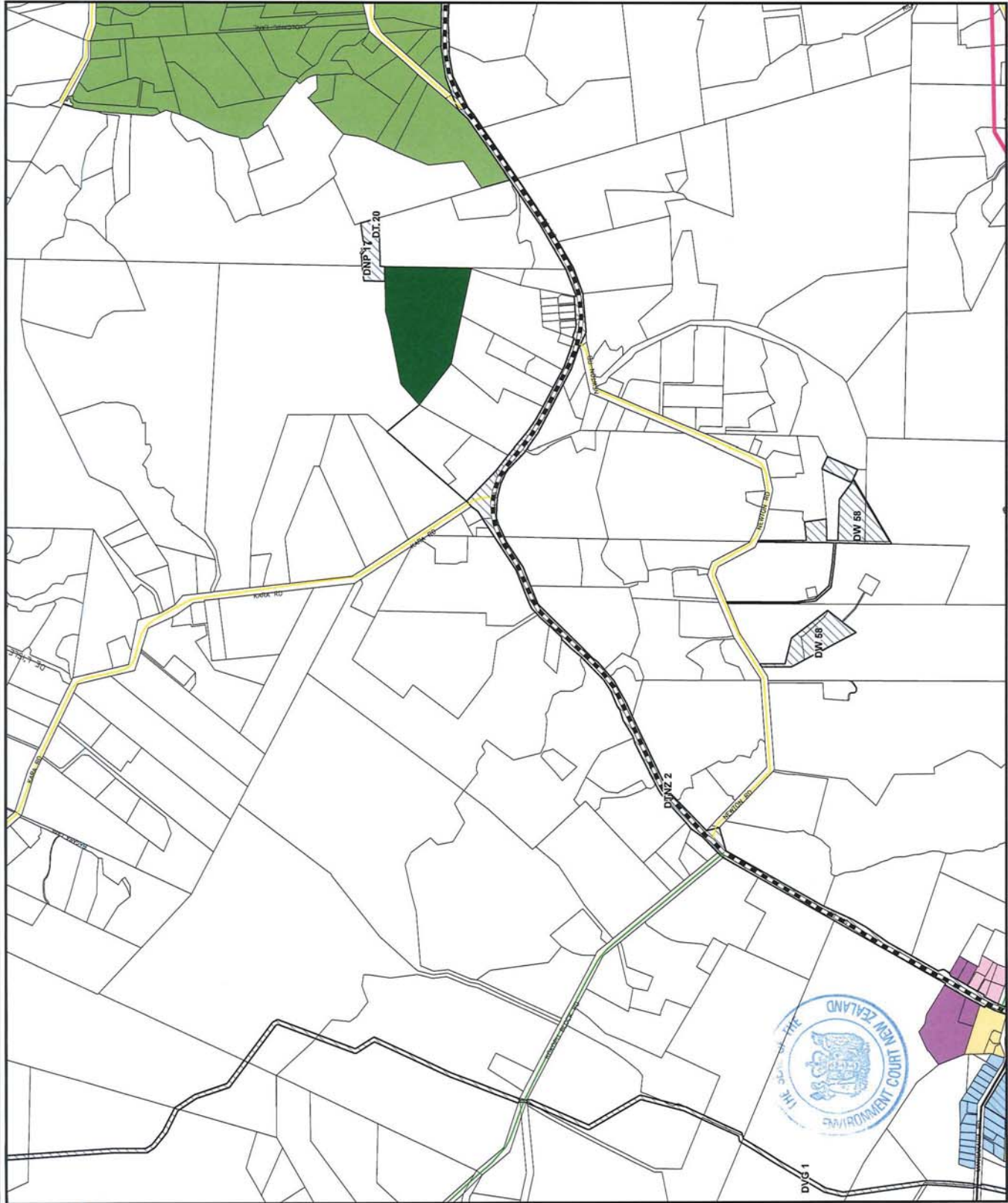
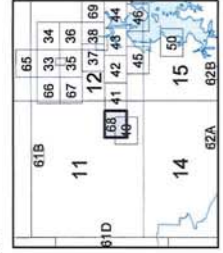
A vertical scale bar with a horizontal line. A tick mark on the left is labeled '250'. Another tick mark further up the line is labeled '500 m'.

SCALE 1:10,000

Environments



Northpower Disclaimer
This map is for indicative and planning purposes only.
It is not intended to be used for any other purpose, and Northpower provides this service free of charge.
The location indicates the main high voltage (HV) lines, which also indicate the functional boundary between the Northpower Regional Council and the Whangarei District Council.



Map No 68

Date Modified: Wednesday, 6 September 2017

SCALE 1:10,000



Whangarei District Council Agreed Planning Map

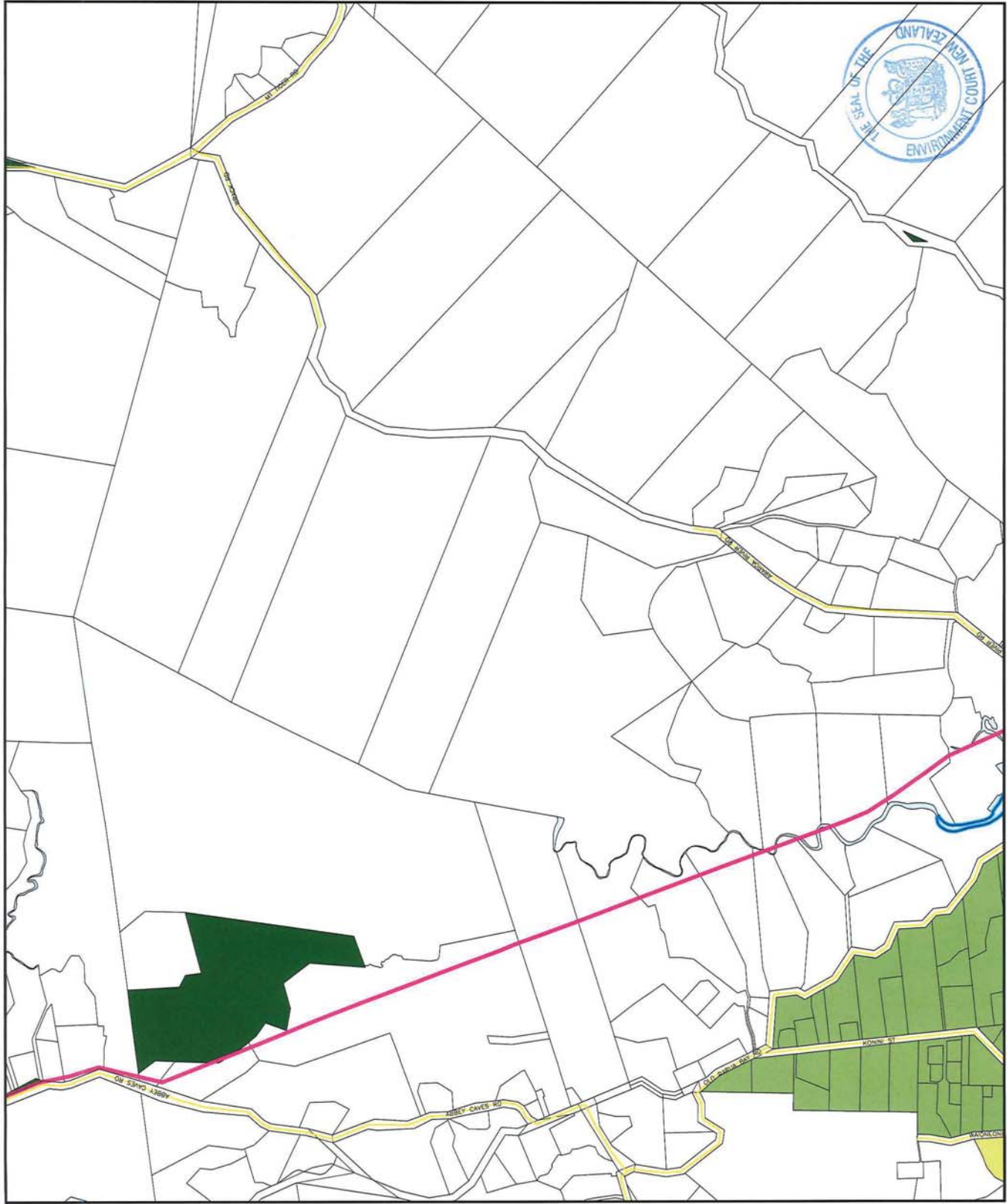
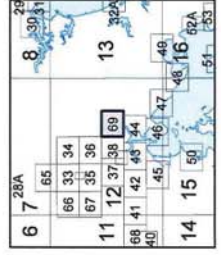


Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Ruakaka Equine REE
- Coastal Countryside
- Future Marina Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S4 label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Papakāinga
- Rescue Helicopter Flight Path
- Multi Title Site
- Indicative Road
- State Highway
- Aerial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower Disclaimer
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The location indicates the mean high water spring (MHWS) which also indicates the jurisdictional boundary between the Northland Regional Council and the Whangarei District Council.



Whangarei District Council Agreed Planning Map

SCALE 1:10,000

0 250 500 m

Map No 69

Date Modified: Wednesday, 6 September 2017

4.2 New Road Name – RMA Consents- Pipiwai Investments Ltd

Meeting: Planning and Development Committee
Date of meeting: 15 February 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name a Private ROW in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approves the new Private Right of Way off Kotata Rise be named Jean Edwards Place.

3 Background

A road naming application from Pipiwai Investments Ltd had been received February 2016 for the naming of the new private ROW off Kotata Rise. Initially proposed and approved as Edwards Place. This has been rejected by LINZ due to duplication within the District (there is an Edwards Rd at Waikaraka). The applicant has now proposed Jean Edwards Place.

4 Discussion

All road names have been considered in accordance with the Council Road Naming Policy.

5 Significance and engagement

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

6 Attachments

- 1) Application for the naming of a new road – Jean Edwards Place
- 2) Location Map – Jean Edwards Place – Pipiwai Investments Ltd

Application for the naming of a new private Right of Way.

Subdivision at Kotata Heights, Raumanga.

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

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private ROW	Jean Edwards Place	To recognise the Edwards family who farmed the land in the 1980's.	Accepted	N/A
	Liquidamber Lane	Named after the significant stand of mature Liquid Amber trees planted on the site.	Accepted	N/A
	Tori Lane	Translated as 'Cat', the name recognises that this area was previously the location of a cattery.	Accepted	N/A

Consultation

All Maori names submitted for Kotata Heights subdivision have been discussed with Marina Fletcher and Miria Harris, on behalf of the Toe Toe Otaika Working Group, on 4/11/2016.

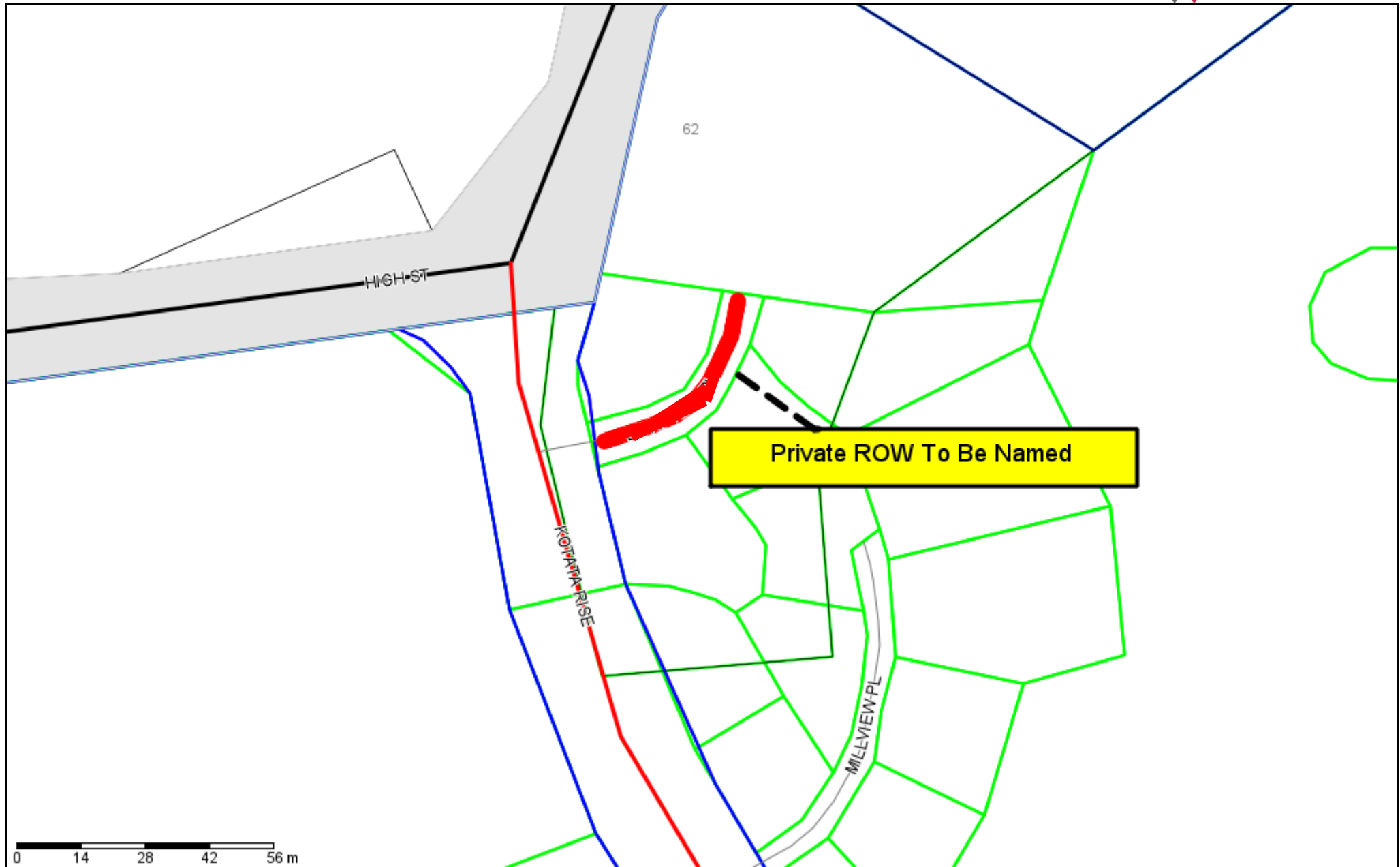
LINZ have also approved the first choice, Jean Edwards Place, for Council consideration.

Recommendation

That the new private Right of Way off Kotata Rise, Raumanga to be named Jean Edwards Place.

Document References

Location Map



4.3 New Road Name – RMA Consents – Totara Parklands

Meeting: Planning and Development Committee
Date of meeting: 15 February 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA consents)

1 Purpose

To name one public and two private roads in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approves the new public road off Rotokauri Rise to be named Sumner Place and the two new private Right of Ways off Rotokauri Rise to be named Hanlon Heights and Kainui Heights.

3 Background

A road naming application for Totara Parklands has been received on 6 December 2017 for two new private right of ways and one public road within the new subdivision at Tikipunga.

4 Discussion

All road names have been considered in accordance with the Council Road Naming Policy.

5 Significance and engagement

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

6 Attachments

- 1) Application for the naming of 3 new roads – Totara Parklands Stage 4
- 2) Location map – stage 4 – for approval

Application for the naming of a new private Right of Way and public Road.

Subdivision at Totara Parklands, Wairau Drive, Whangarei.

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

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public Road	Sumner Place	All roads have been named after New Zealand rivers, streams, dams and lakes	Accepted	N/A
	Daniell Place		Accepted	N/A
	Tui Lane		Rejected (duplication within district – Tui Crescent)	Yes
Private ROW (Access A)	Hanlon Heights	All roads have been named after New Zealand rivers, streams, dams and lakes	Accepted	N/A
	Rakaia Lane		Accepted	Yes
	Hawea Lane		Rejected (duplication within district – Hawea Place)	Yes
Private ROW (Access B)	Kainui Heights	All roads have been named after New Zealand rivers, streams, dams and lakes	Accepted	Yes
	Ohau Lane		Accepted	Yes
	Ruby Way		Rejected (duplication within district – Ruby Way)	N/A

Consultation

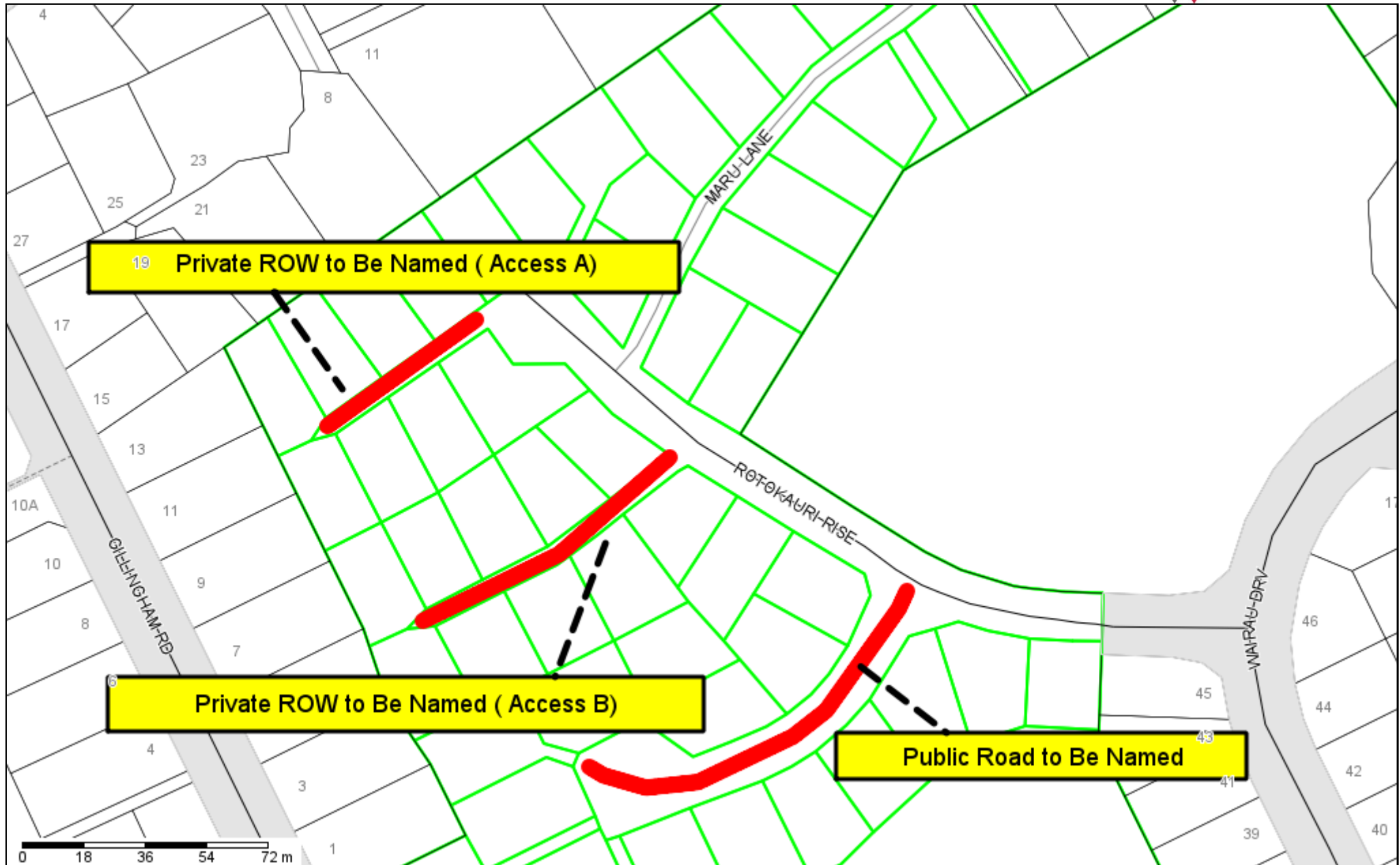
Local Iwi has been consulted at Stage 1 of the subdivision.

Recommendation

That the new private Right of Ways off Rotokauri Rise be named Hanlon Heights and Kainui Heights, and the public road off Rotokauri Rise be named Sumner Place.

Document References

- 1) Location Map – Stage 4 – for approval.



5.1 Bylaws update report

Meeting: Planning and Development Committee

Date of meeting: 15 February 2018

Reporting officer: Shireen Munday – Strategic Planner

1 Purpose

To update the Committee on the status of Council bylaws and the work programme for 2018.

2 Recommendation

That the Planning and Development Committee notes the report.

3 Background

This report provides an overview of all of Council's bylaws as well as detailing the work programme for 2018.

For completeness, the two statutory policies of Council that are the responsibility of the Strategy Department are included in the report. The status of these, and all other policies of Council are also reported to Council's Audit and Risk Committee on a regular basis.

4 Discussion

The table below provides an overview of all bylaws and policies with some brief information on their status and review timeframes. For items highlighted in grey, please refer to the 2018 work programme in section 4.1 of this agenda item.

Bylaw/Policy	Status	Date last reviewed	Next Review due by	Business Owner	Commentary
Alcohol Fees Bylaw 2016	In force	NA	NA	Strategy	Bylaw made March 2016. No statutory review timeframes.
Animals Bylaw 2017	In force	NA	2022	Strategy	
Board Venue Policy	In force	2013	2016	Strategy	See 2018 work programme.

Bylaw/Policy	Status	Date last reviewed	Next Review due by	Business Owner	Commentary
Camping in Public Places Bylaw 2017	In force	NA	2022	Strategy	
Class 4 Gambling Policy	Adopted	2013	2016	Strategy	See 2018 work programme.
Control of Advertising Signs Bylaw 2014	In force	2014	2024	Strategy	See 2018 work programme
Dog Management Bylaw 2013	In force	2013	2023	Strategy	
Fires in the Open Air Bylaw 2015	In force	2015	2025	Strategy	See 2018 work programme.
Food Business Grading Bylaw 2016	In force	2015	2025	Strategy	
Hawkers Mobile Shops Stands and Stalls Bylaw 2005	Revoked	2005	2017	Strategy	See 2018 work programme.
Liquor Management Bylaw 2011	In force	2011	2018	Strategy	See 2018 work programme
Parking and Traffic Bylaw 2017	In force	NA	NA	Roading	No statutory review timeframes.
Public Places Bylaw 2014	In force	2014	2024	Strategy	See 2018 work programme.
Solid Waste Management Bylaw 2013	In force	2013	2023	Waste and Drainage	
Speed Limits Bylaw 2005	In force	2005	NA	Roading	No statutory review timeframes prescribed.
Stormwater Management Bylaw 2014	In force	2014	2024	Waste and Drainage	
Trade Waste Bylaw 2012	In force	2012	2022	Waste and Drainage	
Vehicles on Beaches Bylaw 2009	In force	2016	2026	Strategy	
Water Supply Bylaw 2012	In force	2012	2022	Water	
Wastewater Bylaw 2014	In force	2014	2024	Waste and Drainage	

4.1 2018 work programme

Bylaw/Policy	Comments
Liquor Management Bylaw 2011	Statutory review required prior to December 2018 in accordance with the Sale and Supply of Alcohol Act 2012.
Class 4 Gambling & Board Venue Policies	Three year review due in 2016, but no statutory timeframes for completion. Scheduled for completion by December 2018.
Fires in the Open Air Bylaw	Most of this Bylaw is now obsolete due to the commencement of the Fire and Emergency New Zealand Act 2017, which comes fully into force on 1 July 2018. Review scheduled for second half of 2018. No statutory review period.
Hawkers Mobile Shops Stands and Stalls Bylaw 2005 Public Places Bylaw Control of Advertising Signs Bylaw 2014.	As indicated to Council last year, the Hawkers etc. Bylaw was automatically revoked in December 2017. Permits for trading in public places are now being issued under the Public Places Bylaw. The project to develop a Trading and Events in Public Places Bylaw to combine the relevant aspects of the three bylaws was reported to Council in May 2017 and is now scheduled to commence, with completion by early 2019.

5 Significance and engagement

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

5.2 Planning and Development and Strategy and Democracy Operational Report

Meeting: Planning and Development

Date of meeting: 15 February 2018

Reporting officer: Alison Geddes (General Manager - Planning and Development)
Jill McPherson (Acting General Manager - Strategy and Democracy)

1 Purpose

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

2 Recommendation

That the Planning and Development Committee notes the operational report for December 2017 and January 2018.

3 Discussion

Planning and Development

December was a good month for completing projects and we have had a good start to the year as changes that were put into place last year are starting to achieve the intended outcomes. This is particularly so in the Building Control area where weekly throughput of consents has risen to over 80% within the timeframes in the last two weeks. We are confident that this trend will continue as the overflow contractor settles in and some initial “teething problems” are worked through. The new Team Leader Building Consents, Mark Murray, took up his role on 22 January.

Although there have been a few issues over the peak period, the new freedom camping bylaw has been effective in controlling the majority of adverse effects that were experienced in the summer of 2016/2017 and enforcement appears to have been adequate. An interim update report will be given this month, as requested in the December meeting, but a more comprehensive report on the effectiveness of the bylaw will be provided at the conclusion of the summer season, to the April meeting of the Planning and Development Committee.

Resource consent figures have increased in January with 124 applications received and, for the first time for many months, we have a full complement of planners in the Resource Consents team with three new recruits starting on 15 January.

Health and Bylaws are in their third year of implementation of the Food Act and have found that the new regime has added considerable additional administration for both the Council and the operators.

Strategy

The strategy work programme is going well. The section on Corporate Sustainability, as part of the Climate Change Adaption Policy, is well advanced. The next reporting for the Urban Development capacity requirements is also under way, with a report planned for the March meeting. Bylaw reviews are to programme.

City Centre Plan

The more detailed planning is now underway, starting with planning for the City Core. A launch event for the City Centre Plan is planned for late February to thank all those businesses and stakeholders who have been involved.

Kaipara Moana Treaty negotiations

A number of meetings were held over December and January between Auckland Council, Northland Regional Council and Whangarei District Council and Kaipara District Council. The output of these meetings will be used to support a Kaipara Moana Working Party meeting with Office of Treaty Settlement and Ngati Whatua, to held in February.

Recreation strategy development

The scope for the proposed Recreation Strategy will be discussed with Councillors in March.

4 Significance and Engagement

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

5 Attachment

Planning and Development Operational Report – December 2017 and January 2018

February Operational Report – Planning and Development and Strategy and Democracy (December 2017 and January 2018 activities)

District Development

The District Development Team has worked alongside Regulatory and Bylaws to implement targeted social media messaging to freedom campers regarding responsible behaviours and attitudes. District Development have also worked with Waste and Water to ensure signage has been placed around the district reinforcing a message of 'keep it clean'.

During the December/January period the Economic Development Facilitator was involved in contributing information to independent feasibility studies for two separate potential infrastructure developments plus assisting with the facilitation of a Private Developers Agreement on another significant development.

Time has been invested by the team in facilitating and supporting International Filming in showcasing the district in a positive manner to better support the district's promotion. The pilot series is anticipated to be aired across national New Zealand television as well as international stations.

District Development is well placed to support central government regional development initiatives for the next three years with representation on the Tai Tokerau Northland Economic Action Plan (TTNEAP) through the Economic Development Facilitator.

A Business Plan is being developed to further define and develop the role of the District Development function.

Destination Development and Marketing

Media

Suggestions for stories and activities were provided to NZ Today and SpotOn (Motor Caravanner) travel writers for February/March 2018 publications.

Media packs including promotional photos and content provided ICC U19s Cricket World Cup

Whangarei Visitor Map

The 2018 Whangarei Visitor Map was refreshed, published and distributed in mid-December. The print run was increased to 45,000 to meet expected demand as a result of distribution on the VisitorPoint 'Northland Circuit' from December to May.



Whangarei Love It Here! Promotional Material

Promotional material provided to:

- Oceania Masters Track and Field champs
- Waipu Rocks Concert on the Green
- Friendship Force Whangarei - National Conference
- UNITE GC Croquet Tournament
- PACIFICA National Conference and AGM



Commercial Property

Town Basin

The December/January period has been a busy time for all at the Town Basin with many locals and visitors enjoying the holidays and for the most part, relatively calm and sunny weather.

Disappointingly, the rain we have experienced (heavy at times) has required some urgent maintenance to address leaks in some roofs and gutters. No further maintenance issues have been identified and for the majority of the time tenants have been left to enjoy the increased pedestrian traffic and concentrate on their business.

The new pay and display machines are now installed at the town basin car park and the newly formed car park on the site of the old Toyota garage. Each machine is currently covered with stickers stating the parking charges will start on Thursday 1 February. The Roding team's intent is to uncover these machines on 1 February and start parking patrols. For the first few days fliers will be placed on cars that have not purchased a ticket informing them of the new charges and that tickets will be issued next time.

Forestry – Whau Valley Dam

The harvesting of pine trees from the Whau Valley Forest is expected to start late February/March. Contractors and the Commercial Property Manager and Water Services Manager have been working closely due to the significance of the adjacent water supply infrastructure.

The harvest is expected to take 5-8 weeks weather dependent. The nature of the site and the proximity to adjacent residential properties will emphasise some of the standard issues that impact most forestry operations. Noise, access to the site, start and finish times, traffic movements etc are all being considered at a higher level.

Post-harvest clean-up will require a more than normal effort to return the area back to a visually pleasing sight. Storm water controls will be put in place to collect rain runoff and mulched residual offcuts and hay will be spread to reduce any potential sediment run off.

Neighbouring and nearby properties will be visited by contractors to inform them of the operations. Timing and traffic movements are being coordinated to create the least amount of inconvenience for local residents regarding peak traffic time for schools and morning and afternoon rush hours.

A summary update informing the general public has been advertised through the Council Connections pages.

With the constraints of the site the future economic viability is limited. Native vegetation will be replanted to reduce future risk associated with the dam and the town water supply, and to comply with the Emission Trading Scheme (ETS) legislation.

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

The contract for the site demolition has been awarded and possession of site was handed over to the successful tenderer Ceres NZ LLC on 22 January 2018. The initial week will revolve around the mobilisation/establishment and provision of outstanding documentation. An initial project meeting has been held between the contractors, asbestos technical experts and Council project and H & S staff.

The Contractor intends to remove all asbestos first, then proceed with more traditional demolition practices once the asbestos is gone. The asbestos will be sprayed with a PVA-water solution to bind fibres, and removed by hand from elevated work platforms. The removed material will be loaded into double lined skip bins, sealed up and trucked offsite for disposal. Completion is scheduled for April 2018.

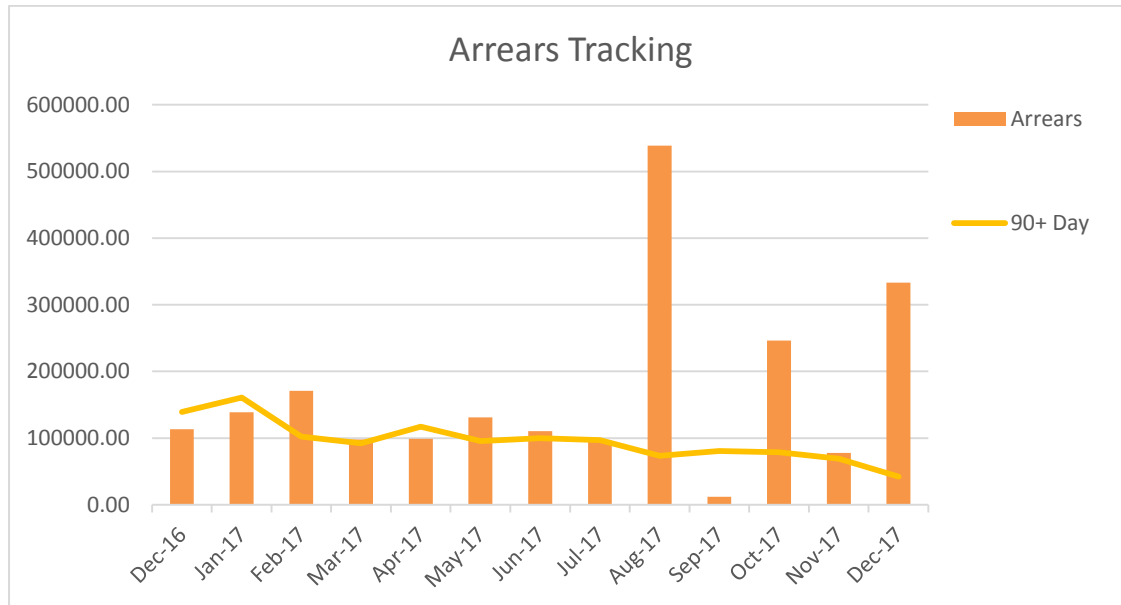
The Commercial Property Manager and Project Engineer are working with the Communications Team who are updating Council's Connection pages to inform the public. Adjacent leases have been informed of the works as a courtesy and will be regularly updated.

Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both ground and commercial freehold leases.

Rental Arrears

Staff continue to work with tenants regarding the recovery of arrears. The 90+ Day arrears continue to trend down. The recent exception for December is specific to the recovery of legal costs associated with a recent arbitration. Council has been awarded approximately \$300,000 in legal costs but as highlighted, payment has not been received as yet.



*The data is reflective of the entire December invoicing cycle and includes a number of quarterly rental invoices.

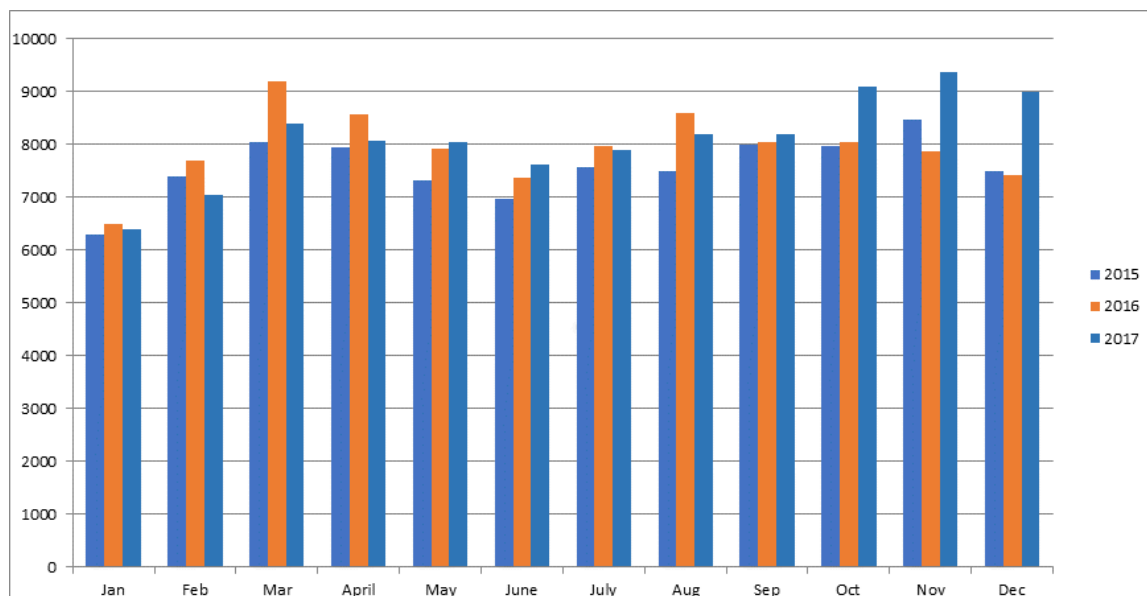
Airport

Passenger numbers

Passenger numbers overall have increased by 2000 for the year ending 2017. Numbers were expected to be less than the previous year however as the graph below details, the change in Air New Zealand schedule in October has seen significant increases for the October, November and December months.

Final passenger numbers for the 2017 calendar year are 97,212.

Monthly Passenger numbers



Overall movements

Landings and touch and goes gives a good indication of how busy an airport is.

For the last three months there have been 1,418 landings and a further 797 touch and goes. Of these 153 were by helicopters. The busiest sector by far is the recreational flying sector including microlights.

The rolling three month average for the >30 seat capacity aircraft is 675 movements. This is the closest we have come to triggering the crash fire requirements of 700 movements in the busiest consecutive three months. Although we are not exceeding the threshold, the requirement of crash fire is becoming more probable. This trigger will simply start negotiations with CAA to implement crash fire.

Airport Operations

Airport CAA operating certificate is due for renewal by May and application is being prepared now.

Strategic Planning

City Centre Plan

Following the Council adoption of the City Centre Plan in December, work has focused on implementation. The first key project is the City Core Precinct Plan. The scope of this precinct plan will be discussed with Council in February.

A launch event for the City Centre Plan is planned for late February to thank all those businesses and stakeholders who have been involved.

National Policy Statement on Urban Development Capacity (NPS-UDC)

Work is underway on the second of the required quarterly monitoring reports, this will be reported to Council in March. Work is also beginning on the housing and business capacity assessments. This is a significant component of the NPS-UDC and will identify whether we have enough zoned land over the short, medium and long term for our projected growth.

Bylaw and Policy Reviews

An overview of this year's work programme will be reported at the February Planning and Development Committee, with further scoping work taking place in March and April for the Liquor Management Bylaw.

Recreation Strategy

The scope for the proposed Recreation Strategy will be discussed with Councillors in March with staff from our Strategy Department and Parks Department.

Living Roof Guide

A guidance and technical document has been completed in partnership with UNITEC, 4Sight Ltd and Living Urbansim. This can now be used to assist staff, designers and the public in sustainable design techniques for new development.

4Sight Ltd and UNITEC are also looking at holding a practitioner and public education event in March to support this guidance document.

Kaipara Moana Treaty Settlement

A number of meetings were held over December and January between Auckland Council, Northland Regional Council and Whangarei District Council and Kaipara District Council. The output of these meetings will be used to support a Kaipara Moana Working Party meeting with Office of Treaty Settlement and Ngati Whatua, to held in February.

Long Term Plan

The Strategy Department have continued to assist in the LTP through project management of the programme and support for the Audit NZ review include the strategic direction and activity profiles.

District Plan

PC131 GMO

WDC appeal against the Northland Regional Policy Statement (RPS) continues to progress. Issues have been narrowed and a timetable for parties to lodge legal submissions to the Environment Court has been approved with 16 February 2018 being the final date. Once the Court has issued its decision on the remaining point of appeal on the RPS a timetable will be set for the hearing of appeals against the FNDC and WDC GMO Plan Changes.

PC85 A-D, PC86 A & B Rural, PC87 Coastal Area, PC102 Minerals and PC114 Landscapes

The plan changes decision was notified on 17 January 2018. Submitters have 30 working days to lodge appeals with the Environment Court. At the date of drafting this report, no appeal notices had been served on Council. District Plan staff have been working collaboratively with Consents, PIM's and Customer Service teams to assist with the implementation of the decision.

PC94B Papakainga

On 12 December 2017 Judge Smith approved the plan change consent order, see separate agenda item for final operative approval.

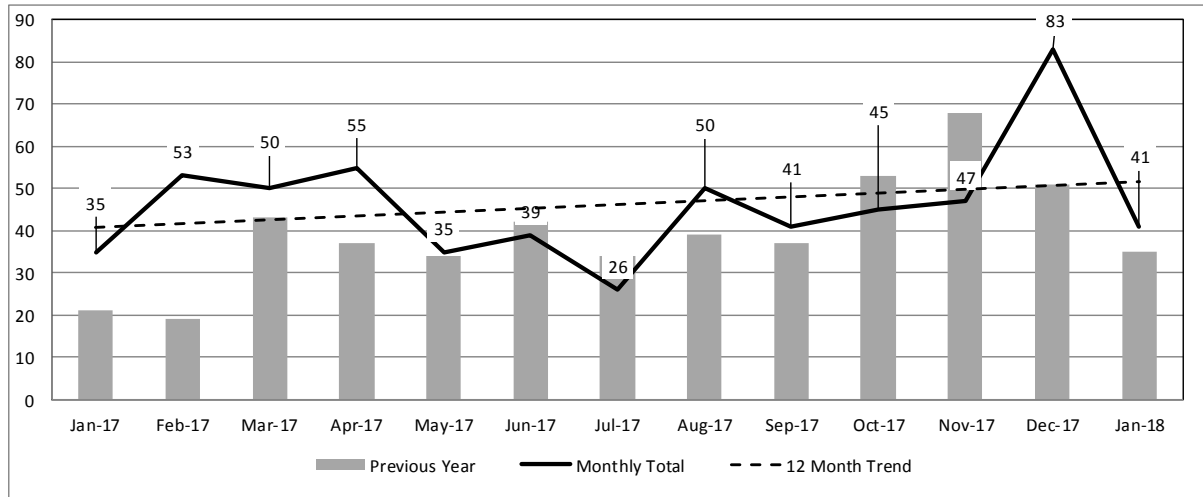
Collaborative Drafting

The Policy staff have been working closely with Consents, Roading and Infrastructure and Services departments to draft and review district plan provisions to incorporate new Environmental Engineering Standards, Open Space and Urban zoning.

Resource Consents

Resource Consent Processing

December and January have seen an increase in resource consent numbers with 124 applications received. December was particularly busy with 83 applications received before the end of year break. This was by far the busiest month in the last 12 months.



Subdivision

Subdivision applications equated to 72% of the total number of applications. Once again, the majority of subdivisions are rural based proposals. However a 57 lot residential subdivision has been received for land adjoining the Whangarei Golf Course north of Puna Rere Drive at Tikipunga. An application by Evo Holdings to create 38 rural sites at the Karanui subdivision at Three Mile Bush Road was heard and approved by an Independent Commissioner during December.

Landuse

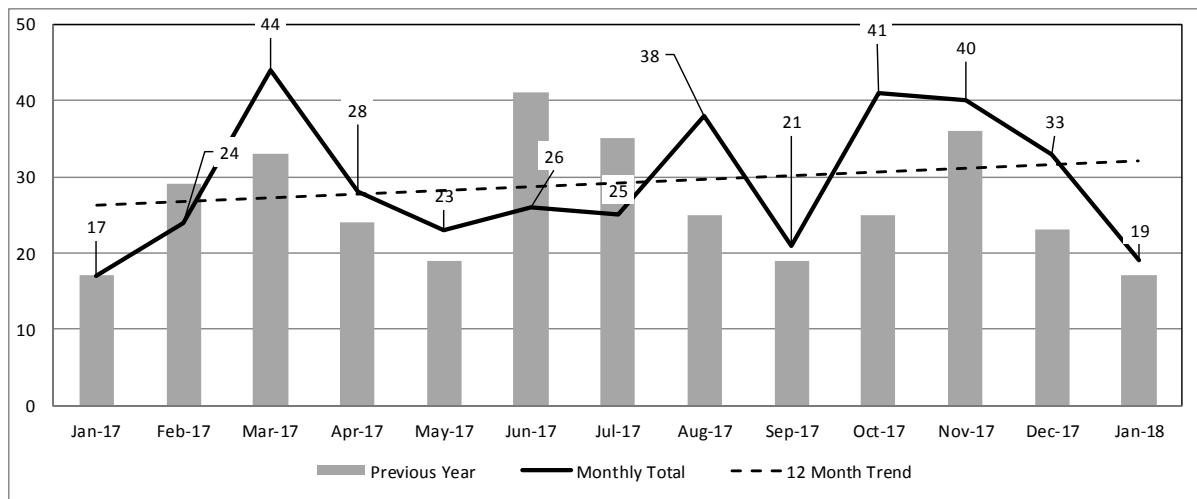
Landuse applications made up 28% of the total number of resource consents for the period.

An application by Zodiac Holdings Ltd to construct and operate a water loading facility at Poroti has been submitted. It is currently subject to a request for further information.

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

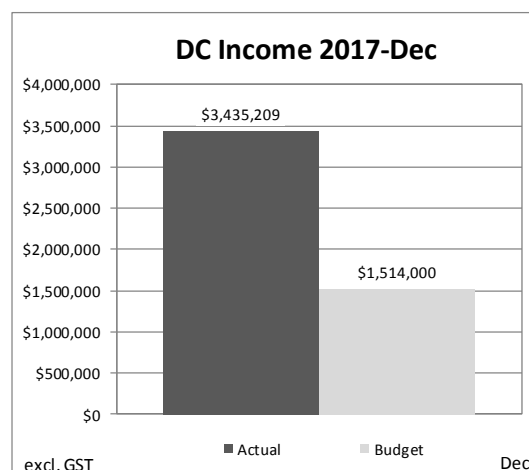
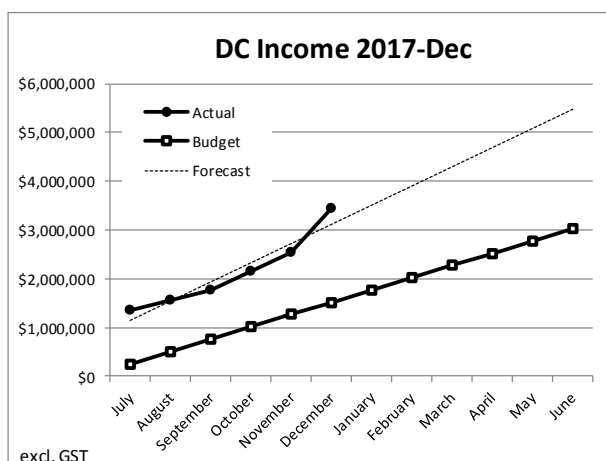
Post-Approval

December and January saw the usual seasonal decrease in post-approval applications leading up to the end of year. Applications are likely to increase in the following months when infrastructure services are completed and developers apply for final certification.



Development Contributions

Completion of several developments before the end of the year has resulted in achieving the DC budget for the year. Currently DC income to the end of December is \$3.4M. This reflects the expected continuation development activity. As DCs recover part of the cost of past and future projects, which have or will be been undertaken in anticipation of growth, this money is already allocated to those projects.



Appeals

There are no current appeals in relation to resource consents.

Building Control

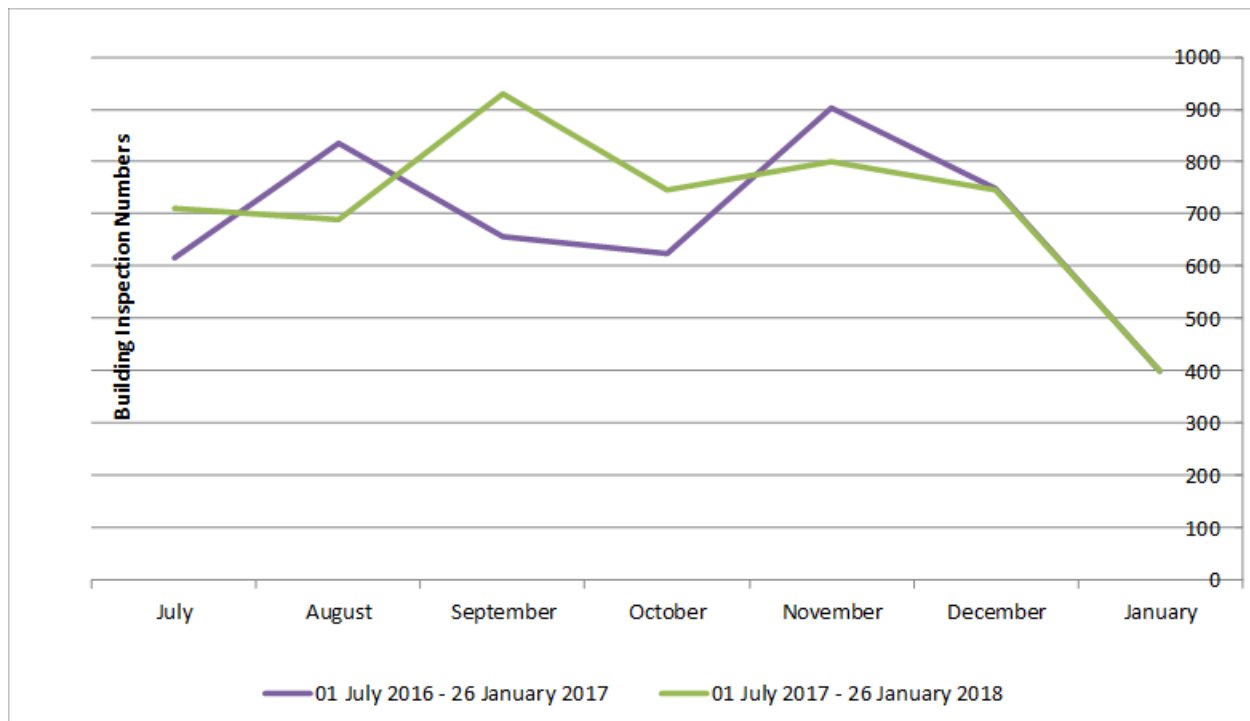
Building Consent Processing

Building consent applications have continued to show steady activity. The number of consents issued within timeframe has improved significantly from last month's figures and with the engagement of the overflow contractors there has been more technical capacity available to process consents.

Performance Indicators		Jan-18	Year's Average To Date
Building Consents	Issued In 20 Days	73%	51%
LIMs	% Within 7 Days	93%	96%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	71%	93%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	96%

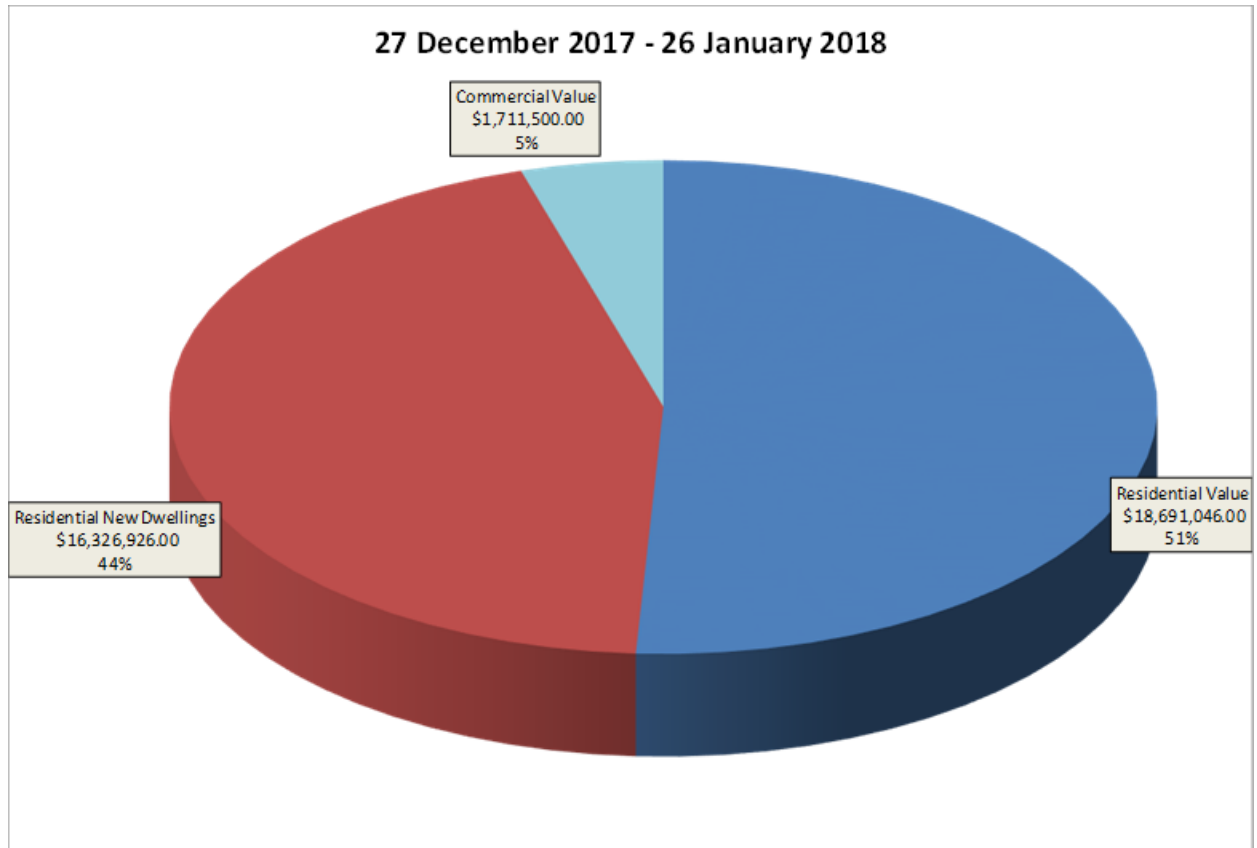
Inspections

Inspection numbers have reduced due the time of year.



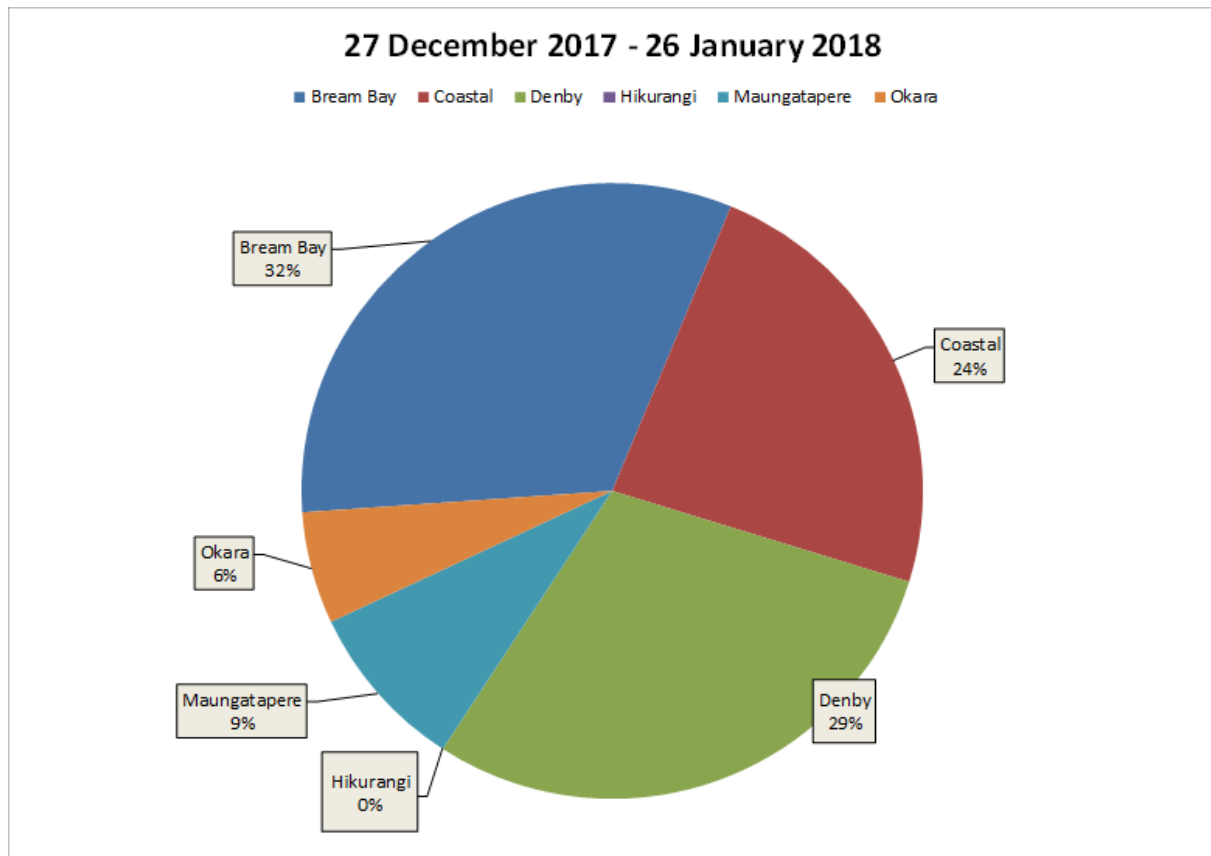
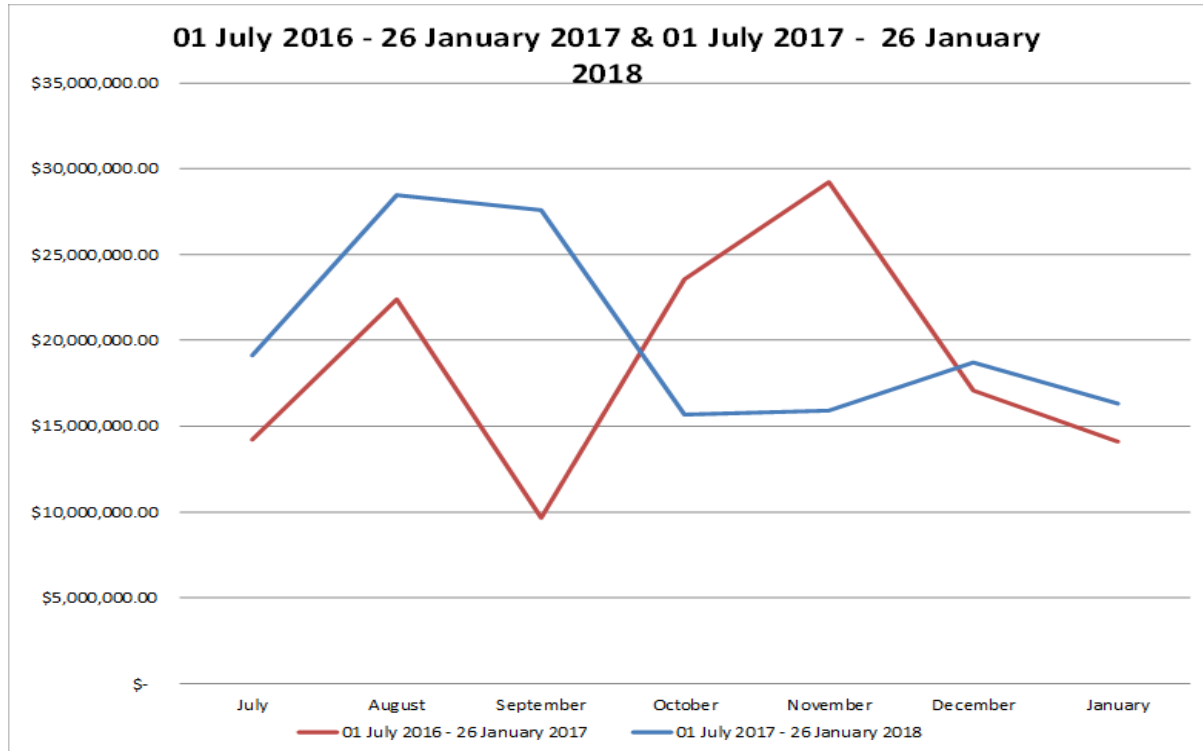
Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 42% of the overall building work. This continues the trend of residential strength. Northland, Tauranga (the Bay of Plenty) and Hamilton have shown this trend over the last 2-3 years.



New Dwelling Trends and Wards

The number of new dwellings has declined which is typical of the building industry end of year cycle. The district is showing a consistency in the wards for growth, with Bream Bay being the largest area followed by Denby and Coastal, then Okara and the remainder being the rural areas. The graph below reflects these trends.



Health and Bylaws

During December and January, the Health & Bylaws department and its main contractor, Armourguard, has had a busy but successful and productive period. No major concerns or incidences have been reported over this time frame. A separate report on the implementation of the new Camping in Public Places Bylaw 2017 will be provided to Council.

Over the same period our new Bylaw Enforcement Coordinator, Rochelle Deane, has made a big impact on our ability to enforce new and current Bylaws and started to develop Standard Operating Procedures and guidelines, where required, to ensure a better service delivery to Council and the general public. In addition and with Rochelle on board, our ability to speedily resolve public concerns and answer general enquiries has improved greatly.

The Environmental Health team reports that most 'year 2' food premises have now transitioned under the Food Act 2014 as required, with our focus now moving to the last year (year 3) of transitioning. Further workshops are planned with appropriate groups to assist them in their smooth transitioning.

However and as reported previously, the negative impact of the Food Act remains, i.e. the substantial increase in time it now takes staff to register and verify or audit (inspect) food businesses as compared to the time it took to inspect and register food premises under the previous legislation. As a result the timeframes to deal with both of these have increased.

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.