

Planning and Development Committee Agenda

Date: Thursday, 15 March, 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

Planning and Development Committee Meeting Minutes

Date: Thursday, 15 February, 2018
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance

Cr Greg Innes (Chairperson)
Her Worship the Mayor Sheryl Mai
Cr Stu Bell
Cr 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

Scribe C Brindle (Senior Democracy Adviser)

1. Declarations of Interest

2. Apologies

There were no apologies.

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

3.1 Minutes Planning Committee meeting 13 December 2017

Moved By Cr Vince Cocurullo

Seconded By Cr Sue Glen

That the minutes of the Planning and Development Committee meeting

held on Wednesday 13 December 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

Cr Cutforth joined the meeting at 9.01am during item 3.1.

4. Decision Reports

4.1 PC94B Papakainga (Phase 2) - Operative

Moved By Cr Greg Innes

Seconded By Her Worship the Mayor

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.

Carried

4.2 New Road Name - RMA Consents - Pipiwai Investments Ltd

Moved By Cr Vince Cocurullo

Seconded By Cr Greg Martin

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

Carried

4.3 New Road Name - RMA Consents - Totara Parklands

Moved By Cr Crichton Christie

Seconded By Cr Vince Cocurullo

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.

Carried

5. Information Reports

5.1 Bylaws update report

Moved By Cr Sharon Morgan

Seconded By Cr Sue Glen

That the Planning and Development Committee notes the report.

Carried

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

Moved By Cr Sue Glen

Seconded By Cr Greg Martin

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

Carried

Cr Cutforth left the meeting from 9.34am to 9.36am.

6. Public Excluded Business

There was no business conducted in public excluded.

7. Closure of Meeting

The meeting concluded at 9.59am.

Confirmed this 15th day of March 2018

Councillor Greg Innes (Chairperson)

4.1 New Road Name – RMA Consents – Rock Solid Holdings Ltd

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

1 Purpose

To name two public roads within the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the new public road off Provisional Drive to be named Torrey Pines Rise and the extension off Provisional Drive continue to be named as Provisional Drive.

3 Background

A road name application by Rock Solid Holdings Limited has been received on 13 February 2018, for an extension of Provisional Drive and a new public road.

4 Discussion

Both the extension of Provisional Drive and the new public road name have been considered in accordance with Council Road Naming Policy.

5 Significance and engagement

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

6 Attachments

- 1 Application for the naming of a new road – Rock Solid Holdings Ltd.
- 2 Location Map – Rock Solid Holdings Ltd.

Application for the naming of a new public road and extension of existing public road.

Subdivision at Kamo

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	Torrey Pines Rise	All three names identify with a golfing theme in reference to the Golf Club grounds located nearby.	Accepted	N/A
	Kinloch Close		Accepted	N/A
	Albatross Rise		Accepted	N/A
Extension of Public Road	Provisional Drive	Extension of public road original approved as Provisional Drive in 2009.	Accepted	N/A

Consultation

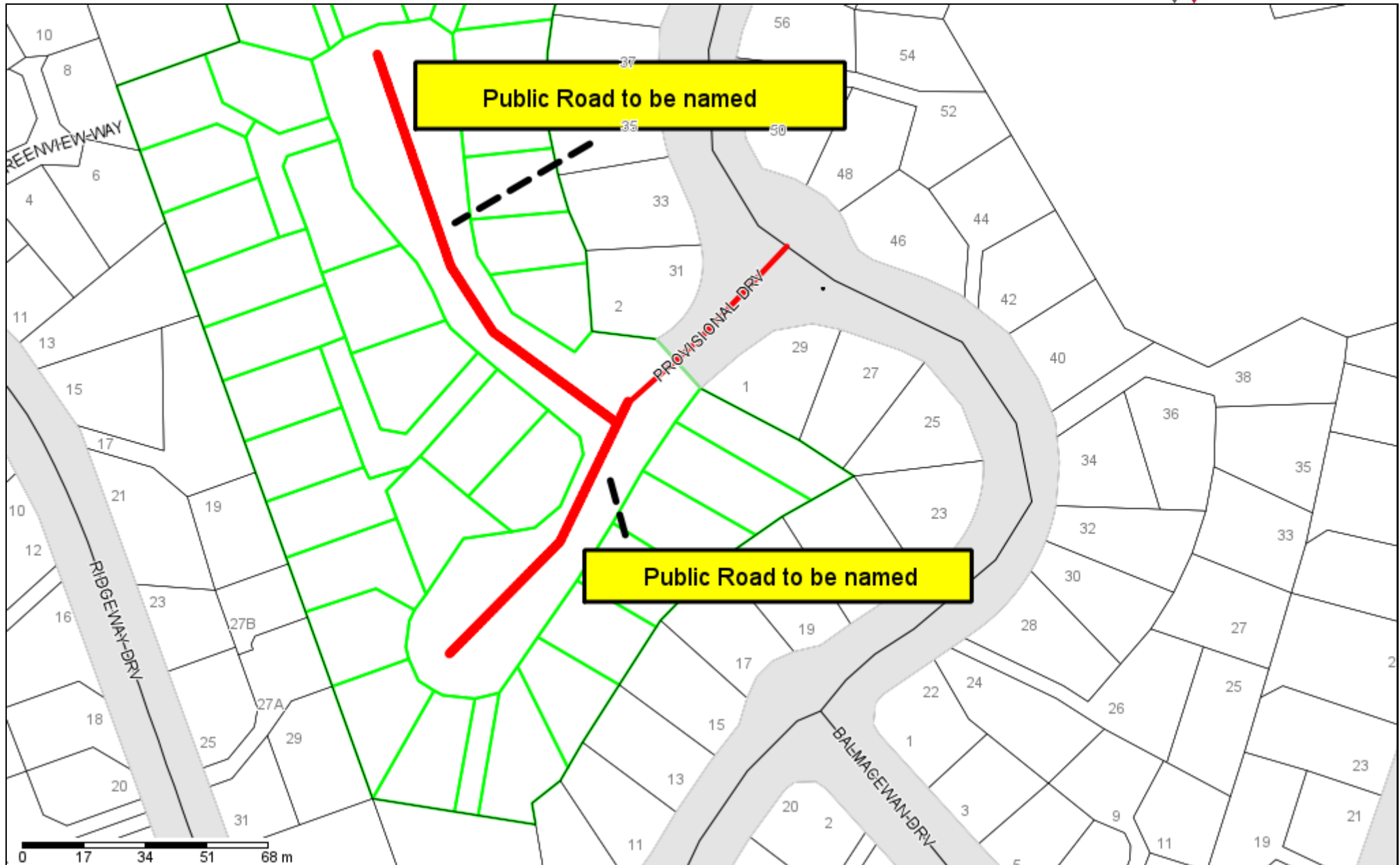
Provisional Drive has originally been approved by Council 2007. No further consultation is required as no titles have been issued yet for this development and the land is therefore owned by the developer, Rock Solid Holdings Limited.

Recommendation

That the extension off Provisional Drive continue to be named as Provisional Drive and the new public road off Provisional Drive be named Torrey Pines Rise.

Document References

Location Map



4.2 New Road Name – RMA Consents – WFH Properties

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

1 Purpose

To name five public roads in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approves the five new public roads, located within the new Subdivision at One Tree Point, to be named:

Public Road 1: Kahukaka Road

Public Road 2: Powhaitere Road

Public Road 3: Kaurinui Crescent

Public Road 4: Puroto Place

Public Road 5: Kapiakauri Road

3 Background

A road naming application for WFH Properties has been received on 26 February 2018 for five new public roads, located within a new subdivision at One Tree Point.

4 Discussion

All road names have been considered in accordance with the Council Road Naming Policy. It is noted that family names associated with the area have been suggested as alternatives (not first choice). No consultation has taken place with the descendants of these families.

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 – WFH Properties – One Tree Point
- 2) Location Map – WFH Properties – One Tree Point

Application for the naming of 5 public roads.

Subdivision at One Tree Point

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

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public Road 1	Kahukaka Road	A name of one of Manaia's sons and one very much in accord with the area in general (Mt Mania) due to the significance of the name itself and relationship to Ruakaka.	Accepted	Yes
	Beveridge Road	The name of the captain of the ship St Michael.	Accepted	N/A
	Chetham Road	The name of one of the predominant families that brought growth to the area. A suggestion by local Ratepayers Assn.	Accepted	N/A
Public Road 2	Powhaitere Road	A significant name applicable to the leadership of the flock (of Kaka).	Accepted	Yes
	Taurangawaka Road	Applies to the general area where many ships come to moor.	Accepted	Yes
	Stack Lane	Name of one of the St Michael landing party.	Accepted	N/A
Public Road 3	Kaurinui Crescent	Applies to the magnificent Kauri that once flourished on this land	Accepted	Yes
	Te Piriti Crescent	Meaning The Bridge. This name applies to the causeway or bridge Manaia attempted to construct from the north side of Whangarei Harbour to the south side at Marsden Pt.	Accepted	Yes
	St Michael Crescent	The name of the ship that took shelter in the harbour entrance in 1823, welcomed by Maori to the west.	Accepted	N/A
Public Road 4	Puroto Place	Te Puroto, meaning lagoon. This cul-de-sac is next to the most northerly reserve that also contains a water	Accepted	Yes

		catchment are likely to pond in a lagoon like manner.		
	Te Taniwha Place	A name commemorative of the Patuharakeke belief that we have a guardian taniwha in our rohe.	Accepted	Yes
	Olney Court	The name of one of the predominant pioneering families that brought growth to the area.	Accepted	N/A
Public Road 5	Kapiakauri Road	This name translates as "Kauri Gum", a resource the area was known for.	Accepted	Yes
	Kitemaunga Avenue	Meaning mountain or mountain view.	Accepted	N/A
	Wade Drive	The name of one of the St Michael Landing party.	Accepted	Yes

Consultation

All Maori names have been provided care of Patuharakeke Trust, who represent the local iwi. No titles have been issued yet for this development and the land is still therefore owned by the developer, WFH Properties.

Recommendation

That the 5 new public roads within new One Tree Point subdivision be named as follows:

Public Road 1: Kahukaka Road

Public Road 2: Powhaitere Road

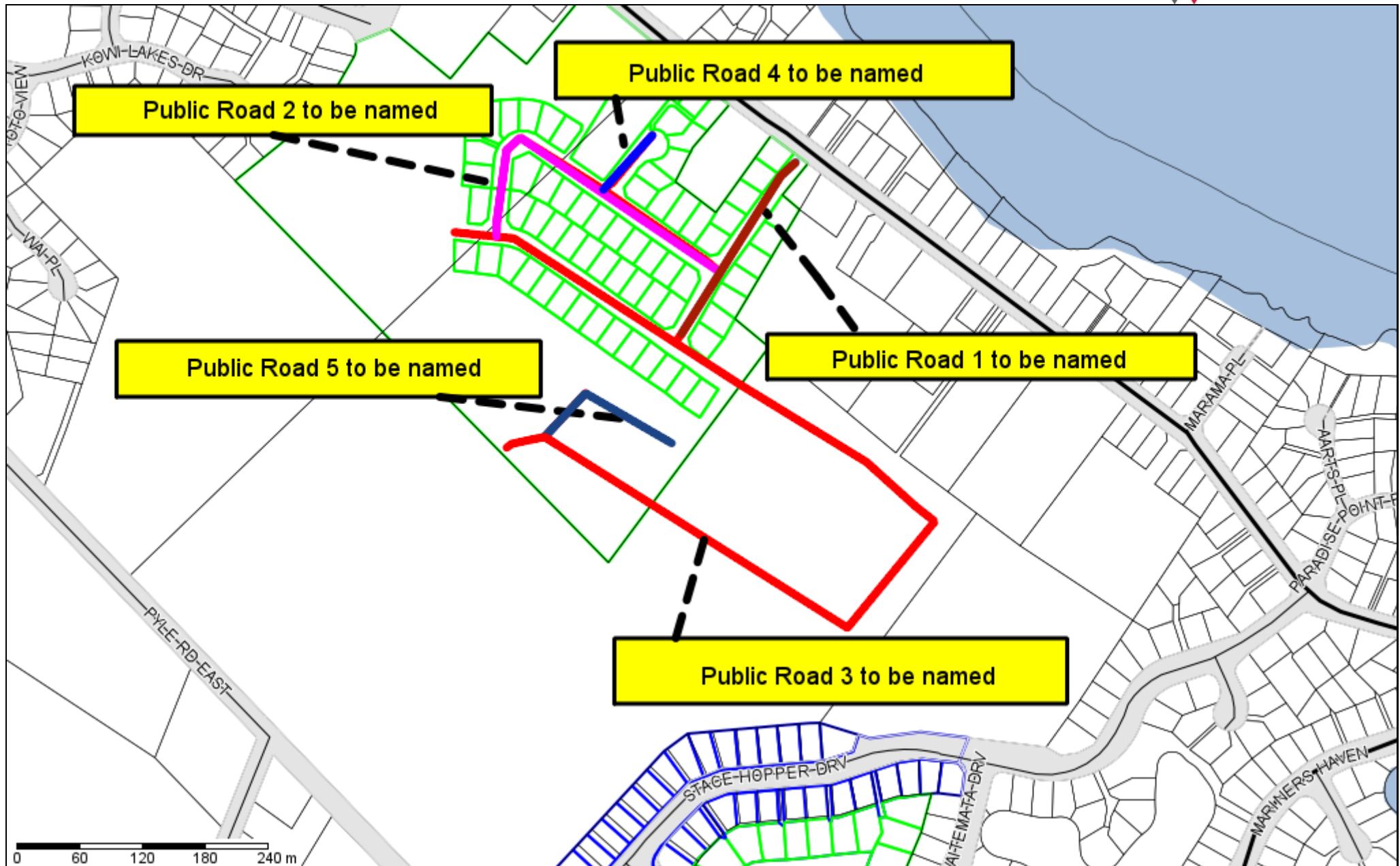
Public Road 3: Kaurinui Crescent

Public Road 4: Puroto Place

Public Road 5: Kapiakauri Road

Document References

Location Map



5.1 Planning and Development and Strategy and Democracy Operational Report

Meeting: Planning and Development Committee

Date of meeting: 15 March 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 March 2018.

3 Discussion

Planning and Development

February has been a busy month with a high level of activity in the building consent area. However, resource consent applications have dropped off, probably due to the release of the rural plan change decisions. Throughput of building consents has improved significantly, achieving >90% on time for the three consecutive weeks from 23 February to 2 March 2018.

We have received 20 appeals to the rural plan change decisions, none of which are significant in terms of seeking fundamental changes. However, the breadth of one or two of the appeals will prevent significant sections of the plan change from being made operative until the appeals are resolved.

District Development is heavily involved in preparing submissions to the Provincial Growth Fund. The report on the economic impact of the British and Irish Lion's Tour has just been released and will be reported at the next Planning and Development meeting. For your information, the Whangarei District Quarterly economic monitor has been summarised in this report.

We have begun a strategic review of the commercial property portfolio with assistance from an independent property advisor, Stuart Bagley from The Property Group (TPG). Included in the March Scoping Meeting is a workshop with Stuart to outline the proposed objectives for the project and discuss and obtain Councillors input into defining the scope and project plan for the project. This is outlined in more detail later in this report.

Ministry of Business, Innovation & Employment's Summary of the 2015-2017 Technical Review Programme

Councillors may have heard a news item on Radio New Zealand on 5 March about Council's performance on its responsibilities for building warrants of fitness and other TLA functions. In this four-minute-long item, two Councils of a similar size were cited (New Plymouth and Whangarei) which both had around 900 buildings which they were responsible for monitoring. Whangarei's performance was notably better in terms of the number of on-site audits they had conducted (4,000) and the number of Notices to Fix we had issued (127). The feedback from MBIE was reassuring that the function is being properly administered.

Strategy

The City Centre Plan was launched on 23 February with a "tactical urbanism" event held on Butter Factory Lane. The precinct plan for the city core is now in development.

The Recreation Strategy scope is completed in draft. Once approved the Strategy will be developed.

All other work by the team is on programme.

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 – March 2018.

March Operational Report

Planning and Development and Strategy and Democracy (February 2018 activities)

District Development

Economic Development

Whangarei District Quarterly economic monitor - December 2017

As per Infometrics' provisional estimate of GDP, Whangarei's economy expanded by 2.1% in 2017. Household consumer spending indicators were particularly strong, while business investment also expanded.

Commercial confidence to invest in Whangarei has risen over the past year. The value of non-residential building consents in 2017 rose more than 50%. ASB recently opened a branch in brand new premises on the opposite side of Rathbone Street – the first major new commercial development in Whangarei's CBD since the Quest Hotel.

Business spending on vehicles also climbed, with commercial vehicle registrations increasing 16% in 2017 to a record 1,222. Traffic flows in Whangarei increased by 4.1% in 2017.

Expanding business activity has led to a strengthening of employment conditions in Whangarei. The district's unemployment rate has fallen to its lowest level since 2009, while the average number of people receiving Jobseeker Support in 2017 was 3.5% below its 2016 level.

Infometrics' Regional Economic Profile also shows that there were an additional 981 jobs in Whangarei District in the March 2017 year. This growth was driven by gains in construction (234 jobs), public administration and safety (121), health care and social assistance (97), retail trade (97), and professional services (82).

Regional Economic Development Minister Shane Jones recently announced \$17.5m of targeted spending to support infrastructure, industry development and tourism in Northland, including the Hihiaua Cultural Centre in Whangarei.

House price growth in Whangarei has slowed to below 10% pa, after having pushed above 20% pa in 2016. As we have evidenced, homebuilding activity has risen over the past couple of years, but capacity constraints were a contributor to a 1.8% easing in consent numbers in 2017. Residential rents in Whangarei during the December 2017 quarter were 7.8% above their 2016 level, compared to 2.9% growth nationally.

Commercial Property

Strategic Commercial Property Project

WDC ran a competitive procurement process to select an experienced property professional to provide independent strategic advice on management and future enhancement of the Council's commercial property portfolio, including formulating an investment strategy and advising on appropriate delivery and a governance structure. From that process The Property Group Limited (TPG) was appointed and the project is now underway.

The Property Group is New Zealand's largest specialist property consultancy which delivers expertise in a range of property services to corporate, government and private landowners. TPG advises over 500 clients across New Zealand including New Zealand Transport Agency, Fonterra, Office of Treaty Settlements, MBIE, Auckland City Council/ Panuku Development, Queenstown Lakes, Tauranga and Rotorua District Councils. The company has 140 staff in 12 office nationwide.

WDC will be able to take advantage of TPGs knowledge and experience gained from similar undertakings for other Councils and public sector organisations, which involved advising them on appropriate governance and delivery strategies for the management and enhancement of their commercial property portfolios. During 2017 TPG has undertaken property work for 46 out of the total 78 TLAs nationwide.

The project will be led by Stuart Bagley who has a wealth of experience in providing strategic level advice on property portfolios including the organisation and governance for property management and development. As the Senior Advisor Property Development at North Shore City Council, he was responsible for generating a net income stream from commercial property investment and introduced property investment innovation and methods which doubled the property rental income generated from Council's commercial investment properties. He currently advises boards on property development and investment strategy. Stuart will be presenting and working with elected members at the workshop in the March Scoping meeting.

Town Basin

Unsettled and unpredictable weather over the past month hasn't dampened the vibrancy of the Town Basin. The Artisans and Night markets continue to draw a large following from both visitors and locals.

The marina swap meet and white plate dinner events again were well supported. There appears to be more and more interest from sporting and community groups utilising the Hatea Loop and Town Basin environment.

Minor maintenance work has been completed to address frustrating leaks for some tenancies. Many have been associated with the short, high volume rainfalls that have been experienced over the month.

There has been very little feedback from tenants regarding the impact of paid parking since the implementation early February. So far a tenant has indicated a 'positive turn over in car park users and availability of spaces' and while another has indicated 'reduced door counts of 30% for the month'. It still may be early days to gauge the true impact. The Commercial Property Manager will continue to support the Roding team who are monitoring the situation.

Forestry – Whau Valley Dam

The harvesting schedule has been completed with an anticipated start date of 12 March. The unsettled weather patterns recently experienced are predicted to stabilise from mid-March to the end of April. The contractors, Water Services, Commercial and Communications have worked together to establish an appropriate communication strategy that is being implemented.

A temporary road is to be installed on site in anticipation of the delivery of equipment. Signage to reflect the situation has been installed at the entrance of the dam. A letter of introduction and remediation plan for the identified harvest impacts, has been finalised and will be hand delivered to each residential dwelling. The immediate neighbours have already been informed in person of the situation. An updated article in 'The Leader' has been completed to notify the wider public. This will provide assurances regarding the protection of the water source, traffic movements and also notify users of the forest that it will be closed to the public for the duration of the contract.

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

Demolition is in full swing. There are finally some visible signs of the structures slowly being removed. Asbestos contaminated sheets are being removed individually. The daily routine includes vacuuming and cleaning of removal areas with continuous monitoring of equipment and medical testing of staff.





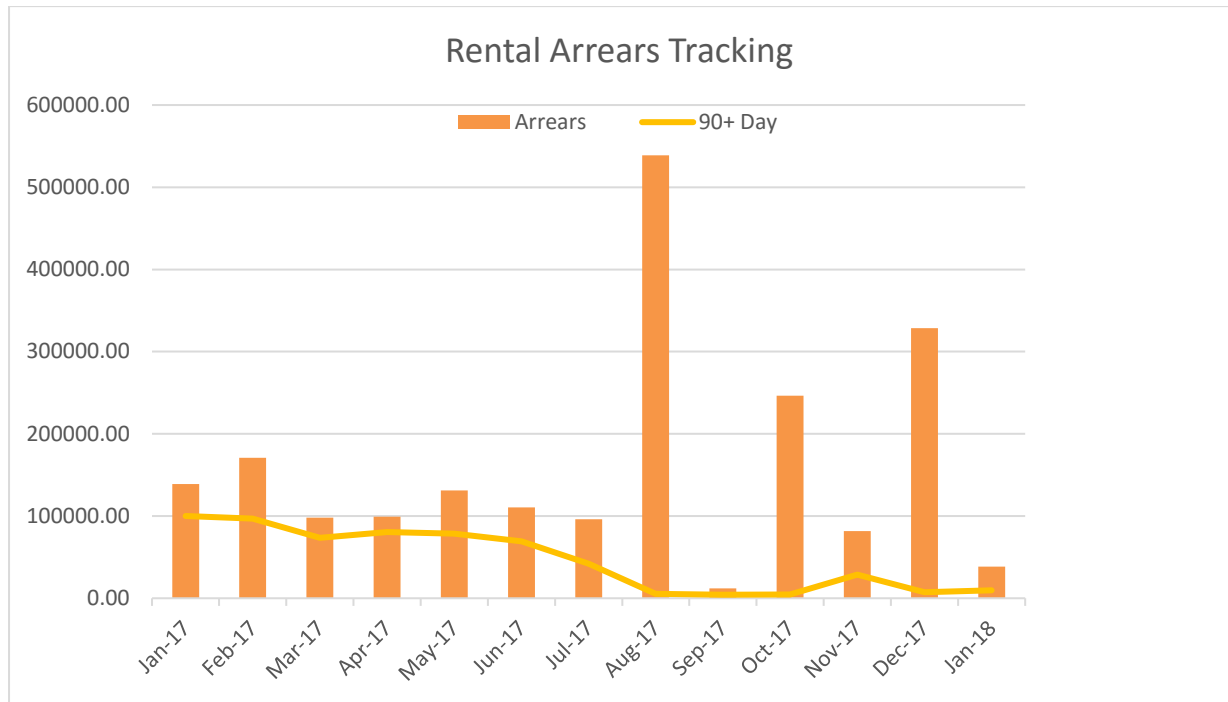
Rent Reviews/Renewals

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 legal cost awarded to Council regarding the recent rental arbitration have been removed from the graph as they are not technically rental arrears. Staff are still progressing their recovery and will keep Council updated of progress.



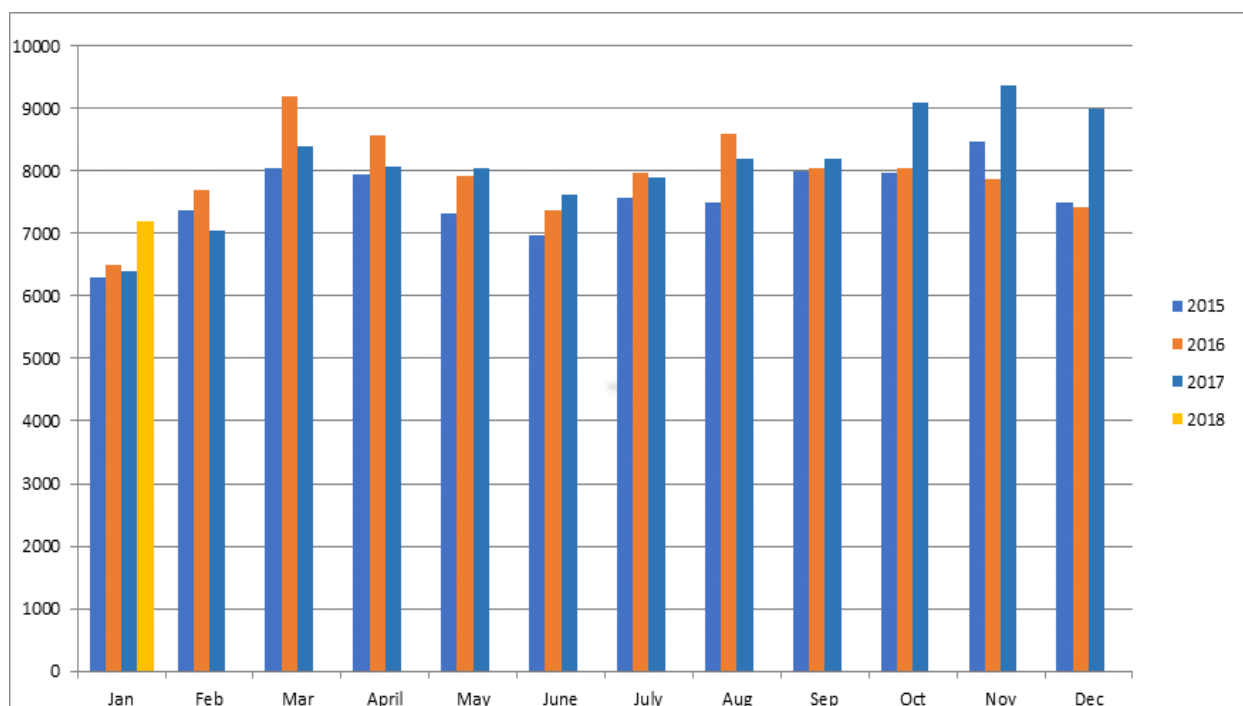
*The data is reflective of the entire January invoicing cycle.

Airport

Passenger numbers

Passenger numbers for January have jumped significantly as the graph shows below. This can be partly attributed to some Kerikeri diversions during bad weather and a continued trend based on the schedule changes from last October.

Monthly Passenger numbers



Overall movements

February has seen an overall decline in total movements including helicopters and light aircraft (438 reduced to 322) as a consequence of storm events.

Airport Operations

- Work is well under way to renew our operating certificate. The application to the CAA has been completed and the Airport will be visited on 19 March.
- A two day SMS (Safety Management System) training course has been scheduled for early March. The CAA will be outlining the process and confirming deadlines re the implementation and requirements of the new management systems.
- An Airport User Group meeting was held and was well attended. Discussions included the review of airport landing fees. All were invited to provide feedback before a final proposal to the group is circulated next month.
- Runway maintenance was completed including:
 - sweeping with a steel brush to remove rubber build up (loss of friction)
 - stone chip vacuumed up from taxi ways
- There has been two separate reports of car vandalism at night. Locking access gates at night and chains across the terminus entrance ways have been implemented as an immediate deterrent. The situation will continue to be monitored.
- Removed un-sightly rubbish deposited some years ago on airport land by council contractors.

Strategic Planning

City Centre Plan

Work is now underway on the actions from the adopted City Centre Plan, with initial focus on the City Core Precinct Plan.

A successful launch event for the plan combined with street art, food and entertainment was held at Butter Factory Lane on 23 February.



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

Work is underway 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. An overview will be given at the March scoping meeting.

Recreation Strategy

The scope for the proposed Recreation Strategy will be discussed with Councillors in March with staff from our Strategy Department, Parks Department as well as representatives from Sport Northland.

Kaipara Moana Treaty Settlement

A meeting was held between Kaipara Moana Working Party, Ngati Whatua and the Office of Treaty Settlement. This was a significant first meeting between three parties and it outlined the process ahead for 2018. A follow up meeting will be held on 6 March, with further regular meetings programmed in for the next few months. A report to Council will be prepared which outlines key matters for the negotiations.

Long Term Plan

The Strategy Department have continued to assist in the LTP through project management of the programme and the strategic direction and activity profiles. The LTP is now moving into the consultation phase with a number of public meetings through March to the close of submissions on 7 April.

The strategy team will be assisting with the summarising and analysis of submissions as well as putting in place a project plan for the delivery of material to Council for the deliberations.

District Plan

PC131 GMO

Council is currently waiting for an Environment Court decision on the WDC appeal against the Northland Regional Policy Statement (RPS), with legal submission circulation ending on 16 February 2018. Once the decision on the remaining point of appeal on the RPS is made a timetable will be set for the hearing of appeals against the FNDC and WDC GMO plan changes.

WDC, in its submission to the proposed Northland Regional Plan, requested the inclusion of appropriate GMO provisions. Northland Regional Council's hearing panel has asked submitters seeking such provisions to provide a full section 32 evaluation to support their submission. A section 32 evaluation is being drafted collaboratively with FNDC (who made the same submission to NRC).

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

The appeal period for these plan changes ended on 1 March 2018. At the date of writing this report notice of appeal had been serviced to Council by the following parties:

- M Aylward
- DJ Scott
- B & D France- France Farms
- A Waldron
- National Institute of Water and Atmospheric Research Limited
- Blue Moon Limited
- Ginty Naenae Ltd
- Horticulture NZ
- W Huband
- Reyburn and Bryant 1999
- GBC Winstone
- Landowners Coalition Inc
- R Brown
- Royal Forest and Bird Protection Society
- D Davies and G Davies-Kyte
- Transpower New Zealand
- A & R LaBonte and J & C Wildermoth
- Mojo Trust
- Fonterra Limited
- R & M Dobbs

District Plan Staff have been busy responding to both internal and external customer enquiries about interpretation of the decision, appeal process and rule weighting.

Collaborative Drafting

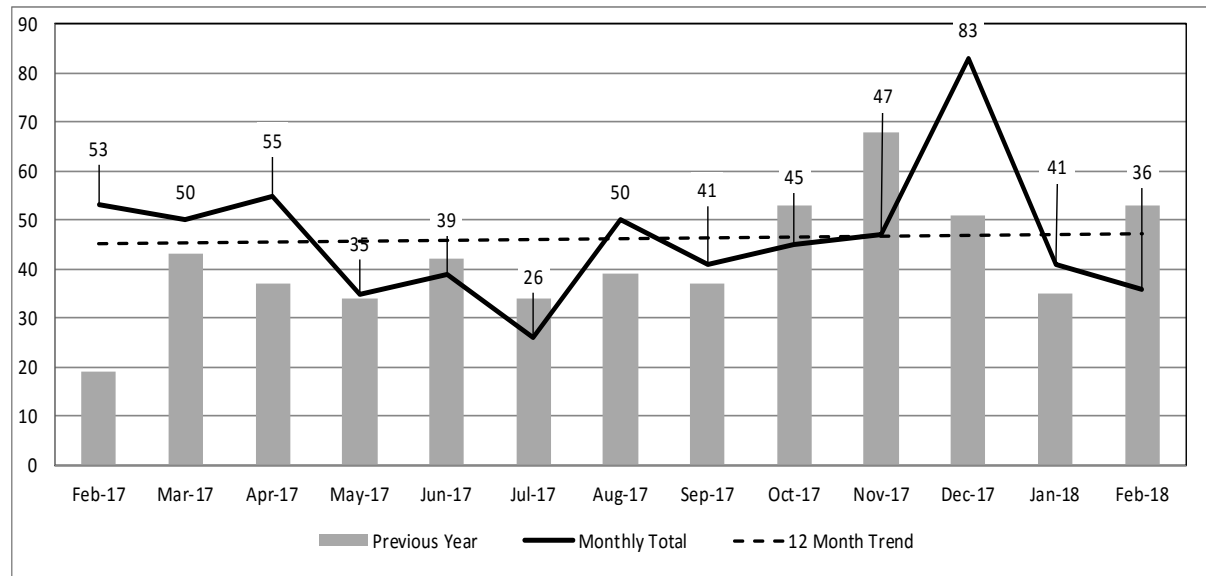
Working groups have been established with policy staff from FNDC and KDC to collaboratively work on:

- Mapping of Significant Natural Areas as required by the Regional Policy Statement (particularly Appendix 5).
- Implementation of the NRC coastal hazard mapping.

Resource Consents

Resource Consent Processing

Following the peak of December (83 applications), as expected the number of applications received dropped significantly during February to 36. This is due to the release of decisions on submissions to the Plan Changes. The Plan Changes (in relation to the general rural area) are more restrictive than the Operative District Plan and the fall off in application numbers reflects the influx of applications made in December and January before the new rules had effect.



Subdivision

Subdivision applications equated to 44% of the total number of applications. An application for 432 residential sites has been made at One Tree Point and this is being currently processed and a 17-lot residential subdivision at Kamo East has also been received.

Landuse

Landuse applications made up 56% of the total number of resource consents for the period. The consent required under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) for the earthworks associated with the clean-up of land following leakage from the refinery to Auckland fuel products pipeline has been issued.

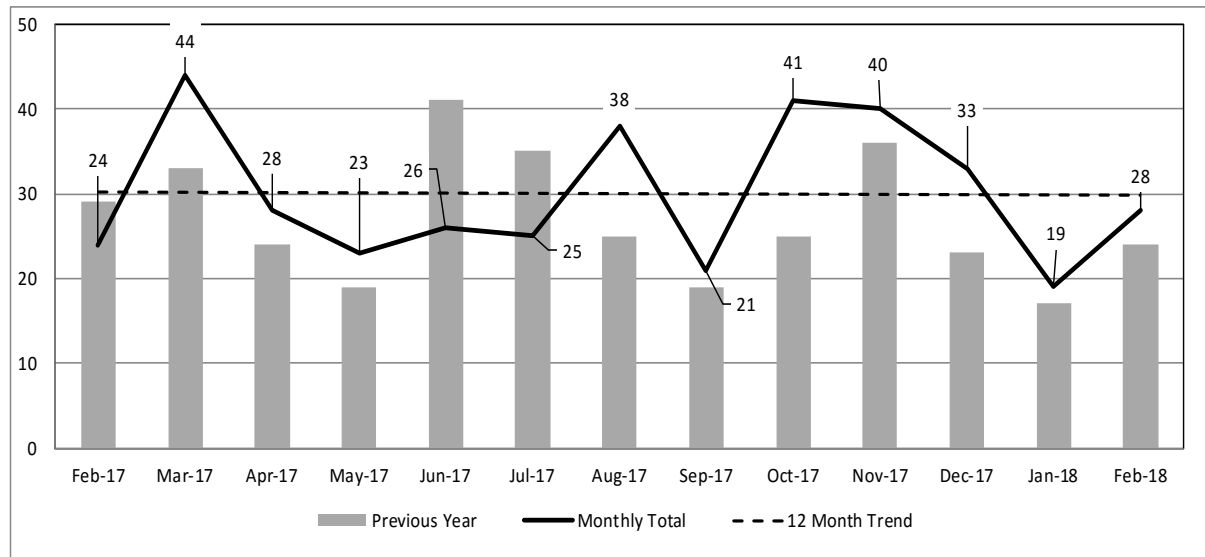
The application by Zodiac Holdings Ltd to construct and operate a water loading facility at Poroti continues to be processed with all required further information now provided.

Consent has been granted to an existing quarry at Titoki to increase its annual maximum amount of aggregate from 10,000m³ to 30,000m³.

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

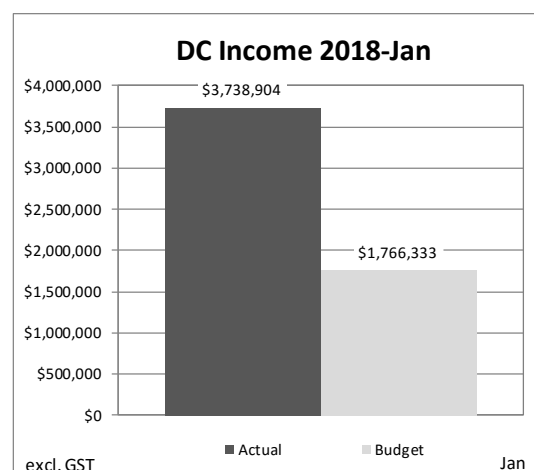
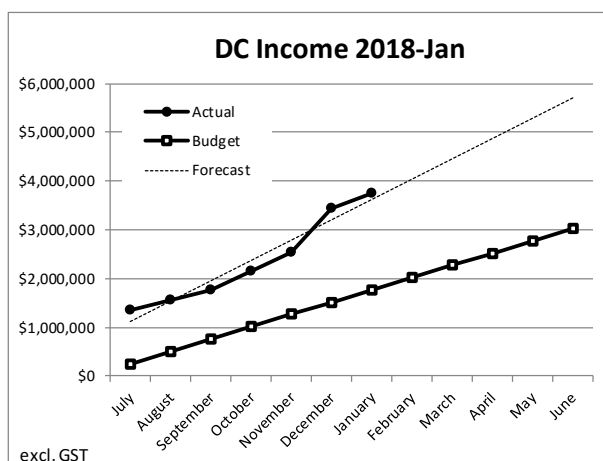
Post-Approval

Following the January lull period, application numbers have increased to the expected levels for this time of year and with the continued earthwork season in full swing the next few months will see an increase in the number of developers looking to apply for their completion certificates.



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 January is \$3.7M. 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. (Note, due to the date of writing this report, numbers for February are not available).



Appeals

There are no current appeals in relation to resource consents.

Building Control

The Ministry of Business, Innovation and Employment's Technical review summary has been released and Whangarei has featured as a territorial authority doing well. We have a high number of audits performed and good statutory follow through with notices for building safety being issued and addressed by building owners. Radio New Zealand has reported this on Monday 5 March 2018 as Whangarei being a Council that knows its responsibility and public buildings.

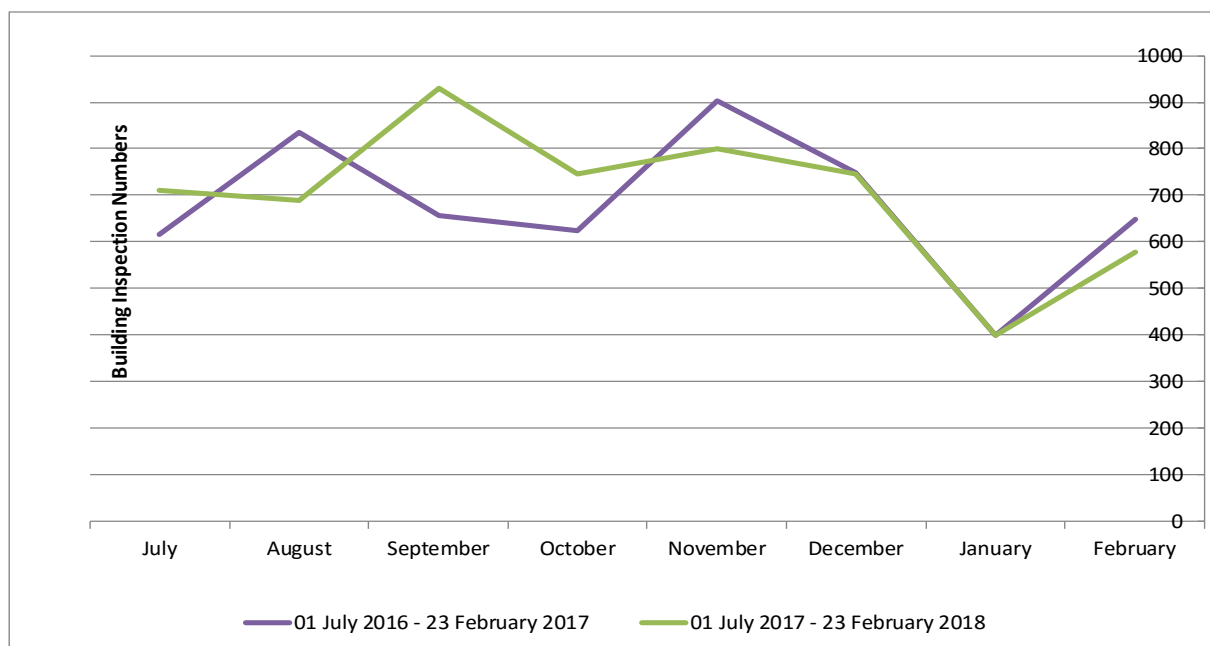
Building Consent Processing

Building consent applications have continued to show a steadiness in activity. The number of consents issued within timeframe has continued to hold at an improved level. The continued use of the overflow contractors has brought more technical capacity.

Performance Indicators			
		Feb-18	Year's Average To Date
Building Consents	Issued In 20 Days	89%	56%
LIMs	% Within 7 Days	75%	94%
LIMs (Statutory Requirement)	% Within 10 Days	99%	100%
PIMs	% Within 5 Days	85%	92%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	96%

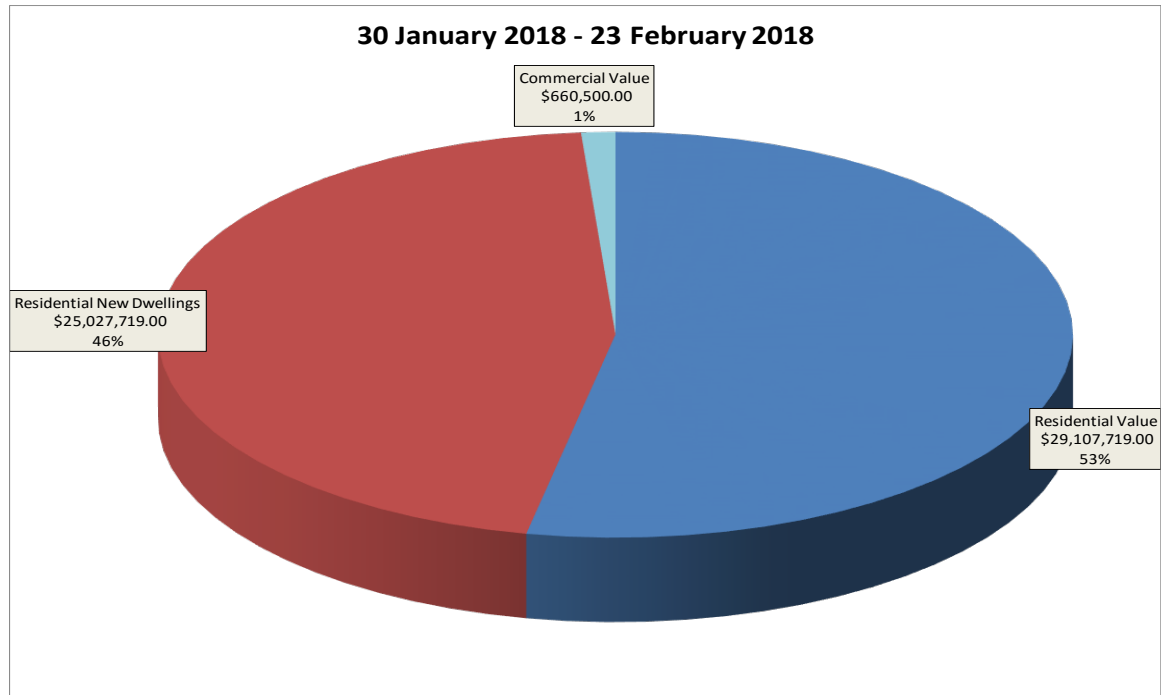
Inspections

Inspection numbers have now increased with the seasonal build cycle. There will be an increase for inspections and with the successful recruitment of an experienced and respected building officer we expect to increase our service levels.



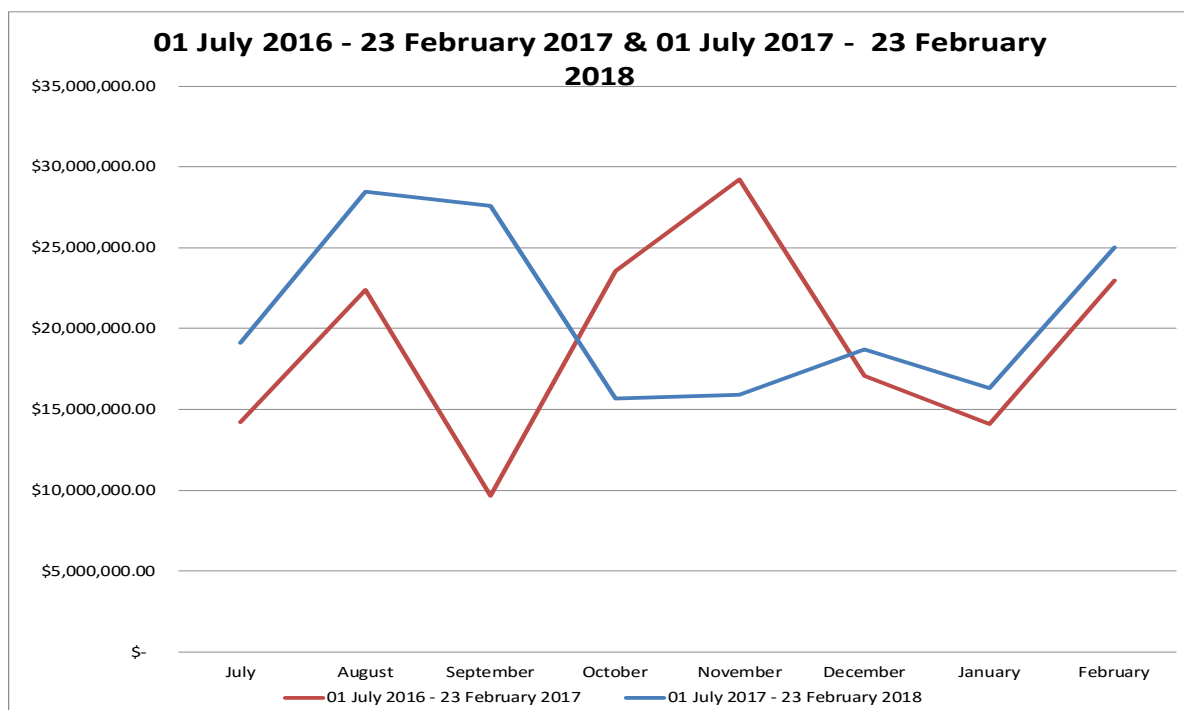
Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 46% of all of the overall building work. This continues to be a strong trend of residential strength. Northland, Tauranga (the Bay of Plenty) and Hamilton have shown this trend over the last 2-3 years.

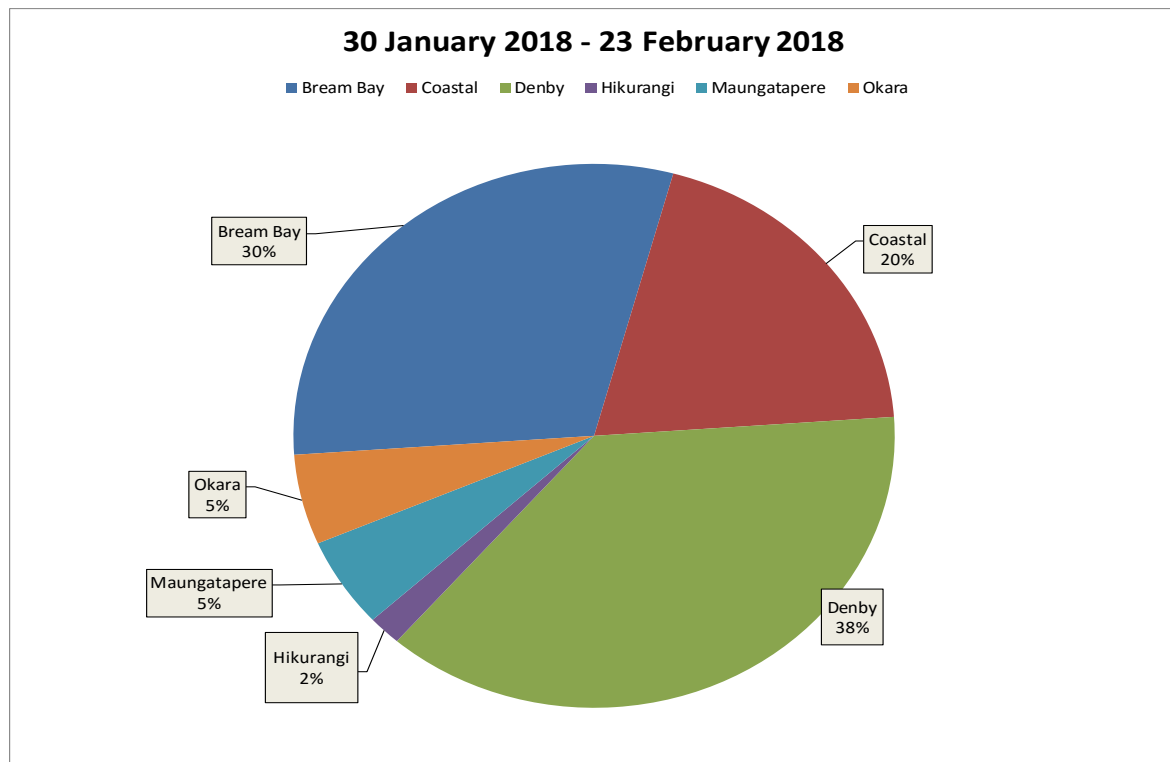


New Dwelling Trends and Wards

New dwellings have risen in this period and the value of new dwelling is ahead of last year's cycle. There has been a forecast of 7% growth and the dollar value has shown this is tracking so far.



The district is showing a consistency in the wards for growth, with Denby being the largest area then Bream Bay, Coastal then Okara with the remainder being rural areas. The graph below refers to these trends.



Health and Bylaws

Food Act 2014 Implementation

The three year phased implementation of the new Food Act continues, which this month saw Environmental Health Officers hold a number of workshops with those sectors, who according to the Act need to register and transition before the end of March 2018. From schools, especially, there is substantial push-back for this. Schools blame both the Ministry for Primary Industries for introducing this new legislation, which they deem unnecessary and too prescriptive and territorial authorities (WDC) for charging registration and verification fees (as provided for under the Act) for this service.

Alcohol Licensing Compliance

During the month, the Alcohol Regulatory and Licensing Authority (ARLA) held hearings in Whangarei for both an enforcement and an opposed renewal application of a licence held by a Central Business District tavern licensee. The applications were brought against the licensee by the licensing inspector, due to a number of on-going and substantial breaches of the Act and licensing conditions and the licensee's apparent inability or unwillingness to rectify these breaches. Whilst the Authority in their decision found insufficient evidence to ratify the enforcement application and cancel or suspend the licence, the Authority did find sufficient evidence to decline to renew the licence and effectively closed down the premises.

All in all, a good outcome for the district. This decision serves as a warning to other non-complying licensees to ensure that they have proper management and compliance systems in place, to ensure that the Act and licence conditions are abided by and that Whangarei District Council and the ARLA won't tolerate breaches.

In the near future, the Whangarei District Licensing Committee will hear an opposed new on-licence application for one of our existing rural taverns, where the new owners of the premises have been unable to satisfy all three reporting agencies (Police, Medical Officer of Health and the licensing inspector) that they have suitable systems and management practises in place, to properly manage these premises. In an unusual move, the taverns previous owners surrendered their base licence to the Authority, which meant that the new owners could no longer continue to trade under this base licence and through the Temporary Authority process. Thus the new owners were forced to close down, both the on- and off-licence alcohol sales until the licence application has been heard and potentially granted.

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.