

Community Development Committee Agenda

Date: Thursday, 21 November, 2024

Time: 11:00 am

Location: Civic Centre, Te Iwitahi, 9 Rust Avenue

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

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

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

Please refer to minutes for resolutions.

Community Development Committee – Terms of Reference

Membership

Chairperson Councillor Gavin Benney

Deputy Chairperson Councillor Carol Peters

Members His Worship the Mayor Vince Cocurullo
 Councillors Nicholas Connop, Ken Couper, Jayne Golightly, Phil Halse, Deborah Harding, Patrick Holmes, Marie Olsen, Scott McKenzie, Simon Reid, Phoenix Ruka and Paul Yovich

Meetings Monthly

Quorum 7

Purpose

To oversee functions of Council that interact, support and provide services for the community, including to disburse funds as determined by the Whangarei District Council Grants, Concessions and Loans Policy.

Key responsibilities

- Policy and planning for the provision of community development, culture, arts and heritage and events
- District venues and community events
- Libraries services (Central Library, Branch Libraries, Mobile Library services)
- Customer Services
 - Customer Services Civic Centre and Ruakaka Service Centre
 - Contact Centre Services
 - Isite services
 - National Claphams Clock Museum
 - Request system
- Community services
 - Community sector liaison and support (Advisory Groups)
 - Community safety (City Safe, CCTV)
- Pensioner housing
- Property asset management
 - Pensioner housing

- Forum North
- Community halls
- Civil Defence Emergency Management
- Heritage, culture, arts and creative industries sector liaison
- Community development led programmes
- Operational accountability of performance including:
 - Health and Safety
 - Regular reporting on service delivery
 - Compliance
 - Sustainability
 - Finance
- Reporting on capital projects
- Procurement – general procurement relating to the areas of business of this committee, within delegations
- Shared services – investigate opportunities for shared services for recommendation to council
- To carry out the funding process in accordance with the Whangarei District Council Grants, Concessions and Loans Policy in an objective, fair and transparent way.
- Council Controlled Organisations (CCOs) – monitoring the financial and non-financial performance of CCOs whose functions would otherwise fall under the scope of this committee. Includes trading CCOs (CCTOs) and those CCOs exempted under the LGA. Responsibilities include:
 - advising on the content of annual Statement of Expectations to CCOs
 - agreement of the Statement of Intent
 - monitoring against the Statement of Intent
 - for exempted CCOs, monitoring and reporting as agreed between Council and the organisation
 - quarterly reporting on performance

CCO accountable to this committee:

- Hatea Art Trust (HAT)
- Hundertwasser Art Centre (HAC)
- Whangarei Art Museum (WAM)
- Northland Events Centre Trust 2021 (NECT2021)

Delegations

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
- a) approval of a submission to an external body.
 - b) establishment of working parties or steering groups.
 - c) adoption of strategies and policies relating to the key responsibilities of this committee (except for those that cannot be delegated by Council under Clause 32(1)(f) of Schedule 7 of the Local Government Act (LGA).
 - d) the approval of expenditure of less than \$5 million plus GST.
 - e) the power to adopt the Special Consultative Procedure provided for in Section 83 to 88 of the LGA in respect of matters under its jurisdiction (this allows for setting of fees and bylaw making processes up to but not including adoption).
 - f) the power to delegate any of its powers to any joint committee established for any relevant purpose under clause 32, Schedule 7 of the Local Government Act 2002.

The Committee does not have:

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

Community Development Committee Meeting Minutes

Date: Thursday, 17 October, 2024

Time: 11:00 a.m.

Location: Civic Centre, Te Iwitahi, 9 Rust Avenue

In Attendance

Cr Carol Peters (Acting Chairperson)
 Cr Gavin Benney (Teams)
 His Worship the Mayor Vince Cocurullo
 Cr Nicholas Connop
 Cr Ken Couper
 Cr Phil Halse
 Cr Deborah Harding
 Cr Patrick Holmes (Teams)
 Cr Marie Olsen
 Cr Simon Reid
 Cr Phoenix Ruka
 Cr Paul Yovich

Not in Attendance

Cr Jayne Golightly
 Cr Scott McKenzie

Scribe

C Brindle (Senior Democracy Adviser)

1. Declarations of Interest / Take Whaipānga

No declarations of interest were made.

2. Apologies / Kore Tae Mai

Cr Jayne Golightly (absent) and Cr Scott McKenzie (absent on council business)

Moved By His Worship the Mayor

Seconded By Cr Simon Reid

That the apologies be sustained.

Carried

3. Confirmation of Minutes of Previous Community Development Committee Meeting / Whakatau Meneti

Item 3.1

3.1 Minutes Community Development Committee Meeting held 19 September 2024

Moved By His Worship the Mayor
Seconded By Cr Phil Halse

That the minutes of the Community Development Committee meeting held on Thursday 19 September 2024, 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 Yovich joined the meeting at 11.02am following Item 4.1.

4. Decision Reports / Whakatau Rīpoata**4.1 Creative Northland and Whangarei District Council Whangarei Arts Culture and Heritage Strategy**

Moved By His Worship the Mayor
Seconded By Cr Ken Couper

That the Community Development Committee:

1. Receives the Whangarei Arts Culture and Heritage Strategy 2024 - 2029 Review agenda item.
2. Approves and adopts the reviewed draft Whangarei Arts Culture and Heritage Strategy 2024-2029 and action plan.
3. Endorses the next steps for the review of the Whangarei Arts and Culture policy and subsequent public consultation.
4. Approve the Whangarei Arts Culture and Heritage Strategy be reviewed in five years in 2029.

Carried

4.2 Community funding for October 2024

A supplementary agenda providing the Mt Manaia Bowling Club application was circulated prior to the meeting.

The motion was taken in parts.

Moved By His Worship the Mayor
Seconded By Cr Paul Yovich

1. That the Community Development Committee approves community grants totalling \$129,800 as follows:
 1. Bream Bay Sports Trust – club coordinator \$10,000
 2. I Have A Dream Charitable Trust – whanau event Carry over
 3. Kaurihohore Cemetery Trust Board – mowing Decline

Item 3.1

- | | |
|---|-----------|
| 4. Onerahi Bowling Club – artificial green | \$100,000 |
| 5. Sail Northland Charitable Trust – coach wages | Decline |
| 6. Totara Grove Playcentre Charitable Trust – food forest development | \$4,800 |
| 7. Whangarei Group Riding for the Disabled – operating costs | \$10,000 |
| 8. Mt Manaia Bowling Club – sprayer and concrete pad | \$5,000. |
2. That the Community Development Committee offers a community loan totalling \$100,000 at the standard LGFA repayment rate as follows:
Church Unlimited Whangarei – community facility development \$100,000.
3. That the Community Development Committee reviews the Community Funding Policy to reflect the Government's view of loans and grants.

Cr Holmes called for a division on the motion.

Recommendation 1 - 1,2, 3, 5, 6, 7, 8 & 9

	For	Against	Abstain
Cr Carol Peters	X		
Cr Gavin Benney	X		
His Worship the Mayor	X		
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Marie Olsen	X		
Cr Simon Reid	X		
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
Results	12	0	0
			Carried (12 to 0) Unanimous

Item 3.1

Recommendation 1 (4) – Onerahi Bowling Club

	For	Against	Abstain
Cr Carol Peters	X		
Cr Gavin Benney	X		
His Worship the Mayor	X		
Cr Nicholas Connop	X		
Cr Ken Couper		X	
Cr Phil Halse		X	
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Marie Olsen		X	
Cr Simon Reid		X	
Cr Phoenix Ruka			X
Cr Paul Yovich	X		
Results	7	4	1

Carried (7 to 4)

Recommendation 2 – Community Loan - Church Unlimited Whangarei

	For	Against	Abstain
Cr Carol Peters	X		
Cr Gavin Benney		X	
His Worship the Mayor	X		
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding		X	
Cr Patrick Holmes		X	
Cr Marie Olsen	X		
Cr Simon Reid	X		
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
Results	9	3	0

Carried (9 to 3)

Item 3.1

Recommendation 3 – Review Community Funding Policy

	For	Against	Abstain
Cr Carol Peters		X	
Cr Gavin Benney		X	
His Worship the Mayor	X		
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Phil Halse	X		
Cr Deborah Harding		X	
Cr Patrick Holmes		X	
Cr Marie Olsen	X		
Cr Simon Reid	X		
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
Results	8	4	0
			Carried (8 to 4)

5. Information Reports / Ngā Pūrongo Kōrero**5.1 Annual community funding report 2023-24****Moved By** Cr Nicholas Connop**Seconded By** Cr Simon Reid

That the Community Development Committee notes the annual community funding report for 2023-24.

Carried**5.2 Annual rent concessions report 2024****Moved By** Cr Simon Reid**Seconded By** Cr Carol Peters

That the Community Development Committee notes the rent concessions report for 2024.

Carried**5.3 Council Event Development Fund Program 2024 -2025****Moved By** Cr Simon Reid**Seconded By** Cr Marie Olsen

That the Committee receives the Event Development Fund Events Plan 2024 – 2025.

Carried

Item 3.1

5.4 Community Group Operational Report - October 2024

Moved By His Worship the Mayor
Seconded By Cr Nicholas Connop

That the Community Development Committee receives the Community Group Operational Report for September 2024.

Carried

6. Public Excluded Business / Rāhui Tangata

There was no business conducted in public excluded.

7. Closure of Meeting / Te katinga o te Hui

Cr Ruka closed the meeting at 12.01pm with a karakia/prayer.

Confirmed this 21st day of November 2024

Cr Carol Peters (Acting Chairperson)

4.1 Pensioner Housing Review - Future Growth Opportunities

Meeting: Community Development Committee
Date of meeting: 21 November 2024
Reporting officer: Jacki Cooper – Manager, Community Development

1 Purpose / Te Kaupapa

To outline the findings from the Pensioner Housing Future Growth Opportunities Report and progress the next steps of the review.

2 Recommendations / Whakataunga

That the Community Development Committee:

1. Receives the Pensioner Housing Future Growth Opportunities Report;
2. Endorses the findings of the Report;
3. Notes that staff will investigate options for partnering with Community Housing Providers (CHPs) to better understand how Council may facilitate expansion of its Pensioner Housing portfolio.

3 Background / Horopaki

Council owns 164 self-contained single and twin units across Whangārei. Council's pensioner units provide a safe, affordable, and age-friendly environment for independently living retirees.

On 6 July 2022, a Council briefing was held to discuss Council's position to explore and identify options to support the delivery of its pensioner units. Council confirmed there was no support for Council to relinquish the portfolio. The meeting highlighted:

- a) There was a desire to retain a role in the provision of pensioner housing.
- b) There was a willingness to consider expansion of the portfolio to meet demand.

Te Rautaki Whare o Whangārei / Whangārei District Housing Strategy

On 27 September 2022, Council adopted Te Rautaki Whare o Whangārei / Whangārei District Housing Strategy. The Strategy detailed how the district's ageing population:

- was forecasted to be the highest growing age demographic over the next 15 years;

- they were experiencing increased housing pressures due to worsening economic conditions, growing housing unaffordability and lack of housing choice for their respective lifestyle;
- preferred to live independently and remain connected to their community, and;
- require homes that are fully accessible as they enter the later stages of their lives.

The strategy recommended that Council:

1. Investigate options to deliver and support Pensioner Housing
2. Work through long-term Pensioner Housing investment opportunities with Kāinga Ora, Community Housing Provider(s), and the private sector.
3. Review and update the Whangārei District Pensioner Housing Policy

Pensioner Housing Review and Business Case Report

On 20 April 2023, the Community Development Committee received the Pensioner Housing Review and Business Case Report.

The stage 1 report provided a detailed analysis of the portfolio including condition and suitability of Council's pensioner housing units, level of service required to meet future demand, overall cost effectiveness of current delivery model, case studies of other council's approaches to pensioner housing service delivery, gaps in the current service and an evaluation of alternative portfolio delivery options.

The key findings from the report were that:

- the portfolio did not appear to be self-funding, from a financial perspective
- the portfolio was severely under rented when compared with market rental of the units.
- 2% of tenants (approximately 3) were below 65 years of age
- the portfolio had been proactively managed by A&P with regular repairs and maintenance, good tenant satisfaction and high occupancy rates
- the demand for the units is generally in the central city in comparison to outlying areas due to the proximity of the hospital and other medical facilities.

At the meeting, the Community Development Committee unanimously resolved to:

1. Endorse the findings of the Pensioner Housing review.
2. Approve staff to investigate the establishment of a separate entity that could be registered as a Community Housing Provider (CHP).
3. Approve staff to investigate partnership and divestment opportunities with existing Community Housing Providers, for the full portfolio or individual villages that don't meet the needs of Council's tenants.
4. Request staff report back to the Community Development Committee on the findings.

4 Discussion / Whakawhiti kōrero

To act on Council's resolution, and to further support the implementation of the Housing Strategy, WDC engaged the services of The Property Group (TPG) to:

- investigate how well the current portfolio is meeting the needs of tenants
- test options to grow the portfolio

- identify future delivery options available to Council.

The Review of Pensioner Housing: Future Growth Opportunities Report (attachment1) includes a detailed overview of the investigation undertaken including:

- stakeholder engagement to understand what the housing needs are older adults and the district and the role pensioner housing plays in supporting those needs
- site evaluations of all 16 villages to determine which sites are best to retain, develop and divest
- RMA planning review on 5 sites to understand yield potential
- Design and budget estimate exercises on 2 pensioner housing sites to determine viability
- Financial modelling to understand the implication on the financial performance of portfolio, based on the redevelopment of 4 Amber Drive.

4.1 Summary of key findings

Meeting the needs of tenants

In relation to how well the current portfolio meets the needs of those over 65 years old, findings from the Pensioner Housing Future Growth Opportunities Report are that:

- there is an on-going and increasing unmet need for affordable housing options within the district for those over 65 years old. This is because more people are reaching retirement with insufficient funds to be able to sustain market rental prices.
- Council is the main provider of affordable housing for pensioners is the only provider focused on providing affordable rentals for this cohort within the district.
- an increasing number of people require accessible housing options and the existing portfolio does not meet this need.
- the portfolio does not provide diversity and housing choice to meet the differing and changing needs of pensioners. Meeting the needs of different ethnic groups is an important consideration when considering portfolio growth.

Service delivery and growth under current model

In relation to the continued provision of the pensioner housing service and expansion of the portfolio under the current model, findings from the report are that:

- Council will face issues with its ability to both continue to deliver the current units and achieve portfolio growth without a high reliance on increasing ratepayer funding.
- Council will face funding issues with both development costs and the ongoing subsidy required to operate the portfolio under the current rent setting approach.
- While redevelopment of 8-12 Coleridge Place is a potential option that could be achieved through Council's LTP allocation, it would not result in a significant increase in the number of units, and therefore is not cost effective.
- a shift in operating model and/or investigation into additional funding sources will be required to support expansion of the portfolio and service offering.

Findings from assessment of development potential exercises

Amber Drive – the design exercise and construction budget estimate undertaken on 4 Amber Drive demonstrated that Council's LTP allocation for new pensioner housing builds would be insufficient to achieve maximum yield through redevelopment of the site and would not result in better financial performance of the portfolio.

Coleridge Place – the design exercise and construction budget estimate undertaken on 8-12 Coleridge Place demonstrated that, while a small-scale redevelopment could be achieved through Council's LTP allocation for new pensioner housing, it would not result in a significant increase in the number of units and therefore would not be considered cost effective.

4.2 Report recommendations

Alongside recommendations to review operational efficiencies (including the rent setting policy) and continue stakeholder engagement on pensioner housing, the report recommends that Council considers further investigation into alternative portfolio expansion and delivery options, as follows:

- expanding the portfolio by either purchasing new units delivered by others that are suitable for inclusion in the portfolio or entering into a partnership with the private sector to acquire new units as part of a mixed tenure development (potentially through the use of other Council owned land).
- selling of some of the villages that are currently not meeting the needs of tenants to generate additional funding for expanding and improving the quality of the remainder of the portfolio.
- investigation into how an alternative operating model and/or partnership with a Community Housing Provider could improve the financial performance of the portfolio so that more rate-based funding could be allocated to increase the portfolio size and quality/diversity of the houses provided.

4.3 Investigation into alternative operating models

There are a range of options available to Council to consider that balance the financial sustainability of the portfolio, while continuing to support pensioner housing outcomes and facilitate the expansion of the portfolio. These operating models include different options for working alongside a Community Housing Provider (CHP) who can access Government Income Related Rent Subsidies for each tenancy and an operating supplement to cover additional operating expenses.

Section 77 of the Local Government Act (2002) requires Council to identify and assess the advantages and disadvantages of all reasonable options to support decision making. Further investigation into the range of operating models that are available and to facilitate Pensioner Housing expansion meets this requirement.

4.4 Financial/budget considerations

No additional budget will be required from Council to progress further investigation into alternative operating models for pensioner housing and will be managed from within existing budgets.

4.5 Policy and planning implications

Council should be aware that the pensioner housing portfolio is considered a strategic asset under the Local Government Act 2002 (LGA) and that changes to the delivery of the portfolio

would trigger Council's Significance and Engagement Policy, requiring public consultation on and confirmation of Council's decisions through the Annual and Long-Term Plan processes.

4.6 Risks

If Council opts not to further investigate alternative operating models it may not be able to provide the public with full and complete information from which to make informed decisions on pensioner housing in any future consultations.

It may also result in Council being ill prepared to take advantage of opportunities that to work with others that may to expand the Pensioner Housing portfolio that may arise in the future.

5 Significance and engagement / Te Hira me te Arawhiti

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

6 Attachments / Ngā Tāpiritanga

1. WDC Pensioner Housing: Growth Opportunities Report.



Review of Pensioner Housing: Future Growth Opportunities Whangarei District Council

September 2024

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Quality control

Document	Whangārei District Council: Future Growth Opportunities
Ref	719308
Date	27 September 2024
Prepared by	Sophie Randell, Senior Property Consultant
Reviewed by	Ruth Allen, Principal Urban Regeneration

Revision history

Revision	Revision date	Details	Authorised	
			Name/Position	Signature
1.0	05.08.2024	Draft	Sophie Randell, Senior Property Consultant	
2.0	29.08.2024	Response to comments	Ruth Allen Principal Urban Regeneration	
3.0	18.09.2024	Response to comments	Sophie Randell, Senior Property Consultant	
4.0	27.09.2024	Final	Sophie Randell, Senior Property Consultant	

Executive Summary

Scope of the assessment

The Property Group Limited (TPG) has been engaged by Whangārei District Council (Council) to provide a review of Council's existing Pensioner Housing Portfolio. The review is being undertaken over three stages and includes:

Stage 1: A review of how the portfolio is performing financially.

Stage 2: Identification of the needs of the tenants, how well the current portfolio is meeting these needs and testing options to grow the portfolio

Stage 3: Identification of future delivery options.

The purpose of this work is to assist in confirming the role Council will continue to play in the provision of pensioner housing within the district. It will also confirm the investment required and help to identify opportunities to work with others in the housing sector to support housing outcomes for older people.

Background

Like many districts throughout New Zealand, the need for affordable housing options for older people has increased substantially with an increasing number of people reaching retirement age without sufficient savings to continue renting in the private market. Not only has there been a clear increase in the need for affordable rental options for this age group, but Council is also the main provider of affordable rentals for pensioners, as Community Housing Providers (CHPs) within the district are focused on supporting other demographics.

Along with an increase in demand for housing from this cohort, the needs of this group have also changed with emphasis on accessibility, connectivity, diversity of housing stock coming through as key themes during the stakeholder engagement sessions.

The approach to the review

In April 2023 TPG delivered the Stage 1 report which was a desktop analysis to assess how Council's pensioner housing portfolio was performing both operationally and financially. The findings of this initial assessment confirmed that the portfolio was not self-funding and wholly reliant on rate-based funding to continue to operate. This report recommended that alternative operating models should be considered as part of growing the portfolio.

This is the Stage 2 report which builds on the work done in Stage 1 by considering how well the portfolio is meeting the needs of the tenants, confirmation of future needs and an analysis of future growth opportunities for the portfolio.

Stakeholder engagement has also been undertaken to help understand the current and future need for pensioner housing within the district.

Stakeholders are those involved in the wider provision of social and affordable housing in the district. Engagement was undertaken through a mix of workshops, one on one meetings and online surveys to understand the current and future needs of those 65 years and older within the district.

Best practice and the findings of the stakeholder engagement were used to shape the evaluation criteria used to understand how the existing villages were performing when considering the needs of pensioners in need of affordable housing within the district. For those sites that performed well through the evaluation process, an RMA planning review was completed to help understand the redevelopment potential.

Bulk and location modelling was completed to understand how the yield on 4 Amber Drive, could be increased whilst also meeting design outcomes to ensure the development met the current and future needs of tenants. Whilst yields were increased across the site, development costs were considered cost-prohibitive and would result in a significant increase in reliance on rate-based funding. Testing of a second, smaller Village located at 8-12 Coleridge Place was undertaken to understand the outcome of a lower scale development. This analysis demonstrated that a development of up to 10 single storey one-bedroom units could be undertaken within the parameters of Council's \$3.84 Million investment.

Financial analysis was then undertaken to understand the operating costs of increasing the portfolio size. The analysis demonstrated that whilst increasing the portfolio size does start to reduce the reliance on rate-based funding, a continued investment of rate-based funding is required under the current operating model. Investigating alternative opportunities for growing and operating the portfolio have been recommended

Summary of key findings

- **An ongoing and unmet need** - The stakeholder engagement confirmed that there is an on-going and increasing unmet need for affordable housing options within the district for those over 65 years old. An increasing number of people are reaching retirement age with insufficient funds to be able to sustain a market rental and therefore need rental subsidy.
- **Council is the main provider of affordable housing for pensioners** - Key stakeholders, including those involved in the provision of community housing noted that

Council was the only provider focused on providing affordable rentals for this cohort within the district.

- **The Portfolio does not currently meet accessibility needs** - With an increasing number of people requiring accessible housing options, the existing portfolio does not meet accessibility standards. The council should look to meet accessibility standards in any retrofit or redevelopment projects.
- **The Portfolio does not provide the diversity in housing options needed** - The portfolio does not provide diversity and housing choice to meet the differing and changing needs of pensioners. Whangārei has a diverse population and ensuring the portfolio is designed to meet the needs of different ethnic groups is an important consideration when considering portfolio growth.
- **Costs of running the portfolio will increase over time** - As demonstrated through the financial modelling under the current model, Council will face issues with its ability to both continue to deliver the current units as well as any portfolio growth without a high reliance on increasing ratepayer funding. Council will face funding issues with both development costs and the ongoing subsidy required to operate the portfolio under the current rent setting approach.
- **Redevelopment of one of the villages is a potential option, but would not result in a significant increase in the number of units provided and alternative sites for expanding the portfolio should be considered** – The investigation of the redevelopment potential and development costs at two of the villages has demonstrated that a small-scale (single level, one bedroom apartments) development of up to 10 units could potentially be undertaken for the \$3.84 Million investment set aside by Council. It is recommended that consideration be given to undertaking this on other vacant land owned by Council as the net gain in units through redevelopment of a site (i.e. factoring those existing units lost) is not considered a cost-effective approach.
- **Consideration of a shift in operating models is required to support financial sustainability** - The results of the financial analysis and investigation into the costs associated with redevelopment provided in this assessment have demonstrated that a shift in operating model and/or investigation into additional funding sources will be required to support expansion of the portfolio and service offering.

Recommendations

Based on the review of the portfolio's current performance, and alignment with Council's long term housing objectives, we recommend Council further explores the following:

1. **Operational efficiencies** - The analysis has demonstrated that, in the short-term, work is required to ensure that the operation of the portfolio under the current model can be retained within the LTP target of 80% funded through rent. This could include a review of the rent setting policy or a review of efficiencies that could be gained in the portfolio's operation. This should be undertaken alongside consideration of future opportunities to grow the portfolio.
2. **Consideration of alternative portfolio expansion options** - this analysis has demonstrated that undertaking a redevelopment of one of the villages, even with the capital investment by Council, is currently cost prohibitive due to high development costs. It is recommended that alternative methods for expanding the portfolio are considered including:
 - Consideration of either purchasing new units delivered by others that are suitable for inclusion in the portfolio or entering into a partnership with the private sector to acquire new units as part of a mixed tenure development (potentially through the use of other Council owned land).
 - Consideration of how the sale of some of the villages, currently not meeting the needs of tenants, could work towards generating additional funding towards expanding and improving the quality of the remainder of the portfolio.
 - Consideration of how an alternative operating model and/or partnership with a CHP could improve the financial performance of the portfolio through access to government Income Related Rent subsidies meaning that more of the rate-based funding could be allocated to increasing the portfolio size and quality/diversity of the houses provided (this forms part of the recommendation 3 below)
3. **Investigation into alternative operating models** - There are a range of options available to Council to consider that balance the financial sustainability of the portfolio, continuing to support pensioner housing outcomes and facilitating the expansion of the portfolio. These different operating models include different options for working alongside a Community Housing Provider (CHP) who can access Government Income Related Rent Subsidies for each tenancy and an operating supplement to cover additional operating expenses.

- 4. Continued engagement with stakeholders** - Council should ensure that they continue to engage with key stakeholders to make sure portfolio growth meets the needs of pensioners within the district.

Introduction

Purpose

The Property Group Limited has been engaged by Whangārei District Council to prepare a review of Council's Pensioner Housing Portfolio, its current operations, and its future delivery options.

The review is undertaken with consideration of the current provision for pensioner and community housing in Whangārei and a housing sector which is under increasing pressure to meet growing demand for affordable housing across New Zealand.

This phase of the project includes a review of each of the villages. It aims to identify which sites are suitable for ongoing delivery of pensioner housing, which sites have the potential for redevelopment to increase supply, and which sites are not well located and present a divestment opportunity either to the market or a community housing provider.

Approach

We have used the following methodology to undertake this review:

1. Stakeholder Engagement to understand from key stakeholders what the housing needs are for pensioners in the district and the role the Council's housing portfolio plays in supporting these needs. Engagement was carried out through a combination of one on one interviews, group workshops, and online surveys for those who couldn't make the in-person sessions. Council has carried out engagement directly with local hapū representatives.
2. Informed by best practice and the output of the stakeholder engagement, site evaluations have been carried out to determine which villages are best suited to retain, develop and divest. All 16 villages have been evaluated and ranked/prioritised for further site due diligence.
3. For the five sites identified as having redevelopment potential, TPG carried out an RMA planning review to understand yield potential.
4. Bulk and location and project costings were carried out relating to the redevelopment of 4 Amber Drive and 8-12 Coleridge Place.

5. Financial modelling has then been carried out for the portfolio to understand implication on the financial performance of the portfolio based on the outcome of the redevelopment of 4 Amber Drive.

Overview of the Current Service Provision

Existing portfolio

Council's Pensioner Housing Portfolio consists of 164 units. The table below summarises the number of units at each location:

TABLE 1: COUNCIL'S EXISTING PORTFOLIO SUMMARY

Existing Portfolio Description					
Name	Address	Studio/bedsit units	Single units	Two bed units	Total
Kamo	62 Clark Road	-	8	-	8
	190 Kamo Road	-	18	-	18
Tikipunga	4 Amber Drive	-	14	1	15
	8-12 Coleridge Place	-	8	-	8
	196-222 Corks Road	-	14	-	14
	89 Kiripaka Road	-	6	-	6
City	43 Maunu Road	-	13	-	13
	48 Maunu Road	-	9	1	10
	142 Maunu Road	-	17	1	18
	72-80 Mill Road	11	5	1	17
	21A Otaika Road	-	8	-	8
	26 Te Mai Road	-	9	-	9
Onerahi	21 Bloomfield Place		11	1	12
Hikurangi	1 Alfred Street	-	4	-	4
	45A George Street	-	2	-	2
	7 King Street	-	2	-	2
Total					164 Units

Stakeholder Engagement

Stakeholder engagement overview

Stakeholder engagement was a key element of this review in order to ensure that we engaged with those involved in housing provision within the district, as well as those who represent the pensioner cohort.

Through a mix of one-to-one interviews, workshops, and online surveys, TPG gathered information about how Council's current approach to housing is working. This included key challenges for housing within the district, as well as gathering feedback about how Council can improve its service and housing offering going forward.

The approach included meeting with the following stakeholders:

- **One-to-one meetings with the following Government agencies online via Teams:**
 - The Ministry for Housing and Urban Development (MHUD)
 - The Ministry for Social Development (MSD)
 - Kāinga Ora (KO)
 - Te Puni Kōkiri (TPK)
- **One-to-one meetings with the following Community Housing Providers and Retirement Villages online via Teams:**
 - Habitat for Humanity
 - Whangārei Accessible Housing Trust
 - Far North Holdings Limited
 - Te Hau Āwhiwhio o Otangarei Trust and Otangarei Papakāinga Limited
 - Whangārei A&P Society
 - Stonehaven Retirement Village
- **A workshop held with Council advisory groups, which included representatives from:**
 - Positive Aging Advisory Group
 - Multi-Ethnic Collective
 - Disability Advisory Group
- **A workshop held with local Community Housing Providers (CHPs) and advocates, which included representatives from:**
 - Whangārei Accessible Housing Trust
 - Tai Tokerau Emergency Housing Charitable Trust

- **A survey sent to those who were unable to attend the workshop and responses were received from:**
 - Anglican Care Centre
 - ASAP Trust
 - 155 Whare Awhina
 - Fale Pasifika Tai Tokerau
 - Saorsa Retirement Village
 - Northland Urban Rural Mission (NURM)
- **Council engaged separately with local hapū representatives on the project.**

Summary of stakeholder's role

Based on the information gathered through stakeholder engagement, the following table provides a summary of how other government agencies and housing providers are involved across the district.

TABLE 2: SUMMARY OF STAKEHOLDERS INVOLVEMENT IN THE DISTRICT

Stakeholder	Current role in the district
MHUD	<p>MHUD's role in the district is to provide CHPs and other providers with funding support. The funding envelope is allocated 80% to Kāinga Ora and 20% to CHPs. With the recent change in Government there will be a re-balance of settings to enable CHPs to scale up. At the time we meet, MHUD were waiting on clarity as to what funding will look like under the new Government.</p> <p>At an operational level, MHUD is working with Kāinga Ora and the CHP sector to deliver housing in Whangārei. The key focus has been on increasing the supply of emergency and transitional housing within the district as this has been the area of the housing continuum which has been experiencing the highest need.</p> <p>Although recent focus has been on emergency and transitional housing, MHUD see demand as high across the housing continuum in Whangārei. The funding which has been allocated to the district under the public housing plan has not been exhausted as applications received by MHUD from CHPs have often not stacked up for various reasons. A more collaborative approach would have a positive impact on housing supply within the district with providers working together, rather than competing for the same resources.</p>

Stakeholder	Current role in the district
MSD	<p>MSD's role is to assess people's need for housing support and calculate their income related rent subsidy which allows people to be added to the public housing register where eligible. MSD also provides financial subsidies for eligible people and has its own housing navigators to support people to secure housing. Through this process MSD have noticed both affordability and availability issues increasing in the district.</p> <p>MSD are seeing an increase in need for youth housing right through to pensioner housing. Some form of housing for pensioners in the district is critical. As a result of the local government reform there is likely to be a push for Councils across the country to become social services providers.</p> <p>MSD believe when considering locations for pensioner housing, these should be in locations close to amenity such as supermarkets and healthcare.</p>
Kāinga Ora	<p>Kāinga Ora's regional plan is based on providing housing in locations close to amenities and jobs and as a result development is planned in the main centres within the region (Kaitaia, Kaikohe, Kerikeri, Whangārei, Ruakaka, Kawakawa). Kāinga Ora's focus is to increase supply and meet financial metrics. Kāinga Ora aims for 3:1 uplift in supply when redeveloping existing sites.</p> <p>Kāinga Ora's data shows that 22% of customers are 65 years or older and 50% are solo parents. The proportion of older customers is increasing with many aging out of the workforce with no assets. Māori customers make up 75% of tenancies (compared to 30% nationally). Of Kāinga Ora's customers over 65 years approximately 50% have a physical disability of some sort and therefore building accessible housing is important. Kāinga Ora has an undersupply of 1–2-bedroom homes in the region and is looking to address this through new supply.</p> <p>Kāinga Ora acknowledges that they can't adequately meet demand for pensioner housing in Whangārei and Council play an important role in meeting demand through the pensioner housing portfolio.</p>
Te Puni Kokiri	<p>Te Puni Kokiri (TPK) is the Government's principal policy advisor on Māori wellbeing and development. TPK sits on the regional Whai Kāinga Whai</p>

Stakeholder	Current role in the district
	<p>Oranga working group which includes representatives across different government agencies.</p> <p>Government is focused on providing safe, secure, and warm housing which is a whānau ora approach and should be considered with all housing projects.</p> <p>TPK note that housing is a huge issue for kaumātua with many reaching retirement age with no home, with many having sold their homes and/or land. Lack of intergenerational support or elder abuse often results in kaumātua not having suitable housing options. The model of having villages only for the elderly is seen as positive with many social issues in the district and safety and security is a major concern for those 65 years and older.</p>
<p>Habitat for Humanity</p>	<p>Registered CHP Habitat for Humanity delivers housing within the region. The Auckland and Northland branches have amalgamated and are able to use the balance sheet from Auckland to fund new housing in Northland.</p> <p>Habitat are focused on new housing in Whangārei and Kerikeri with 120 houses in the pipeline between these two locations. Habitat uses both build-to-lease and build-to-own models. All dwellings are designed to be accessible.</p> <p>Habitat for Humanity works with partners on developments and they are currently working with Far North Holdings who they have found to be a great partner as they are a big player in housing in the Far North.</p>
<p>Whangārei Accessible Housing Trust</p>	<p>The Trust was established in 2006 through the need from CCS Disability Action (CCS) for the provision and management of units for people with accessibility issues. The Trust is now fully self-funded and no longer a subsidiary of CCS.</p> <p>As a registered CHP the Trust received income related rent subsidy (IRRS) funding but do not receive any additional funding streams. The Trust have been able to grow their portfolio size through CHP registration and access to IRRS.</p> <p>Due to their size, the Trust can never fully meet the needs of people with disabilities themselves, so they are actively looking at other potential partnership opportunities whether these be through developers with CHPs</p>

Stakeholder	Current role in the district
Far North Holdings	<p>such as Habitat for Humanity. The challenge that the Trust has experienced when looking to partner on larger development is that they require a larger footprint than other providers given the accessible design features of their homes.</p> <p>When developing, the Trust doesn't look to develop too many units on one site (e.g. only 3 units) as this provides a good outcome for their tenants as they get support from neighbours, but tenants still retain a high degree of independence.</p>
Far North Holdings	<p>Far North Holdings Limited (FNHL) is a Council controlled trading organisation (CCTO) that operates for the purpose of making a profit.</p> <p>The organisation participates in affordable housing through its subsidiary Far North Housing and is an approved direct leasing partner with MHUD. FNHL are currently working on a project with Te Hau Ora O Ngāpuhi (THOON) to deliver 1-, 2- and 3-bedroom homes in Kaikohe with financial support from MHUD. All properties will be managed by THOON as the registered CHP and FNHL have provided property development expertise and support, along with co-ordinating the project from design, consenting, construction through to completion. FNHL own ten 1-bedroom homes in the first stage and will own fifty homes in the next stage within this JV project.</p> <p>FNHL is involved in many housing developments across the district where they act as developer and partners with CHPs and Iwi to manage the tenancies.</p>
Whangārei A&P Society	<p>Whangārei A&P Society (A&P) have been managing the Council's pensioner housing portfolio for around 30 years. The role includes tenancy management and maintenance for the portfolio. A&P also manage the Masonic which is a rental retirement village also located in Whangārei.</p> <p>Staff shared that demand has remained steady for the units, but applicant circumstances have worsened e.g. more people living in cars over recent years. Although A&P staff refer many applicants through to Kāinga Ora they don't want to apply for public housing because of the stigma attached, and the social issues in Kāinga Ora housing (they feel they are too old and vulnerable to be living in KO housing).</p>

Stakeholder	Current role in the district
Stonehaven Retirement Village	<p>Applicants can be picky with location and like to be close to the hospital and supermarket. Residents tend to like their own gardens over communal gardens but find it hard to maintain these as they age.</p> <p>At the time of our interview the current waitlist was 32 for the 1 bedroom and 9 for the 2 bedrooms. It is important to note that this is not a true reflection of demand as many don't both joining the waitlist due to long wait times.</p> <p>Considerations for new homes would include wider hallways, area for hobby (half room off lounge) parking and charging for electric cars, increasing number of PowerPoints. Many of the existing residents like the fact that the villages are only those 65 years and older and it makes them feel safe.</p> <p>Stonehaven is a retirement village with 42 units located rurally (20 minutes out of Whangārei). The village was developed by WDC in the 1960s and is a mix of owner occupiers (26 units) and affordable rentals (16 units).</p> <p>There is high demand for the rental units within the Stonehaven Village with a growing number of those over 65 still renting. Stonehaven is a charitable trust and rent is increased only by CPI. It was noted that there are gaps in terms of mental health support services for older people and not enough aged care beds to meet demand.</p>

The following section provides a summary of the key points that were raised through interviews with government stakeholders.

The housing need from the perspective of government stakeholders

An increasing and unmet need for affordable housing for pensioners

It was acknowledged through the interviews that there is a growing need for affordable housing options for pensioners. When weekly rent costs far exceed the superannuation, it makes renting a property in the private market unachievable for a large proportion of the pensioners.

Insufficient information available to confirm the demand

Stakeholders noted that there is hidden demand as pensioners are often living in unsuitable housing arrangements and are not always on the public housing waitlist. There is a hidden demand for housing from retirees with marginal incomes or few assets to support them. When

people are told that there are long wait times for units within Council's portfolio, they may decide not to complete an application and therefore aren't recorded as having a housing need.

There is an affordability issue in the district.

Ministry of Social Development noted that rents have increased in the district to a point where pensioners are unable to sustain market rents. The result of this is that pensioners will often live in unsuitable housing situations and there will be people over the age of 65 having to continue to work to afford rent. The district has a well-documented homelessness issues with many of this group being over 65 years old.

Limited diversity in current pensioner housing portfolio

It was noted that the current portfolio does not provide diversity to meet the needs of a range of needs from this demographic. It was noted that none of the units are fully accessible.

A need for smaller housing typologies and diversity in the housing stock

Kāinga Ora explained that 1–2-bedroom homes are required in the district to meet demand but delivering 1-bedroom homes has been a challenge due to the feasibility of construction and District Plan provisions. Building 2–3-bedroom homes are more viable. Kāinga Ora acknowledges that they can't adequately meet demand for pensioner housing in Whangārei and Council play an important role in meeting demand through the pensioner housing portfolio.

The housing need from the perspective of community housing providers

There is increasing demand for public housing for older persons.

All housing providers interviewed have observed an increase in demand for housing that is suitable and affordable for pensioners.

No CHPs currently focused on housing for those over 65 years old

There are currently no CHPs within the district focused on providing housing to those people over 65 years of age. Council's pensioner housing portfolio and the Maunu Masonic Village are the main providers of older persons housing within the district providing below market rentals. Demand within the district cannot be met through the existing portfolios and no one we interviewed was focused on increasing supply of 1-bedroom units within the district.

Homelessness is an issue within the district.

Homelessness is a well-documented issue within the district and those 65 years and older are overrepresented in this group. Many people are reaching retirement with insufficient savings to be able to sustain a market rental. This issue has increased due to the rising costs of rentals within the district.

Local Advisory Group workshop

The purpose of the workshop with local advisory groups was to understand the current housing challenges for pensioners, those with disabilities and those from different ethnic groups.

The participants were engaged and willing to be part of the review process and it is recommended that Council continue to work with participants throughout delivery of improvements to the portfolio into the future. A summary of the outcomes of the workshop is provided below.

Current challenges to be addressed within the portfolio.

In summary the workshop participants identified the following key challenges for provision of the pensioner housing portfolio.

TABLE 3: SUMMARY ISSUES IDENTIFIED IN THE WORKSHOP WITH CURRENT PROVISION OF PENSIONER HOUSING

Issue identified	Summary
Insufficiency of supply	Demand exceeds supply for affordable housing options for those over 65 years. There are a growing number of people over 65 who are either living in undesirable situations or homeless because of the lack of affordable housing options within the district.
Housing security is important	The insecurity of tenure is a stressor for older people. It is important that pensioners feel they have security of tenure and confidence that rent will not increase to a level where it is unsustainable for them to maintain a tenancy. It is also important that whilst villages should feel secure to residents they also feel like part of the wider community.
High level of amenity should be considered	People are living longer, so units need to enable and provide for the housing requirements associated with aging. This includes: <ul style="list-style-type: none"> • safe open spaces with seating. • Mix of housing and amenities to create community that helps with social connection.

-
- Seniors may start as a couple but over time become single.
 - Provision for walkable areas and seating.
 - Good access to transport.
 - Close proximity to health centres, shops and services.
-

Increased diversity in the housing stock

The current portfolio does not meet the needs of different ethnic groups. The local advisory groups would like to see bidets and prayer rooms a consideration for future developments.

Lack of accessible housing

The number of people with disabilities is growing and there is a lack of housing options for this group. People are living longer, and a larger percentage have physical disabilities which does not align with the current housing stock within the district. New supply should be built to life mark standards to ensure there is an increase in accessible housing options for pensioners.

Local Advocacy Group workshop

The purpose of the community workshop with Local Advocacy Groups was to understand the current housing challenges for pensioners from the perspective of those working with this group providing support to help secure and sustain accommodation.

The participants were a mix of support workers and CHPs and provided good input understanding the range of challenges this cohort face. A summary of the outcomes of the workshop is provided below.

Current challenges to be addressed within the portfolio.

In summary the workshop participants identified the following key challenges for provision of the pensioner housing portfolio.

TABLE 4: SUMMARY ISSUES IDENTIFIED IN THE WORKSHOP WITH CURRENT PROVISION OF PENSIONER HOUSING

Issue identified	Summary
Affordability is a major issue	There is a lack of affordable housing options for pensioners in the district. There is a large group of people who may not be eligible for IRRS and

	public housing but are unable to sustain a market tenancy once they retire. Security of tenure is important for people to feel like their rent won't increase over an amount they can afford, and they have security around their rental long term which is a large concern for many renting in the private market.
Location is important	It is important that villages are in areas which are close to public transport, amenity and have good footpaths and cycleways (for mobility scooters).
Wrap around support important	There is work to do on improving wrap around support for pensioners. Ensuring tenants have access to healthcare, welfare checks, and pastoral care was raised as being important.
Social isolation an increasing issue	Ensuring units and villages are designed in a way which allows residents to connect with other residents within their village and feel connected to their wider community.
Design to be accessible and useable	When designing units its important consideration is given to the following: <ul style="list-style-type: none"> - Design to lifemark - Parking - Communal space - Visitor spaces/caregivers - Wide hallways/ handles (make this part of any new builds (oversized doors) - Level surfaces (no steps) - Wet area bathrooms - Ramps - Unit design allows for to the ability to adapt to tenants needs.

Prioritising the review criteria

The below key points came out of the stakeholder engagement and have provided guidance in developing the site evaluation criteria.

TABLE 5: SUMMARY OF KEY CRITERIA FROM WORKSHOP

Main Criteria	Sub Criteria
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How does the portfolio ensure security of housing tenure?	<ul style="list-style-type: none"> • Enable 'age in place'. • Physically safe. • Privacy for residents. • Healthy home to live in.
Diversity in housing and typology	<ul style="list-style-type: none"> • Units to meet different cultural needs. • Green space and community gardens needed. • Need to be resilient.
Proximity to services	<ul style="list-style-type: none"> • Close to shops and amenities • Public transport • Medical centres • Walkable – access to cycleways and good footpaths
Design and accessibility.	<ul style="list-style-type: none"> • Universal design • Handrails • Steps need to be usable for elderly • Accessible entry to site and units.
Quality	<ul style="list-style-type: none"> • Build to current standards / code (e.g., showers are critical) • Flexible housing to accommodate carer or family member staying over night • Accessible housing and bathrooms
Support services	<ul style="list-style-type: none"> • Well connected to wrap around support services
Community village	<ul style="list-style-type: none"> • Build a community • Connected

Engagement with hapū

Council staff led engagement with hapū to feed into this review. This included:

- Attendance at Te Huinga hui on the 30th of November. At the hui an overview of the review was provided, and members were invited to share feedback either from a personal perspective or from a hapū perspective.
- Following on from suggestions provided at the hui, interviews were held with two tenants living in affordable rentals at a retirement village, a family member of one individual living in a pensioner housing unit, and a hapū representative who was seeking to work with Kāinga Ora to prioritise housing for local kuia/kaumātua.

The following table summarises the feedback received.

TABLE 5: SUMMARY OF FEEDBACK RECEIVED FROM HAPŪ ENGAGEMENT

Feedback from hapū	Summary
Funding needed for papakāinga housing	Providing funding to hapū to build intergenerational papakāinga housing is needed.
Opportunities for building housing for older adults in places with high Māori populations	There is value in supporting kuia/kaumātua in Māori communities, and Council should consider opportunities for building housing for older adults in places with high Māori populations such as Ōtāngarei.
An understanding of Tikanga processes is important	It is important it is for staff working in the housing portfolio to have a solid understanding of tikanga Māori and being able to support tikanga processes and can support/facilitate those processes
Connection to community is important and the need for proximity to whanau,	<p>It is important that tenants remain connected to their community and whānau. The proximity of affordable rentals and retirement villages to the main township provides opportunities to maintain their social connections.</p> <p>There needs to be consideration of this in the design of new villages. For example, shared garden spaces or places for tenants to congregate and connect such as shared external verandahs or shared internal facilities.</p>
Cultural needs are not currently met	Māori tenants felt that their cultural needs are not catered to. Meeting these needs could look like, mokopuna being able to use shared spaces when visiting, and whānau being able to stay the night as standard practice. Providing opportunities to showcase Māori culture within the villages is important.
Wrap around services are needed	Wrap around support and services were raised as being needed. For example, having someone who visits and checks in on tenants from a wellbeing perspective (similar to plunket nurses).
Willing to work with Council to explore partnership opportunities	There was a willingness to work with Council to explore partnership opportunities.

Site Evaluations

Site Evaluation Criteria

Site evaluation criteria was developed to determine which sites within the Council's 16 pensioner housing villages across the district are the most suitable for redevelopment. Establishing the quantitative and qualitative criteria was completed by considering both best practices and incorporating feedback provided from stakeholders engaged throughout the review process. Each criterion is weighed based on its importance when determining the best village for redevelopment. Once developed the criteria was agreed to with Council before assessing the sites against the criteria.

The below table provides an overview of the evaluation criteria and associated weighting.

TABLE 6: PENSIONER HOUSING VILLAGES - SITE EVALUATION CRITERIA

Ranking	Criteria	Description	Weighting
1	<p>Proximity and access to amenity and services</p> <ul style="list-style-type: none"> - Within 400m to shops and medical centres (current and proposed). - Accessibility to site is free of impediments that can't be addressed. - Within 200m of public transport - Within 500m to parks and walkways. Is access to local amenity safe, i.e., condition of footpaths, bench seats for rests, street lighting, street crossings. - Does the site provide residents the opportunity to feel connected to the community and provide a good outlook. 	<p>Close to local amenity i.e., walking distance to shops, medical centres, public transport, parks, and walkways.</p>	20%
2	<p>Site Resilience</p> <ul style="list-style-type: none"> - Is the site on a flood plain or within a tsunami evacuation area 	<p>Considering if the site is in a flood plain or tsunami evacuation area, a fault line or if there is any Geotech issues/hazards identified through the desktop assessment using the mapping tool. Tsunami</p>	15%

Ranking	Criteria	Description	Weighting
	<ul style="list-style-type: none"> - Are there any geotechnical issues with the site - Is the site on a fault line - Any hazards across or near the site. 	Pass/Fail Criteria where the risk cannot be mitigated. Climate change considerations should be considered.	
3	Zoning	Does the current and/or proposed zoning allow for increased density on the site. Sites which can achieve a higher density in the permitted base line will score higher.	15%
4	Developability- Site Contours <ul style="list-style-type: none"> - Does the site have suitable contours for development, sites with contours over 10% will score lower. - Is access from the road up/onto the site safe and easy. - Is vehicle access onto the site safe and well designed (i.e., away from corners/busy roads). 	Is access to the site and the site itself flat and a suitable contour for pensioner housing. i.e., If contours are above 5-10% it becomes more costly to develop and less accessible for elderly tenants.	5%
5	Developability- Site Capacity <ul style="list-style-type: none"> - Is the site a good size for development. - Is there capacity to further develop site without removing existing units. - Is the site shape and access desirable for development. - Is there opportunity to acquire neighbouring sites/work with partners with larger development projects (e.g., CHPs or Govt). 	Is the size and shape of the site suitable for development. Consider surrounding sites with opportunities or adjoining sites with reverse sensitivity issues. E.g.: wastewater treatment plant buffer zone. Note the importance to consider the balance between a connected and vibrant site vs retaining privacy with the units. Perhaps something to consider in the design options for the site.	15%
6	Developability – Infrastructure	Does current and/or planned infrastructure to the site support further development.	15%

Ranking	Criteria	Description	Weighting
7	Location	Area in which there is a high demand for affordable housing for the pensioner cohort. Ensuring that future development is in geographical locations which line up with current and projected demand for the 65+ population in need of affordable rental accommodation.	10%
8	Condition of current dwellings	Once a shortlist of sites is determined, consideration will then be given to the condition of the existing dwellings on that site. What is the recent and forecasted CAPEX for the units. Do the units meet current and future needs of the target cohort. I.e. does the layout/size work well, are they well designed internally to meet tenants needs and are dwellings set out well on site to provide both privacy to residents and opportunities to interact with other tenants. Sites that are well designed with units in good condition would not be rated as highly for redevelopment.	5%
	<ul style="list-style-type: none"> - What condition are the current units in. - How much has been spent on upgrades/forecasted to be spent. - Does the internal & external layout/accessibility meet the needs of the cohort? Could Council retrofit with ease/in a financially viable way. 		

Site Evaluations

Table 7 below presents the scoring of each site against the agreed site evaluation criteria. The evaluation is attached to this report as **Appendix One** and includes additional commentary for each site and criterion, which explains why each site scored what it did for each criterion.

TABLE 7: THE TOP FIVE SITES

Ranking	Address	Score
1	4 Amber Drive, Tikipunga	93/100
2	8-12 Coleridge Place, Tikipunga	90/100
3	196-222 Corks Road, Tikipunga	90/100
4	48 Maunu Road, Avenues	86/100
5	21 Bloomfield Place, Onerahi	85.5/100

TABLE 8: SITE EVALUATION SUMMARY

	Criteria	Overall Weighting	62 Clark Rd, Kamo	190 Kamo Rd, Whau Valley	4 Amber Dr, Tikipunga	8-12 Coleridge Pl, Tikipunga	196-222 Corks Rd, Tikipunga	43 Maunu Rd, Avenues	48 Maunu Rd, Avenues	142 Maunu Rd, Woodhill
1	Proximity and access to amenity and services	20%	15	15	15	10	15	20	20	20
2	Site Resilience	15%	10	12.5	15	15	15	12.5	10	2.5
3	Zoning	15%	15	10	15	15	15	15	15	10
4	Developability - Site contours	5%	5	5	5	5	5	2	4	3
5	Developability - Capacity of site for development	15%	10	5	15	15	12.5	5	12.5	12.5
6	Developability - Infrastructure	15%	15	10	15	15	15	15	15	10
7	Location	10%	7.5	10	10	10	7.5	7.5	7.5	7.5
8	Condition of current dwellings	5%	2	1	3	5	5	5	2	2
	Total score	100%	79.5%	68.5%	93%	90%	90%	82%	86%	67.5%

	<i>Criteria</i>	<i>Overall Weighting</i>	<i>72-80 Mill Rd, Kensington</i>	<i>21A Otaika Rd, Woodhill</i>	<i>26 Te Mai Rd, Woodhill</i>	<i>21 Bloomfield Pl, Onerahi</i>	<i>1 Alfred St, Hikurangi</i>	<i>45A George St, Hikurangi</i>	<i>7 King St, Hikurangi</i>	<i>89 Kiripaka Rd, Tikipunga</i>
1	<i>Proximity and access to amenity and services</i>	20%	17.5	15	15	15	5	5	5	10
2	<i>Site Resilience</i>	15%	15	10	10	12.5	15	2.5	15	10
3	<i>Zoning</i>	15%	10	10	10	15	10	10	10	10
4	<i>Developability - Site contours</i>	5%	4	3	4	5	5	5	3	5
5	<i>Developability - Capacity of site for development</i>	15%	12.5	5	12.5	12.5	5	5	2.5	5
6	<i>Developability - Infrastructure</i>	15%	10	10	10	15	15	15	15	10
7	<i>Location</i>	10%	10	7.5	7.5	7.5	5	5	5	10
8	<i>Condition of current dwellings</i>	5%	5	1	1	3	5	2	3	5
	Total score	100%	84%	61.5%	70%	85.5%	65%	49.5%	58.5%	65%

RMA Planning Review

The five sites that scored the highest on the evaluation were taken to the RMA planning review stage where an assessment of the sites against the Operative District Plan (2021) was completed. The purpose of this stage is to understand the ease at which additional development or redevelopment of the sites can be completed, based on District Plan development restrictions. This was a high-level assessment, and the full assessment is attached as **Appendix Two** to this report.

A summary of the findings of the assessment are presented here:

- All five sites are in the Medium Density Residential Zone (MDRZ) under the operative District Plan and have the same or similar general development standards (e.g. building heights, setbacks, site coverage, net floor areas for residential units etc.).
- The MDRZ supports multi-unit development for residential use, including pensioner housing and all five sites are considered a low-medium consenting risk for additional development or total redevelopment.
- The sites are differentiated from one another, from a planning perspective, by their respective natural hazard overlays and relevant roading hierarchies. These include mining hazards, flood and landslide susceptibility, acid sulphate risk area, roading hierarchies and road protection areas.
- 48 Maunu Rd is within a 'Strategic Road Protection Area' which restricts the extent of development and may present challenges for redevelopment activity. Under Plan Change 1, the site is also within the moderate susceptibility to land instability area, and flood hazard extent.
- The opportunity to expand 21 Bloomfield Place into the adjacent reserve for residential activity is a non-complying activity. A resource consent would be difficult to obtain under this activity status and unlikely without a change to the zoning of the reserve (notwithstanding possible legal constraints due to the land being recreation reserve). We recommend Council does not consider this option further. The site is also within the moderate to high susceptibility to land instability area.

For these reasons, it was recommended that 48 Maunu Rd and 21 Bloomfield Rd be eliminated from further assessment and 4 Amber Drive, 8-12 Coleridge Place, and 196-222 Corks Rd

progress to Task 4 (Bulk and Location Testing). After consultation with Council the decision was made to only test 4 Amber Drive initially.

A summary of the RMA planning assessment for the five sites is provided in Table 9. The three sites which were proposed to be included in the Bulk and Location Testing stage are shown below.

4 Amber Drive



8-12 Coleridge Place



196-222 Corks Rd



TABLE 9: RMA PLANNING ASSESSMENT SUMMARY TABLE

	4 Amber Drive	8 – 12 Coleridge Place	196 – 222 Corks Road	48 Maunu Road	21 Bloomfield Place
Site evaluation score	93%	90%	90%	86%	85.5%
Zone	Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential
Zone overlays and notations (operative Plan)	<ul style="list-style-type: none"> • Roading hierarchy (access road and low volume) • Mining Hazard Area 3 • Low landslide susceptibility 	<ul style="list-style-type: none"> • Roading hierarchy (low volume road) • Mining Hazard Area 3 	<ul style="list-style-type: none"> • Roading hierarchy (arterial road) • Low landslide susceptibility 	<ul style="list-style-type: none"> • Road hierarchy (arterial road) • Strategic Road Protection Area (2m) • Flood Susceptible Area • Acid Sulphate Area 	<ul style="list-style-type: none"> • Road hierarchy (low volume access road) • Medium and High Landslide Susceptibility
Zone overlays and notations (proposed Plan Change 1)	<ul style="list-style-type: none"> • Mining Subsidence Hazard Area 	<ul style="list-style-type: none"> • Mining Subsidence Hazard Area 	N/A	<ul style="list-style-type: none"> • Moderate Susceptibility to Land Instability • Flood Hazard – 100-year Climate Change Extent. 	<ul style="list-style-type: none"> • Moderate to High Susceptibility to Land Instability
Other comments	Mining hazard requires Geotech survey and report from a SQEP to show the site can accommodate 100m2 building suitably and risk of subsidence is not increased by building activity.	Mining hazard requires Geotech survey and report from a SQEP to show the site can accommodate 100m2 building suitably and risk of subsidence is not increased by building activity.		Building line restriction based on strategic road protection area limits developability. Site has more hazard overlays than others (flood and acid sulphate) and moderate to high land instability under PC 1.	Residential activity in the adjacent reserve is a non-complying activity. Site has a moderate to high land instability rating as opposed to low at other sites.
Recommend progressing to bulk and location?	Yes	Yes	Yes	No	No

NB: Site constraints may require preliminary site investigations to confirm their extent and impact on developability.

Assessment of redevelopment potential

As outlined above, the review of each of the villages against the site evaluation criteria and the Operative District Plan requirements has identified that four of the villages are well located to meet the needs of the tenants. One of the commitments made by Council in 2022 is to invest approximately \$3.84 million into the portfolio to support Council's commitment to increase the service provided. This has been reflected in the 2024 Long Term Plan which provides for investment in the portfolio over 4 years.

One option to be explored is whether this investment could be used to redevelop an existing site or other council owned land to both improve the quality of the housing provided and the number of tenancies available. To inform Council decision making about how best to invest in the portfolio, an assessment of the re-development potential at 4 Amber Drive was undertaken. The results of this analysis demonstrate that the anticipated development costs to re-develop 4 Amber Drive far exceed the \$3.84 million set aside to invest. To establish what level of redevelopment could be achieved, additional analysis of a lower scale redevelopment option has also been undertaken using the site at 8-12 Coleridge Place as a test case. An overview of this assessment is provided in the following sections.

Development potential of 4 Amber Drive

Currently the Amber Drive site provides 15 attached single storey units (14 one-bedroom units and 1 two-bedroom unit). A design exercise was undertaken to determine the maximum yield that could be achieved under the current district plan provisions when the density is pushed to allow for a walk-up apartment style development. The bulk and location plan included below illustrates the result of the design analysis. It demonstrates that up to 9 additional units can be achieved through redevelopment of the site.

The design exercise aimed to identify the highest yield achievable whilst ensuring an optimal site layout is achieved including the following considerations:

- Minimum floor areas are achieved (at least 35m² for one habitable room).
- Units and living courts arranged for optimum solar access, with living areas facing north.
- Private open space is provided for each one-bedroom unit: providing a minimum 20m² courtyard for each ground floor unit and a minimum 4m² balcony for above ground units.
- Providing one car park per unit and consolidating space for car parking to maximise space for communal open space and amenity planting.
- Providing appropriate separation of units, ensuring windows of habitable rooms are not in direct line of sight to promote internal privacy.

The units have been designed in blocks which would give Council the opportunity to stage the redevelopment with downstairs units being accessible and the level 1 being walk up - providing for variation in accessibility needs across the tenant profile. The addition of lifts would increase the construction costs considerably and therefore has not been included.

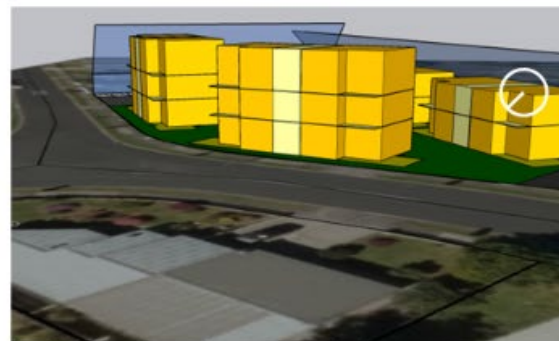
4A-4J Amber Drive, Tikipunga

Whangarei District Council

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Looking west from Elm Street



Looking east from Amber Drive towards Elm Street

Gross Floor Area (GFA) breakdown	Area (m2)
Total GFA	1,292
Circulation	294.84
Parking (total area) / number of car parks	891 x 24 parks
Number of units	24 x 53m2
Balconies	14 x 5m2
Site area	2,819
Landscaped areas	1,265

Medium Density Residential Zone Relevant Built Standards	Standard Achieved
Maximum building height 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more.	Yes - maximum height 9.4m
Building setbacks: 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls)	Achieved
Building height in relation to boundary – measured at 3m + 45 degrees (there are a few exceptions here so let me know if this presents a challenge).	No infringements
Outdoor living court: a) Every residential unit with habitable rooms at ground floor: at least 20m ² and depth of 4m. b) Every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m ² and depth of 1.5	Achieved Courtyards = 20m ² Balconies = 5m ²
Impervious area – maximum 65% of net site area.	Achieved - 44%
Car parking – formed car parking to be located 2m from any road boundary	Achieved
Residential unit – every residential unit (except where multi-unit development is proposed) is designed to: a) Have a net floor area of at least 35m ² (one habitable room) or 45m ² (more than one habitable room). b) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east) c) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.	a) Achieved - unit size is 53m ² b) Achieved for all units c) Achieved for all units

Notes:

This advice constitutes a bulk and location study to estimate gross floor area achievable within the zoning standards. It does not indicate a resolved design for the site and should not be used as such.

Construction Budget Estimate

A construction budget estimate has been completed for the potential redevelopment of 4 Amber Drive based on the design test outlined above and up to date information on construction costs.

The purpose of this is to both understand what investment would be required to achieve redevelopment and to feed into the analysis of the financial performance of the portfolio under an “expansion of the portfolio” scenario.

This evaluation demonstrates that based on recent high construction and development costs it is estimated that this development would cost up to \$14.3 Millon (\$594,840.00 per unit) to deliver.

This is significantly more than the \$3.84 Millon investment set aside by Council for expansion of the portfolio and would require additional funds to be sourced. This could include funds generated from sale of another of the villages which is not meeting the needs of tenants, applying for other funding such as an affordable housing grant, or changing the operating model to access Income Related Rent Subsidy funding through a becoming or partnering with a Community Housing Provider (discussed in more detail in Section 7).

As a result of these findings, and to understand how the \$3.84 Millon could otherwise be used without the need for additional funds to be sourced, a review of a smaller site (8-12 Coleridge Place) with a lower cost development scenario has been tested.

Development potential of 8-12 Coleridge Place

Currently the site at Coleridge Place provides 8 one-bedroom units. The units are all attached single storey units. A design exercise has been undertaken to determine what yield could be achieved under the current district plan provisions when the density is pushed on the site to accommodate additional single storey units as a lower cost option than two to three storey duplex units as was tested for 4 Amber Drive.

The bulk and location plan, included overleaf on page 35, illustrates the result of the design analysis that has been completed. It has demonstrated that up to 2 additional units could be achieved through redevelopment of the site for a higher density. This could be increased to potentially 5 additional units where two storey duplex development could be accommodated but this would be a higher cost option.

The design exercise aimed to identify the highest yield achievable within the allocated \$3.84 Millon investment. The design exercise aimed to provide an optimal site layout is achieved including the following considerations:

- Minimum floor areas are achieved (at least 35m² for one habitable room).
- Units and courtyards arranged for optimum solar access, with living areas facing north.

- Private open space is provided for each one-bedroom unit: providing a minimum 20m² courtyard for each ground floor unit.
- Providing one car park per unit and consolidating space for car parking to maximise space for communal open space and amenity planting.
- Providing appropriate separation of units, ensuring windows of habitable rooms are not in direct line of sight to promote internal privacy.

8-12 Coleridge Place, Tikipunga

Whangārei District Council

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- 1 Bedroom single level unit
- Car park

Gross Floor Area (GFA) breakdown	Area (m2)
Unit size	50 (1 bedroom)
Total GFA	500
Parking total area + number of car parks	437 (10 parks)
Number of units	10
Average lot size	98
Site area	1912
Landscaped areas	805

Medium Density Residential Zone Relevant Built Standards	Standarded Achieved
Maximum building height 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more.	Yes - maximum height 9.4m
Building setbacks: 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls)	Achieved
Building height in relation to boundary – measured at 3m + 45 degrees (there are a few exceptions here so let me know if this presents a challenge).	No infringements
Outdoor living court: a) Every residential unit with habitable rooms at ground floor: at least 20m ² and depth of 4m. b) Every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m ² and depth of 1.5	Minimum size achieved
Impervious area – maximum 65% of net site area.	Achieved
Car parking – formed car parking to be located 2m from any road boundary	Achieved
Residential unit – every residential unit (except where multi-unit development is proposed) is designed to: a) Have a net floor area of at least 35m ² (one habitable room) or 45m ² (more than one habitable room). b) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east) c) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.	a) Achieved - unit size is 50m ² b) Achieved for some units c) Achieved for all units

Notes:
This advice constitutes a bulk and location study to provide a costing estimate. It does not indicate a resolved design for the site and should not be used as such.

Construction Budget Estimate

A construction budget estimate has been completed for the potential redevelopment of 8-12 Coleridge Place based on a low scale redevelopment option. It confirms that this scale of development could be achieved through the investment of the \$3.84 Million, however only a net increase of 2 new units would be achieved.

It is important to note that this estimate does not incorporate any consideration of the equity associated with the land value. The value of the land should be considered as an investment by Council in addition to the \$3.84 Million investment into development costs.

If a developer (or CHP) was to purchase the site and undertake a redevelopment the cost of the land value would need to be considered and would considerably increase the development costs. Whilst the feasibility of this scenario being delivered by the market has not been analysed, a review of the development costs against likely sale prices for each unit suggests it is unlikely that a developer or CHP could undertake this development and provide affordable housing on the site currently.

If this site was vacant (i.e. an alternative site owned by Council with same characteristics) it would reduce the overall development cost estimate by up to \$106,900.

Financial Analysis

The Whangārei Long Term Plan 2024-2034 (LTP) sets out the funding framework for the portfolio which includes the following:

- 80% of the operational costs of portfolio to be funded through rents with up to 20% funded through rates.
- Rental income from Council's pensioner housing stock is used to fund the expenses of operations and maintenance. It can also be used to fund capital expenditure on pensioner housing.
- Pensioner housing is a ringfenced activity so if pensioner rental property income is not fully spent each year, then it will be reserved and carried forward to the next year.

The following section provides a review of the financial performance of the current operation and an expanded scenario where against the targets set in the LTP.

Status quo – assessment of the current operation

In 2023 TPG undertook a review of the current and projected future financial performance of the portfolio. This analysis found the portfolio was not self-funding and required up to 20% rate-

based funding each year to operate in a way that continues to provide below market rents to tenants.

A review of the updated forecasts for capital and operating expenditure for the portfolio that have fed into the 2024-2034 Long Term Plan has been undertaken to re-confirm the financial performance of the current operating model. Many of the LTP figures provided have been inflated using Business and Economic Research Limited (BERL) rates. This updated analysis demonstrates that the portfolio is expected to continue to require from \$279,113.00 in 2024/25 up to \$575,424 in 2033/2034 investment of rates based funded to provide the service (refer Table 10).

This analysis demonstrates that the cost to provide the service will potentially increase each year due to increases in operating costs forecasted to be out of step with increases to rent. Over a ten-year period, the total cost of the service delivered under the current operating model is \$4,706,015.00. The anticipated increasing operating costs overtime demonstrates-that without measures employed to either reduce costs or increase rents over time, there is potential that the portfolio will not be able to keep rate-based funding to 20% as per the LTP target.

Testing expansion of the portfolio

Using the investigation undertaken at 4 Amber Drive as a potential scenario for expanding the portfolio the financial modelling has been undertaken to assess the following:

- Test the ongoing operating costs of the portfolio with the additional units and confirm that these would still be within the LTP target of an 80/20 split between funded my rents/and funded by rates.
- Quantify what the additional operational cost would be with the additional units over a ten-year period.
- Assess whether the development costs (taking into consideration the additional \$3.84 Millon investment and the increase revenue from the increase in units) could be recovered through rate-based funding over time.

The assessment is provided in following Table 11 and demonstrates that operation of the portfolio with the increase in units would require from \$298,836.00 in 2024/25 up to \$500,234 in 2033/2034 investment of rates based funding to provide the service. This is a cumulative total of \$4,259,607.00 over 10 years which is less than the operating costs of the current portfolio size and ensures the portfolio sits below the 20% threshold for rate based funding. This takes into consideration the loss in rent received over a three year period whilst tenants are rehomed but does not include the costs associated with developing the portfolio.

The assessment has also incorporated the development costs into the operating cashflow as a second step in the modelling. This takes into consideration the investment of \$3.84 Million over 2-years. The analysis demonstrates that whilst the increase in revenue could contribute to recouping the cost of funding the development (potentially up to \$3.84 Millon over ten years) there would still need to be significant additional funds made available upfront to undertake the development. Note this analysis does not include the costs to Council from servicing of debt.

TABLE 10: CASHFLOW ANALYSIS STATUS QUO AS AT JULY 2024

Whangarei District Council - Pensioner Housing Portfolio cashflow analysis - Status Quo

LTP Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Cashflow	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Rental Income	1,381,918	1,412,269	1,444,769	1,477,940	1,510,440	1,542,134	1,573,023	1,604,448	1,634,934	1,665,956
Total Income	1,381,918	1,412,269	1,444,769	1,477,940	1,510,440	1,542,134	1,573,023	1,604,448	1,634,934	1,665,956
Operating and Capital Expenses										
Charge Outs Expenses - Graphics	160	163	167	171	175	178	182	185	189	192
Electricity Supply Costs	6,878	7,029	7,191	7,356	7,518	7,675	7,829	7,986	8,137	8,292
Professional Fees - Other (not legal fees)	51,450	52,580	53,790	55,025	0	0	0	0	0	0
Insurance	97,956	116,164	137,897	141,068	144,172	147,199	150,143	153,146	156,056	159,021
Management Fee	136,740	139,743	142,959	146,242	149,457	152,594	155,650	158,760	161,776	164,846
R&M: Buildings Repair & Maintenance	334,779	342,132	350,005	358,041	365,915	373,593	381,076	388,689	396,074	403,589
R&M: Grounds & Gardens	134,489	137,443	140,606	143,834	146,997	150,082	153,088	156,146	159,113	162,132
Rates	354,062	405,755	439,433	458,768	478,495	498,592	519,034	540,315	561,927	584,404
Water Rates	29,836	31,238	38,204	46,724	48,920	51,170	53,473	55,879	58,338	60,905
Capex - Renewals	514,680	525,984	605,326	619,224	632,841	646,120	659,061	672,228	685,001	697,998
Total Opex & Capex	1,661,031	1,758,232	1,915,578	1,976,453	1,974,489	2,027,203	2,079,536	2,133,333	2,186,611	2,241,380
Net Operating Cashflow	(279,113)	(345,963)	(470,809)	(498,513)	(464,049)	(485,069)	(506,513)	(528,885)	(551,677)	(575,424)
Cumulative Net Cashflow	(279,113)	(625,076)	(1,095,885)	(1,594,398)	(2,058,447)	(2,543,516)	(3,050,029)	(3,578,914)	(4,130,592)	(4,706,015)
Percentage Funded by Rent	83%	80%	75%	75%	76%	76%	76%	75%	75%	74%

TABLE 11: CASHFLOW EXPANDED PORTFOLIO (INCLUDING DEVELOPMENT COSTS AS PART OF NET CASHFLOW)**Whangarei District Council - Pensioner Housing Portfolio cashflow analysis - Amber Drive Redevelopment**

LTP Year		2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Cashflow		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income											
Rental Income		1,314,778	1,275,039	1,416,691	1,564,107	1,598,502	1,632,044	1,664,733	1,697,990	1,730,253	1,763,085
Rents: Other Rentals Received	48 Maunu Rd	0	0	0	0	0	0	0	0	0	0
Rents: Pensioner Housing Rental Revenue	72-80 Mill Rd Whangarei	(147,694)	(150,938)	(154,412)	(157,957)	(161,430)	(164,818)	(168,119)	(171,478)	(174,736)	(178,051)
Rents: Pensioner Housing Rental Revenue	196-222 Corks Rd	(118,027)	(120,620)	(123,395)	(126,228)	(129,004)	(131,711)	(134,349)	(137,033)	(139,637)	(142,287)
Rents: Pensioner Housing Rental Revenue	190 Kamo Rd	(152,432)	(155,780)	(159,365)	(163,024)	(166,609)	(170,105)	(173,512)	(176,978)	(180,341)	(183,763)
Rents: Pensioner Housing Rental Revenue	8-12 Coleridge Pl	(67,090)	(68,563)	(70,141)	(71,751)	(73,329)	(74,868)	(76,368)	(77,893)	(79,373)	(80,879)
Rents: Pensioner Housing Rental Revenue	62 Clark Rd	(71,717)	(73,292)	(74,979)	(76,700)	(78,387)	(80,032)	(81,635)	(83,266)	(84,848)	(86,458)
Rents: Pensioner Housing Rental Revenue	21A Bloomfield Place	(94,460)	(96,535)	(98,756)	(101,024)	(103,245)	(105,412)	(107,523)	(109,671)	(111,755)	(113,875)
Rents: Pensioner Housing Rental Revenue	4 Amber Drive	(67,140)	0	(112,310)	(229,777)	(234,830)	(239,758)	(244,560)	(249,446)	(254,185)	(259,008)
Rents: Pensioner Housing Rental Revenue	21 Otaika Road	(62,311)	(63,680)	(65,145)	(66,641)	(68,106)	(69,535)	(70,928)	(72,345)	(73,720)	(75,118)
Rents: Pensioner Housing Rental Revenue	89 Kiripaka Rd	(50,810)	(51,926)	(53,121)	(54,340)	(55,535)	(56,701)	(57,836)	(58,992)	(60,113)	(61,253)
Rents: Pensioner Housing Rental Revenue	43 Maunu Rd	(109,742)	(112,152)	(114,733)	(117,367)	(119,948)	(122,465)	(124,918)	(127,414)	(129,834)	(132,298)
Rents: Pensioner Housing Rental Revenue	48 Maunu Rd	(78,928)	(80,662)	(82,518)	(84,413)	(86,269)	(88,079)	(89,843)	(91,638)	(93,379)	(95,151)
Rents: Pensioner Housing Rental Revenue	142 Maunu Road	(149,521)	(152,805)	(156,321)	(159,910)	(163,427)	(166,856)	(170,198)	(173,598)	(176,896)	(180,253)
Rents: Pensioner Housing Rental Revenue	26 Te Mai Rd	(78,734)	(80,463)	(82,315)	(84,205)	(86,056)	(87,862)	(89,622)	(91,412)	(93,149)	(94,917)
Rents: Pensioner Housing Rental Revenue	45 George Street Hikurangi	(16,935)	(17,307)	(17,706)	(18,112)	(18,510)	(18,899)	(19,277)	(19,662)	(20,036)	(20,416)
Rents: Pensioner Housing Rental Revenue	1 Alfred Street Hikurangi	(32,300)	(33,010)	(33,769)	(34,545)	(35,304)	(36,045)	(36,767)	(37,502)	(38,214)	(38,939)
Rents: Pensioner Housing Rental Revenue	7a King Street	(16,935)	(17,307)	(17,706)	(18,112)	(18,510)	(18,899)	(19,277)	(19,662)	(20,036)	(20,416)
Total Income		1,314,778	1,275,039	1,416,691	1,564,107	1,598,502	1,632,044	1,664,733	1,697,990	1,730,253	1,763,085
Operating and Capital Expenses											
Charge Outs Expenses - Graphics		160	163	167	171	175	178	182	185	189	192
Electricity Supply Costs		6,878	7,029	7,191	7,356	7,518	7,675	7,829	7,986	8,137	8,292
Professional Fees - Other (not legal fees)		51,450	52,580	53,790	55,025	0	0	0	0	0	0
Insurance		93,676	106,014	145,126	148,464	151,730	154,917	158,015	161,175	164,238	167,358
Management Fee		136,740	139,743	142,959	146,242	149,457	152,594	155,650	158,760	161,776	164,846
R&M: Buildings Repair & Maintenance		309,251	316,043	323,316	330,739	338,012	345,105	352,017	364,049	370,971	378,016
R&M: Grounds & Gardens		124,575	127,311	130,241	143,834	146,997	150,082	153,088	156,146	159,113	162,132
Rates		347,572	398,318	431,378	483,995	504,807	526,009	547,575	570,025	592,826	616,540
Water Rates		28,631	28,667	38,186	50,530	53,193	55,935	58,752	61,715	64,753	67,945
Capex - Renewals		514,680	525,984	605,326	619,224	632,841	646,120	659,061	672,228	685,001	697,998
Total Opex & Capex		1,613,614	1,701,852	1,877,680	1,985,579	1,984,730	2,038,613	2,092,168	2,152,269	2,207,004	2,263,319
Net Operating Cashflow		(298,836)	(426,813)	(460,988)	(421,472)	(386,228)	(406,569)	(427,436)	(454,279)	(476,751)	(500,234)
Percentage funded by rent (%)		81%	75%	75%	79%	81%	80%	80%	79%	78%	78%

Findings and recommendations

The results of the financial analysis and investigation into the costs associated with redevelopment provided in this assessment have demonstrated that a shift in operating model and/or investigation into additional funding sources would support expansion of the portfolio and improve the quality and diversity of the service offering.

The analysis has demonstrated that there is potential that a small-scale (single level, one bedroom apartments) development of up to 10 units could potentially be undertaken for the \$3.84 Million investment set aside by Council to increase the portfolio offering. It is recommended that consideration be given to undertaking this on other vacant land owned by Council as the net gain in units through redevelopment of an existing Village (i.e. factoring those existing units lost) is not considered a cost-effective approach.

Whilst this investment does provide potential to expand the portfolio, the on-going operating costs of the portfolio, including the additional units, will still require significant on-going investment. As demonstrated through the financial modelling under the current operating model, Council will face issues with its ability to both continue to deliver the current units as well as any portfolio growth without a high reliance on increasing ratepayer funding. This is due to the ongoing subsidy required to operate the portfolio under the current rent setting approach.

It is recommended that as a next stage of the assessment consideration is given to the following:

1. Operational efficiencies

The analysis has demonstrated that work is required to ensure that continued operation of the portfolio under the current model can be retained within the LTP target of 80% funded through rent. This could include a review of the rent setting policy or a review of efficiencies that could be gained in the portfolio's operation. This was covered in more detail in the earlier Stage 1 report.

2. Further consideration of alternative portfolio expansion options

This analysis has demonstrated that undertaking a redevelopment of one of the villages is currently cost prohibitive due to high development costs, but development of another vacant site owned by Council could support portfolio expansion. It is recommended that alternative methods for expanding the portfolio are also considered including:

- Consideration of either purchasing new units delivered by others that are suitable for inclusion in the portfolio or entering into a partnership with the private sector to acquire new units as part of a mixed tenure development (potentially through the use of council owned land outside of the existing portfolio).

- Consideration of how the sale of some of the villages currently not meeting the needs of tenants could work towards generating additional funding towards expanding the portfolio.

3. Continued engagement with stakeholders

Council should ensure stakeholder engagement continues to be part of the approach when considering both redevelopment and delivery options for the portfolio. There are many stakeholders within the district who are able to provide valuable input to help support Council to deliver positive outcomes through the portfolio.

4. Investigation into alternative operating models

There are a range of options available to Council to balance financial sustainability of the portfolio and continue to support pensioner housing outcomes, particularly with Council looking to expand its portfolio. Consideration of an alternative operating model is recommended. This could include partnership with a CHP to improve the financial performance of the portfolio through access to government Income Related Rent subsidies.

We note that if Council considers that an alternative option for the delivery of the portfolio achieves a better outcome for the community, Council needs to comply with the Local Government Act 2002 (LGA). This requires public consultation, and to confirm Council's decisions through the Annual and Long-Term Plan processes.

Consideration of alternative operating models

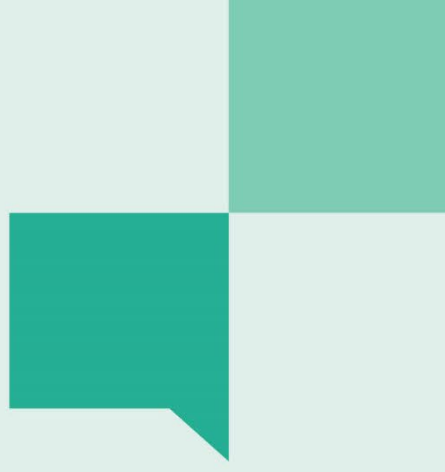
The list of alternative approaches for the delivery of the Council's OPH portfolio are summarised as follows and explored in more detail throughout this section of the report:

TABLE 12: ALTERNATIVE DELIVERY OPTIONS

Delivery option	Description summary
Council establishes a CHP and transfers ownership	<p>Council creates an independent entity which can become a registered CHP and transfers ownership either by sale or by gifting.</p> <p>Currently Councils are unable to apply to become a CHP and therefore cannot access income-related rent subsidy on their portfolios. To access the IRRS, some Councils have set up housing entities which operate independently of Council, so that they are able to achieve CHP registration. An entity's independence can be evidenced by its constitution, membership of its governing body, and its governance and financial management structures. The establishment of a CHP and contracting with MHUD can be a long process, and it will take time before the CHP will be eligible to start receiving IRRS, operating supplement (OS) and redirects.</p>

Delivery option	Description summary
	<p>Under current policy, an independent housing entity can access the IRRS and OS on net new units within their portfolio, but it is important to note that existing tenants are not eligible for IRRS, and providers can only access the subsidy for new tenants in new supply dwellings. In limited circumstances MHUD will consider redirects (IRRS on existing dwellings) where through the additional funding the provider is able to bring on new supply. The OS which is paid in addition to the IRRS for eligible net new public housing was introduced by MHUD to incentivise new builds, and it is calculated as a percentage of market rent up to a percentage cap. The IRRS and OS funding through MHUD is an invitation to partner.</p> <p>Council may consider the transfer of the portfolio to the CHP through a staged approach, prioritising villages which can be further developed first. This would support the access to external funding which would help to ensure that the CHP is set up for financial success.</p> <p>Under this option the independent entity can achieve CHP registration to access IRRS but also provide affordable rentals should Council wish to provide housing options to those not eligible for public housing. All tenants accessing IRRS will come through via the MSD social housing register. When taking tenants from the register, Council has some level of discretion on who they allocate units to as they have eligibility criteria based on age of applicant (i.e., must be over 65).</p>
<p>Council transfers ownership to existing CHP</p>	<p>Council transfers ownership to an existing CHP either by sale or by gifting for the continuation and expansion of the housing portfolio.</p> <p>Council could consider transferring the ownership of the portfolio to an existing CHP by way of sale or gifting the portfolio. Council would need to ensure that the CHP was well-placed to continue to support the existing tenants and in a good operational position to be able to grow the portfolio in the future. Horowhenua District Council transferred their portfolio to Compassion Housing under this model and the transfer set the CHP up well for future growth through the sale at a discounted rate and the inclusion of additional land for future expansion as detailed in the below case study. An existing CHP may also be in a position where they have a strong balance sheet and a large portfolio they can leverage off.</p>
<p>Council leases the portfolio to a CHP</p>	<p>Council creates an independent entity which can become a registered Community Housing Provider and the CHP leases the portfolio from Council.</p> <p><u>or</u></p> <p>Council leases the portfolio to a registered CHP with conditions to ensure the existing level of housing and service provision is at least maintained.</p> <p>Under this option Council retains ownership and leases the pensioner housing portfolio to a registered CHP with conditions to ensure the existing level of housing and service provision is at least maintained. We have not considered</p>

Delivery option	Description summary
	<p>leasing to a non-registered agency as there are numerous benefits of a registered agency that outweigh a non-registered agency, due to Government regulations and funding etc. Under this option Council could create a CHP which leases the portfolio or lease to an existing CHP.</p> <p>Council leasing the portfolio to a CHP would require a significant contribution from MHUD by way of an operating supplement and is therefore a less preferred funding model for MHUD. Small build-to-lease opportunities will be considered by MHUD in limited circumstances. This would be considered as an option by MHUD where they are supporting an existing CHP to get established in a location where they currently do not operate or they, or they own most of their stock and they have reached their maximum borrowing capacity. MHUD generally funds build-to-lease contract for 10-15 years as opposed to build-to-own which are usually 25-year contracts.</p>
Option 4 – Divest the portfolio	<p>Council divests either the full or part of the portfolio by selling it on the open market.</p> <p>Divestment of the portfolio is the fourth delivery model available to Council. Divestment could be considered for either individual village or the entire portfolio. Whilst divestment to the private market does not meet Council's housing objective to retain and grow housing stock within the sector this is an option Council could use to raise capital through divestment of less suitably located villages. Capital could then be used to fund intensification of other villages which would support portfolio growth in locations within the district with a higher level of need.</p>



Appendix one

Site Evaluation Summary

Pensioner housing portfolio review: outcome of task 3 - Site Evaluations

TPG has completed Task 3 (Site Evaluations) of the pensioner housing portfolio review for Whangārei District Council.

This memo explains the evaluation process that TPG has completed and presents the findings of the evaluations.

The memo recommends advancing three sites to Task 4 (Bulk and Location and Project Costings). These sites are:

- 4 Amber Drive, Tikipunga
- 8 – 12 Coleridge Place, Tikipunga
- 196 – 222 Corks Road, Tikipunga

Site evaluations

TPG has completed site evaluations for the 16 pensioner housing sites in Whangārei. Each site was assessed and scored against a set of agreed criteria (refer to the attached site evaluation table in Appendix 1).

The sites were scored as a percentage of 100% based on how well they can provide for pensioner housing now and in the future.

After completing the evaluation, the top five sites were:

1. 4 Amber Drive, Tikipunga (93%)
2. 8-12 Coleridge Place, Tikipunga (90%)
3. 196 – 222 Corks Rd, Tikipunga (90%)
4. 48 Maunu Rd, Avenues (86%)
5. 21 Bloomfield Place, Onerahi (85.5%)

It was agreed with you that an RMA planning review of these five sites against the Whangārei District Plan would be complete to help identify the sites that present the best redevelopment opportunities for Council to increase its pensioner housing portfolio.

There were also a number of sites that received low scores. There were two in particular; 45A George St, Hikurangi (49.5%) and 7 King St, Hikurangi (58.5%). There were a number of other sites that scored in the 60 – 70% range.

Task 3 of our proposal included identifying sites for disposal. We are not at this stage suggesting these sites be disposed of, as we note that Council has direction to grow its portfolio. However, when we move to Task 5 (Financial Modelling), one option to consider may

include rationalising the portfolio to provide for a net increase in housing units overall. We are only flagging this at this stage and will discuss this further with you when we reach that task.

RMA planning review

The planning review of the top five sites is attached to this memo as Appendix 2. The associated zoning and overlay maps for each site is attached to this memo as Appendix 3.

A summary of the review's findings is presented below:

- All five sites are in the Medium Density Residential Zone (MDRZ) under the operative District Plan and have the same or similar general development standards (e.g. building heights, setbacks, site coverage, net floor areas for residential units etc.).
- The MDRZ supports multi-unit development for residential use, including pensioner housing and all five sites are considered a low-medium consenting risk for additional development or total redevelopment.
- The sites are differentiated from one another, from a planning perspective, by their respective natural hazard overlays and relevant roading hierarchies. These include mining hazard, flood and landslide susceptibility, acid sulphate risk area, roading hierarchies and road protection areas.
- 48 Maunu Road is within a 'Strategic Road Protection Area' which restricts the extent of development and may present challenges for redevelopment activity. Under Plan Change 1, the site is also within the moderate susceptibility to land instability area, and flood hazard extent.
- The opportunity to expand 21 Bloomfield Place into the adjacent reserve for residential activity is a non-complying activity. A resource consent would be difficult to obtain under this activity status and unlikely without a change to the zoning of the reserve (notwithstanding possible legal constraints due to the land being recreation reserve). We recommend Council does not consider this option further. The site is also within the moderate to high susceptibility to land instability area.

For these reasons we recommend that 48 Maunu Rd and 21 Bloomfield Pl are eliminated from further assessment and 4 Amber Dr, 8 – 12 Coleridge Pl, and 196 – 222 Corks Rd progress to Task 4 (Bulk and Location Testing) for further assessment.

A summary of each site is presented below:

Table 1: RMA planning assessment summary table

	4 Amber Grove	8 – 12 Coleridge Place	196 – 222 Corks Road	48 Maunu Road	21 Bloomfield Place
Site evaluation score	93%	90%	90%	86%	85.5%
Zone	Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential
Zone overlays and notations (operative Plan)	<ul style="list-style-type: none"> • Rooding hierarchy (access road and low volume) • Mining Hazard Area 3 • Low landslide susceptibility 	<ul style="list-style-type: none"> • Rooding hierarchy (low volume road) • Mining Hazard Area 3 	<ul style="list-style-type: none"> • Rooding hierarchy (arterial road) • Low landslide susceptibility 	<ul style="list-style-type: none"> • Road hierarchy (arterial road) • Strategic Road Protection Area (2m) • Flood Susceptible Area • Acid Sulphate Area 	<ul style="list-style-type: none"> • Road hierarchy (low volume access road) • Medium and High Landslide Susceptibility
Zone overlays and notations (proposed Plan Change 1)	<ul style="list-style-type: none"> • Mining Subsidence Hazard Area 	<ul style="list-style-type: none"> • Mining Subsidence Hazard Area 	N/A	<ul style="list-style-type: none"> • Moderate Susceptibility to Land Instability • Flood Hazard – 100 year Climate Change Extent. 	<ul style="list-style-type: none"> • Moderate to High Susceptibility to Land Instability
Other comments	Mining hazard requires Geotech survey and report from a SQEP to show the site can accommodate 100m2 building suitably and risk of subsidence is not increased by building activity.	Mining hazard requires Geotech survey and report from a SQEP to show the site can accommodate 100m2 building suitably and risk of subsidence is not increased by building activity.		Building line restriction based on strategic road protection area limits developability. Site has more hazard overlays than others (flood and acid sulphate) and moderate to high land instability under PC 1.	Residential activity in the adjacent reserve is a non-complying activity. Site has a moderate to high land instability rating as opposed to low at other sites.
Recommend progressing to bulk and location?	Yes	Yes	Yes	No	No

NB: Site constraints may require preliminary site investigations to confirm their extent and impact on developability.

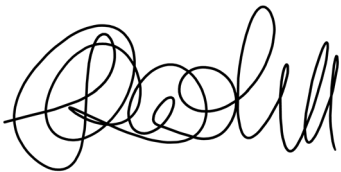
Recommendations

We recommend that Council advances the three sites 4 Amber Dr, 8 – 12 Coleridge PI, and 196 – 222 Corks Rd to the next stage and eliminates 48 Maunu Rd and 21 Bloomfield PI from further consideration.

Despite these three sites scoring the top three scores in the site evaluations, they also have fewer and / or less restrictive planning constraints than the other two sites.

The next step in the review process is to complete 'bulk and location and project costings' for a preferred site(s).

Prepared by:



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Reviewed by:

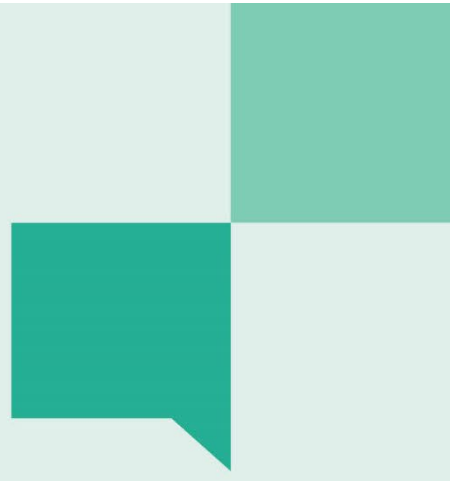


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Appendix two

Planning Due Diligence Report

2 May 2024

Our Job no. 719308

Sophie Randell – Senior Property Consultant
The Property Group Limited

Dear Sophie

Preliminary Planning Review – Whangarei District Council, Pensioner Housing Site Evaluation

Introduction

This advice is a high-level overview of the key RMA planning considerations for the development of land at the following 5 sites.

- 4 Amber Drive, Tikipunga
- 8 – 12 Coleridge Place, Tikipunga
- 196 – 222 Corks Road, Tikipunga
- 48 Maunu Road, Avenues
- 21 Bloomfield Place, Onerahi

These 5 sites are the highest scoring under previous evaluation criteria and are therefore being considered from an RMA planning perspective before being progressed to the next stage. It is understood that the Council is interested in the potential redevelopment of the sites to support the pensioner housing service.

The following provides a high-level overview of the relevant planning provisions under the Whangarei District Plan (District Plan) and Proposed Plan Change 1 – Natural Hazards (PC1). A planning analysis of all 5 sites is then provided which considers at a high level, the ability of the sites to be further developed or redeveloped in line with the District Plan. This has been combined due to the zoning and overlay similarities between all 5 sites.

Please note that PC1 is still going through the plan change process and is not operative at the time of this advice. This advice has considered the notified version of PC1, which is still subject to change as the plan change process is completed.

Executive Summary

All 5 sites are within the Medium Density Residential Zone (MDRZ) under the District Plan. The MDRZ is a zone that supports a greater residential housing density and are generally in easy walking distance of public open space, and facilities, and commercial centres. The District Plan supports multi-unit development for all types of residential use, including pensioner housing. As such, all 5 sites are considered to be a low to medium consenting risk for additional development or total redevelopment.

All multi-unit residential development requires resource consent as a Restricted Discretionary Activity with Council's discretion restricted to matters relating to on-site and off-site amenity, infrastructure, and urban design. Additional triggers of consent may result from associated subdivision, transport, natural hazard, and three waters matters which will need to be considered alongside any development.

The District Plan does provide opportunity to add to the existing pensioner housing stock at each of the above sites. However, the ability to add to the existing stock on a particular site is likely restricted by existing built form and layout. If feasible, the District Plan provisions are considered to be supportive of a complete redevelopment of each of the sites.

Site Evaluations

Site 1: 4 Amber Drive

Site Location & Legal Description	4 Amber Drive, Tikipunga (Lot 1 DP 115848)
Zoning:	Medium Density Residential Zone
Zoning Overlays & Notations:	Roading Hierarchy: Access Road and Low Volume Road Mining Hazard Area 3 Low Landslide Susceptibility
Plan Change 1:	Mining Subsidence Hazard Area 3
District Plan Rules & Standards	<p>Medium Density Residential – Buildings & Activities</p> <p>Two Residential Units are permitted per site in this zone; however, the District Plan also includes specific provision for multi-unit housing development in this zone. Multi-unit development must consist of 3 or more units (no maximum) on a site.</p> <p>Multi-unit development is provided with a dedicated pathway to support greater densities of housing where these can achieve appropriate levels of on-site amenity for residences and manage off-site effects; are in proximity to public facilities and open space; and can be serviced by the capacity of existing or proposed infrastructure. Multi-unit development requires resource consent as a Restricted Discretionary Activity.</p> <p>At a high level the permitted residential development standards for this site are:</p> <ul style="list-style-type: none"> • Maximum building height – 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more. • Building setbacks – 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls). Exception: non-habitable buildings or non-habitable spaces in buildings may be setback 0m from a maximum length of 7.5m on a single side or rear boundary or a maximum

length of 10.5m on all side and rear boundaries provided they are at least 2m from habitable rooms on any other site.

- Building height in relation to boundary – measured at 3m + 45 degrees.
Note:
 - To be measured from the furthest boundary when adjoining an access lot.
 - Up to two gable ends, dormer or portions of a roof may exceed the plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than 1.5m² in area, and 1m in height, and 2.5m in length.
 - If compliance cannot be achieved with the above, then the below alternative is able to be utilised.
 - Alternative height in relation to boundary - Any part of a building within 20m of the site frontage may exceed this provided:
 - a) It does not exceed a height of 3.6m above ground level where they are 1m or less from side and rear boundaries adjoining the MDRZ; and
 - b) Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).
 - Outdoor living court –
 - a) Every residential unit with habitable rooms at ground floor: at least 20m² and depth of 4m.
 - b) Every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m² and depth of 1.5m.
 - c) Every residential unit with habitable rooms above ground floor, with 2 or more bedrooms: 8m² and depth of 1.8m.
 - d) All outdoor living courts must receive direct sunlight for at least 5hrs on winter solstice over at least 50% of the minimum space required above.
 - Impervious area – maximum 65% of net site area.
 - Building & Major Structure coverage – maximum 45% of net site area.
 - Fence height – 2m above ground level; fencing within 3m of road boundary is at least 50% visually permeable for any portion above 1m.
 - Fence design – adjoining Open Space & Recreation Zone (south western boundary) is at least 50% visually permeable for any portion above 1.5m.
 - Car parking – formed car parking to be located 2m from any road boundary.
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- Residential unit – every residential unit (except where multi-unit development is proposed) is designed to:
 - a) Have a net floor area of at least 35m² (one habitable room) or 45m² (more than one habitable room).
 - b) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east)
 - c) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.

Mining Hazard

The construction or alteration of a building, a major structure or earthworks within the Mine Hazard Area is permitted provided that:

- a) A geotechnical survey of the ground under and in the immediate vicinity of the site is undertaken; and
- b) A report prepared by a Suitably Qualified & Experienced Person is provided to Council indicating the site can accommodate a 100m² building area; the site is suitable for the activity or structure(s); the structures are of an appropriate design & building materials are appropriate.; and
- c) The risk of subsidence is not increased by the construction, alteration or excavation.

Landslide Susceptibility

No relevant provisions unless subdivision undertaken (covered below).

Subdivision

- Subdivision of a site containing existing buildings must be designed to ensure those buildings comply with the relevant bulk and location provisions (above) or consent activity status is elevated from Controlled Activity to Restricted Discretionary.
 - Any vacant allotment in the MDRZ must be at least 300m² (no minimum applies to existing development)
 - Every allotment must be able to contain a rectangle of 8m by 15m.
 - Any vacant allotment must be capable of containing an identified building area of at least 100m² to be supported by a site suitability report prepared by a Chartered Professional Engineer certify the 100m² building area is suitable to contact a building either in accordance with NSZ3604/2011; or with specific engineering design.
 - Resource consent is always required for three waters when subdivision is proposed.
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Transport

- Site is permitted to have up to 2 vehicle crossings off Elm Road.
 - Site access serving 2-4 units is to have a minimum legal width of 3.5m, serving 5- 8 units is to have a minimum legal width of 6.0m
 - Vehicle crossings are to be setback 10m from the intersection.
 - Vehicle crossings must be separated 2m from any adjoining crossing.
 - A shared private access can serve up to 8 residential units (more than 8 requires a specific engineering standard consideration/design).
 - Any off-street car parking or loading must be designed to provide sufficient spaces and on-site manoeuvring.
 - More than 25 residential units will require an Integrated Transport Assessment.
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Site 2: 8-12 Coleridge Place

Site Location & Legal Description 8 – 12 Coleridge Place, Tikipunga (Lot 2 DP 89046)

Zoning: Medium Density Residential Zone

Zoning Overlays & Notations: Rooding Hierarchy: Low Volume Road
Mining Hazard Area 3

Plan Change 1: Mining Subsidence Hazard Area

District Plan Rules & Standards **Medium Density Residential – Buildings & Activities**

Two Residential Units are permitted per site in this zone; however, the District Plan also includes specific provision for multi-unit housing development in this zone. Multi-unit development must consist of 3 or more units (no maximum) on a site.

Multi-unit development is provided with a dedicated pathway to support greater densities of housing where these can achieve appropriate levels of on-site amenity for residences and manage off-site effects; are in proximity to public facilities and open space; and can be serviced by the capacity of existing or proposed infrastructure. Multi-unit development requires resource consent as a Restricted Discretionary Activity.

At a high level the permitted residential development standards for this site are:

- Maximum building height – 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more.
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- Building setbacks – 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls). Exception: non-habitable buildings or non-habitable spaces in buildings may be setback 0m from a maximum length of 7.5m on a single side or rear boundary or a maximum length of 10.5m on all side and rear boundaries provided they are at least 2m from habitable rooms on any other site.
 - Building height in relation to boundary – measured at 3m + 45 degrees.
Note:
 - To be measured from the furthest boundary when adjoining an access lot.
 - Up to two gable ends, dormer or portions of a roof may exceed the plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than 1.5m² in area, and 1m in height, and 2.5m in length.
 - If compliance cannot be achieved with the above, then the below alternative is able to be utilised.
 - Alternative height in relation to boundary - Any part of a building within 20m of the site frontage may exceed this provided:
 - a) It does not exceed a height of 3.6m above ground level where they are 1m or less from side and rear boundaries adjoining the MDRZ; and
 - b) Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).
 - Outdoor living court
 - a) Every residential unit with habitable rooms at ground floor: at least 20m² and depth of 4m.
 - b) Every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m² and depth of 1.5m.
 - c) Every residential unit with habitable rooms above ground floor, with 2 or more bedrooms: 8m² and depth of 1.8m.
 - d) All outdoor living courts must receive direct sunlight for at least 5hrs on winter solstice over at least 50% of the minimum space required above.
 - Impervious area – maximum 65% of net site area.
 - Building & Major Structure coverage – maximum 45% of net site area.
 - Fence height – 2m above ground level; fencing within 3m of road boundary is at least 50% visually permeable for any portion above 1m.
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- Car parking – formed car parking to be located 2m from any road boundary.
 - Residential unit – every residential unit (except where multi-unit development is proposed) is designed to:
 - a) Have a net floor area of at least 35m² (one habitable room) or 45m² (more than one habitable room).
 - b) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east)
 - c) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.

Mining Hazard

The construction or alteration of a building, a major structure or earthworks within the Mine Hazard Area is permitted provided that:

- a) A geotechnical survey of the ground under and in the immediate vicinity of the site is undertaken; and
- b) A report prepared by a Suitably Qualified & Experienced Person is provided to Council indicating the site can accommodate a 100m² building area; the site is suitable for the activity or structure(s); the structures are of an appropriate design & building materials are appropriate.; and
- c) The risk of subsidence is not increased by the construction, alteration or excavation.

Subdivision

- Subdivision of a site containing existing buildings must be designed to ensure those buildings comply with the relevant bulk and location provisions (above) or consent activity status is elevated from Controlled Activity to Restricted Discretionary.
- Any vacant allotment in the MDRZ must be at least 300m² (no minimum applies to existing development)
- Every allotment must be able to contain a rectangle of 8m by 15m.
- Any vacant allotment must be capable of containing an identified building area of at least 100m² to be supported by a site suitability report prepared by a Chartered Professional Engineer certify the 100m² building area is suitable to contact a building either in accordance with NSZ3604/2011; or with specific engineering design.
- Resource consent is always required for three waters when subdivision is proposed.

Transport

- Site is permitted to have up to 2 vehicle crossings off Coleridge Place.
- Site access serving 2-4 units is to have a minimum legal width of 3.5m, serving 5- 8 units is to have a minimum legal width of 6.0m.
- A shared private access can serve up to 8 residential units (more than 8 requires a specific engineering standard consideration/design).
- Any off-street car parking or loading must be designed to provide sufficient spaces and on-site manoeuvring.
- More than 25 residential units will require an Integrated Transport Assessment.

Site 3: 196 – 222 Corks Road

Site Location & Legal Description 196 – 222 Corks Road, Tikipunga (Lot 7, Lot 8 and Lot 9 DP 59763)

Zoning: Medium Density Residential Zone

Zoning Overlays & Notations: Road Hierarchy: Arterial Road
Low Landslide Susceptibility

Plan Change 1: n/a

District Plan Rules & Standards **Medium Density Residential – Buildings & Activities**

Two Residential Units are permitted per site in this zone; however, the District Plan also includes specific provision for multi-unit housing development. Multi-unit development must consist of 3 or more units (no maximum) on a site.

Multi-unit development is provided with a dedicated pathway to support greater densities of housing where these can achieve appropriate levels of on-site amenity for residences and manage off-site effects; are in proximity to public facilities and open space; and can be serviced by the capacity of existing or proposed infrastructure. Multi-unit development requires resource consent as a Restricted Discretionary Activity.

At a high level the permitted residential development standards for this site are:

- Maximum building height – 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more.
 - Building setbacks – 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls). Exception: non-habitable buildings or non-habitable spaces in buildings may be setback 0m from a maximum length of 7.5m on a single side or rear boundary or a maximum
-

length of 10.5m on all side and rear boundaries provided they are at least 2m from habitable rooms on any other site.

- Building height in relation to boundary – measured at 3m + 45 degrees.
Note:
 - This is not required along the southern boundary where site adjoins a Business Zone.
 - To be measured from the furthest boundary when adjoining an access lot.
 - Up to two gable ends, dormer or portions of a roof may exceed the plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than 1.5m² in area, and 1m in height, and 2.5m in length.
 - If compliance cannot be achieved with the above, then the below alternative is able to be utilised.
 - To be measured from the furthest boundary when adjoining an access lot.
Note: Up to two gable ends, dormer or portions of a roof may exceed the plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than 1.5m² in area, and 1m in height, and 2.5m in length.
 - Alternative height in relation to boundary – Any part of a building within 20m of the site frontage may exceed this provided:
 - a) It does not exceed a height of 3.6m above ground level where they are 1m or less from side and rear boundaries adjoining the MDRZ; and
 - b) Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).
 - Outdoor living court –
 - a) Every residential unit with habitable rooms at ground floor: at least 20m² and depth of 4m.
 - b) Every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m² and depth of 1.5m.
 - c) Every residential unit with habitable rooms above ground floor, with 2 or more bedrooms: 8m² and depth of 1.8m.
 - d) All outdoor living courts must receive direct sunlight for at least 5hrs on winter solstice over at least 50% of the minimum space required above.
 - Impervious area – maximum 65% of net site area.
 - Building & Major Structure coverage – maximum 45% of net site area.
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- Fence height – 2m above ground level; fencing within 3m of road boundary is at least 50% visually permeable for any portion above 1m.
 - Car parking – formed car parking to be located 2m from any road boundary.
 - Residential unit – every residential unit (except where multi-unit development is proposed) is designed to:
 - a) Have a net floor area of at least 35m² (one habitable room) or 45m² (more than one habitable room).
 - b) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east)
 - c) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.

Subdivision

- Subdivision of a site containing existing buildings must be designed to ensure those buildings comply with the relevant bulk and location provisions (above) or consent activity status is elevated from Controlled Activity to Restricted Discretionary.
- Any vacant allotment in the MDRZ must be at least 300m² (no minimum applies to existing development)
- Every allotment must be able to contain a rectangle of 8m by 15m.
- Any vacant allotment must be capable of containing an identified building area of at least 100m² to be supported by a site suitability report prepared by a Chartered Professional Engineer certify the 100m² building area is suitable to contact a building either in accordance with NSZ3604/2011; or with specific engineering design.
- Resource consent is always required for three waters when subdivision is proposed.

Transport

- Site is permitted to have up to 1 vehicle crossings off Corks Road.
 - Site access serving 2-4 units is to have a minimum legal width of 3.5m, serving 5- 8 units is to have a minimum legal width of 6.0m
 - Vehicle crossings are to be setback 10m from the intersection.
 - Vehicle crossings must be separated 2m from any adjoining crossing.
 - A shared private access can serve up to 8 residential units (more than 8 requires a specific engineering standard consideration/design).
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- Any off-street car parking or loading must be designed to provide sufficient spaces and on-site manoeuvring.
- More than 25 residential units will require an Integrated Transport Assessment.

Site 4: 48 Maunu Road

Site Location & Legal Description 48 Maunu Road, Avenues (Lot 2 DP 123891)

Zoning: Medium Density Residential Zone

Zoning Overlays & Notations: Road Hierarchy: Arterial Road
Strategic Road Protection Area (2.0m)
Flood Susceptible Area
Acid Sulphate Risk Area

Plan Change 1: Moderate Susceptibility to Land Instability (orange)
Flood Hazard – 100 year Climate Change Extent (light blue)

District Plan Rules & Standards

Medium Density Residential – Buildings & Activities

Two Residential Units are permitted per site in this zone; however, the District Plan includes specific provision for multi-unit housing development. Multi-unit development must consist of 3 or more units (no maximum) on a site.

Multi-unit development is provided with a dedicated pathway to support greater densities of housing where these can achieve appropriate levels of on-site amenity for residences and manage off-site effects; are in proximity to public facilities and open space; and can be serviced by the capacity of existing or proposed infrastructure. Multi-unit development (requires resource consent as a Restricted Discretionary Activity).

At a high level the permitted residential development standards for this site are:

- Maximum building height – 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more.
 - Building setbacks – 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls). Exception: non-habitable buildings or non-habitable spaces in buildings may be setback 0m from a maximum length of 7.5m on a single side or rear boundary or a maximum length of 10.5m on all side and rear boundaries provided they are at least 2m from habitable rooms on any other site.
 - Strategic road protection setbacks –
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- a) All buildings and major structures are setback at least 0.5m from the Strategic Road Protection Area (2m from the site frontage).
 - b) All sensitive activities (dwellings) at ground floor are setback 2m from the strategic road protection area (2m from the site frontage).
 - Building height in relation to boundary – measured at 3m + 45 degrees.
Note:
 - Does not apply to northern boundary adjoining open space.
 - To be measured from the furthest boundary when adjoining an access lot.
 - Up to two gable ends, dormer or portions of a roof may exceed the plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than 1.5m² in area, and 1m in height, and 2.5m in length.
 - If compliance cannot be achieved with the above, then the below alternative is able to be utilised.
 - Alternative height in relation to boundary – Any part of a building within 20m of the site frontage may exceed this provided:
 - a) It does not exceed a height of 3.6m above ground level where they are 1m or less from side and rear boundaries adjoining the MDRZ; and
 - b) Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).
 - Outdoor living court
 - a) Every residential unit with habitable rooms at ground floor: at least 20m² and depth of 4m.
 - b) Every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m² and depth of 1.5m.
 - c) Every residential unit with habitable rooms above ground floor, with 2 or more bedrooms: 8m² and depth of 1.8m.
 - d) All outdoor living courts must receive direct sunlight for at least 5hrs on winter solstice over at least 50% of the minimum space required above.
 - Impervious area – maximum 65% of net site area.
 - Building & Major Structure coverage – maximum 45% of net site area.
 - Fence height – 2m above ground level; fencing within 3m of road boundary is at least 50% visually permeable for any portion above 1m.
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- Fence design – adjoining Open Space & Recreation Zone (northern boundary) is at least 50% visually permeable for any portion above 1.5m.
 - Car parking – formed car parking to be located 2m from any road boundary.
 - Residential unit – every residential unit (except where multi-unit development is proposed) is designed to:
 - a) Have a net floor area of at least 35m² (one habitable room) or 45m² (more than one habitable room).
 - b) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east).
 - c) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.

Subdivision

- Subdivision of a site containing existing buildings must be designed to ensure those buildings comply with the relevant bulk and location provisions (above) or consent activity status is elevated from Controlled Activity to Restricted Discretionary.
- Any vacant allotment in the MDRZ must be at least 300m² (no minimum applies to existing development)
- Every allotment must be able to contain a rectangle of 8m by 15m.
- Any vacant allotment must be capable of containing an identified building area of at least 100m² to be supported by a site suitability report prepared by a Chartered Professional Engineer certify the 100m² building area is suitable to contact a building either in accordance with NSZ3604/2011; or with specific engineering design.
- Resource consent is always required for three waters when subdivision is proposed.

Transport

- Site is permitted to have up to 1 vehicle crossings off Maunu Road.
 - Site access serving 2-4 units is to have a minimum legal width of 3.5m, serving 5- 8 units is to have a minimum legal width of 6.0m.
 - A shared private access can serve up to 8 residential units (more than 8 requires a specific engineering standard consideration/design).
 - Any off-street car parking or loading must be designed to provide sufficient spaces and on-site manoeuvring, and must not be located within Strategic Road Protection Area.
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- More than 25 residential units will require an Integrated Transport Assessment.

Acid Sulphate Risk

The site is within an area identified as having a risk of containing Acid Sulphate Soils. This is a common occurrence throughout the District. Acid Sulphate soils are naturally occurring from when sea level was higher many thousand years ago. As the soil profile is not confirmed as containing Acid Sulphate in this location, it is marked as a risk area. If left undisturbed the Acid Sulphate remains in the soil without any major issues. It is once the soils are disturbed such as through earthworks and development that this can create an issue as the Sulphates react with oxygen and can cause groundwater to become acidic.

Any land disturbance or development, including subdivision, on the site will need to engage a Suitably Qualified and Experienced Person to undertake soil investigations to determine whether Acid Sulphates are present, and the appropriate course of action to manage such soils to be avoided or neutralised to prevent harm.

Flood Susceptible Area

The eastern and rear extents of the site are identified as being susceptible to flooding. Under the current planning framework, construction or alteration of a building, major structure, vehicle access or earthworks within the flood susceptible area will require resource consent and will need to be supported by a Suitably Qualified and Experienced Person confirming the works have been designed to accommodate the flood hazard and will not create upstream or downstream effects. This will need to be investigated and then factored into any site redevelopment plans to ground truth development capacity of the site.

As identified above, the site is also identified as being subject to Land Instability and Flood Hazard under PC1. This is discussed generally below.

Site 5: 21 Bloomfield Place

Site Location & Legal Description	21 Bloomfield Place, Onerahi (Lot 22 DP 106059)
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Zoning:	Medium Density Residential Zone
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Zoning Overlays & Notations:	Road Hierarchy: Low Volume Access Road Medium and High Landslide Susceptibility
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Plan Change 1:	Moderate and High Susceptibility to Land Instability
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District Plan Rules & Standards	Medium Density Residential – Buildings & Activities Two Residential Units are permitted per site in this zone; however, the District Plan includes specific provision for multi-unit housing development. Multi-unit development must consist of 3 or more units (no maximum) on a site.
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Multi-unit development is provided with a dedicated pathway to support greater densities of housing where these can achieve appropriate levels of on-site amenity for residences and manage off-site effects; are in proximity to public facilities and open space; and can be serviced by the capacity of existing or proposed infrastructure. Multi-unit development (requires resource consent as a Restricted Discretionary Activity).

At a high level the permitted residential development standards for this site are:

- Maximum building height – 11m above ground level, except 50% of a building's roof in elevation, may exceed this by 1m where the entire roof slope is 15 degrees or more.
 - Building setbacks – 2m from road boundaries; 1m from side and rear boundaries (not applicable to common walls). Exception: non-habitable buildings or non-habitable spaces in buildings may be setback 0m from a maximum length of 7.5m on a single side or rear boundary or a maximum length of 10.5m on all side and rear boundaries provided they are at least 2m from habitable rooms on any other site.
 - Building height in relation to boundary – measured at 3m + 45 degrees.
Note:
 - Does not apply to northern boundary adjoining open space.
 - To be measured from the furthest boundary when adjoining an access lot.
 - Up to two gable ends, dormer or portions of a roof may exceed the plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than 1.5m² in area, and 1m in height, and 2.5m in length.
 - If compliance cannot be achieved with the above, then the below alternative is able to be utilised.
 - Alternative height in relation to boundary - Any part of a building within 20m of the site frontage may exceed this provided:
 - c) It does not exceed a height of 3.6m above ground level where they are 1m or less from side and rear boundaries adjoining the MDRZ; and
 - d) Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).
 - Outdoor living court –
 - e) every residential unit with habitable rooms at ground floor: at least 20m² and depth of 4m.
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-
- f) every residential unit with habitable rooms above ground floor, with 1 bedroom: at least 4m² and depth of 1.5m.
 - g) every residential unit with habitable rooms above ground floor, with 2 or more bedrooms: 8m² and depth of 1.8m.
 - h) All outdoor living courts must receive direct sunlight for at least 5hrs on winter solstice over at least 50% of the minimum space required above.
- Impervious area – maximum 65% of net site area.
 - Building & Major Structure coverage – maximum 45% of net site area.
 - Fence height – 2m above ground level; fencing within 3m of road boundary is at least 50% visually permeable for any portion above 1m.
 - Fence design – adjoining Open Space & Recreation Zone (northern boundary) is at least 50% visually permeable for any portion above 1.5m.
 - Car parking – formed car parking to be located 2m from any road boundary.
 - Residential unit – every residential unit (except where multi-unit development is proposed) is designed to:
 - d) Have a net floor area of at least 35m² (one habitable room) or 45m² (more than one habitable room).
 - e) Provide a living area with a window facing north (between 270 degrees west and 90 degrees east)
 - f) Has a separation distance of 6m from any window in a habitable room to a window of another habitable room in a separate residential unit where there is direct line of sight.

Landslide Susceptibility

No relevant provisions unless subdivision undertaken (covered below).

Subdivision

- Subdivision of a site containing existing buildings must be designed to ensure those buildings comply with the relevant bulk and location provisions (above) or consent activity status is elevated from Controlled Activity to Restricted Discretionary.
 - Any vacant allotment in the MDRZ must be at least 300m² (no minimum applies to existing development)
 - Every allotment must be able to contain a rectangle of 8m by 15m.
 - Any vacant allotment must be capable of containing an identified building area of at least 100m²*
-

- Resource consent is always required for three waters when subdivision is proposed.

*to be supported by a site suitability report prepared by a Chartered Professional Engineer certify the 100m² building area is suitable to contact a building either in accordance with NSZ3604/2011; or with specific engineering design.

Transport

- Site is permitted to have up to 1 vehicle crossings off Bloomfield Place.
- Site access serving 2-4 units is to have a minimum legal width of 3.5m, serving 5- 8 units is to have a minimum legal width of 6.0m
- Vehicle crossings must be separated 2m from any adjoining crossing.
- A shared private access can serve up to 8 residential units (more than 8 requires a specific engineering standard consideration/design).
- Any off-street car parking or loading must be designed to provide sufficient spaces and on-site manoeuvring.
- More than 25 residential units will require an Integrated Transport Assessment.

Disclaimer: This planning advice is based on a desk top review of the site and relevant District Plan matters applicable to the development of the site for residential purposes. No other development scenarios or a specific development proposal have been considered. A site visit has not been undertaken.

Planning Considerations

General

The multi-unit residential development provisions are designed to enable a greater variety and density of housing to be undertaken, and encourages this to be undertaken in a comprehensive manner. Multi-unit residential development will require resource consent as a Restricted Discretionary Activity for each of the above sites. Any additional consent triggers that result from the development (i.e. residential bulk and location non-compliances, transport, subdivision and hazards triggers) will also require resource consent and may elevate the activity status.

The District Plan does provide opportunity to add to the existing pensioner housing stock at each of the above sites. However, the ability to add to the existing stock on a particular site is likely restricted by existing built form and layout. If feasible, the District Plan provisions are considered to be supportive of a complete redevelopment of each of the sites.

Multi-unit development is provided with non-notification preclusions to both public and limited notification. However, this may be lost where additional consent triggers (i.e. subdivision, transport, infrastructure, residential bulk & location) do not benefit from the same preclusions. Notwithstanding this, this alongside the objectives and policies of the zone, signal support and anticipation of such development in these locations.

The objectives and policies of the MDRZ support a greater range of housing choices and capacity in this zone. The locations of this zone have been strategically considered previously and determined suitable due to their proximity to public open spaces and facilities, commercial centres, and their accessibility by a range of transport modes, including walkability.

The objectives and policies of the District Wide chapters (i.e. subdivision, transport, three waters, hazards) are also supportive of development where this is designed and demonstrated to manage off-site effects and manage risk of natural hazard on people and property.

It is considered that should any of the above 5 sites be considered for additional or redevelopment, while resource consent would likely be required, there are pathways available for development to be designed to achieve consistency with the objectives and policies of the Whangarei District Plan.

Site Expansion

The Bloomfield Place site (Site 5) adjoins Open Space Zoned land to the north. This open space is held in two separate titles and is vested for Recreation Reserve purposes. Feedback to date as indicated that there may be some potential to consider mechanisms to expand into adjoining Open Space land.

As the adjoining land is subject to different zoning, the above provisions do not apply. Instead, the Open Space Zoning provisions would apply here in which Residential Activities are a Non-Complying Activity. As such it is considered it would be difficult to obtain resource consent for any residential development of this or part of this land without a zone change taking place.

Furthermore, consideration would need to be given to any legal constraints due to the land being set aside for Recreation Reserve.

Transport

As noted above, vehicle access is directed to serve no more than 8 residential units via a single vehicle crossing. This is to manage traffic and pedestrian safety effects and ensure if more than 8 units are being accessed via a single vehicle crossing point, that it is engineered appropriately. For all of the above site, this is already occurring so increasing the number of units on any of the sites will require consideration of vehicle access (should units be designed to be vehicle dependent). If altering the vehicle access or redeveloping the site in full then consideration will need to be given to ensuring sufficient room is set aside to create vehicle access and internal accessways which appropriately responds to the use. Above 8 users will be considered at Council's discretion.

Of the 5 sites, Maunu Road (Site 4) is subject to a Strategic Road Protection Area which seeks to future proof key transport routes. This protection area runs across the front 2m of the site (from the road frontage) and has additional setbacks and subdivision restrictions which apply with the protection area which have been noted in the standard above specific to this site. This is to ensure the strategic route is not compromised by subdivision and development; however, it does reduce the total extent of the site that is able to support development. This will need to be factored into any bulk and location analysis completed for this property.

Sites 2 and 5, being Coleridge Place and Bloomfield are both located at the end of a cul-de-sac road. Any increase in vehicle traffic will likely need to be given consideration to ensure the roads can accommodate the additional users without adversely affecting the safety of existing drivers and pedestrians.

Three Waters

Each of the sites already supports multiple residential units so it is assumed that each site has connections to Council infrastructure. Any redevelopment or further development of the site(s) will need to undertake early engagement with Council in regard to three waters capacity and design to understand any constraints in the network, and any specific design requirements. It is noted Council are calling for three waters capacity to be demonstrated upfront as part of the resource consent process to mitigate capacity issues being realised later on in the development design process.

Plan Change 1 – Natural Hazards

Some of the sites above are currently identified as being subject to varying extents of land instability, flooding, and mining hazards.

As identified at the outset, PC1 is still in progress and does not yet have effect. While this plan change is still subject to change as no decision has been made, sites which are subject to natural hazard will likely have additional consenting triggers depending on the type of hazard and type of development sought. This is intended to ensure that sites and activities subject to natural hazard can be closely examined to designed to avoid, mitigate and manage the risk of the natural hazard.

Subdivision and development of a site subject to natural hazard will require consideration and support from a Suitably Qualified and Experienced Person, and possibly specific design requirements to ensure such development does not create on or off-site effects. This is generally not a new requirement, however it will now be a consenting matter once the plan change becomes operative.

Other Matters

The National Policy Statement on Urban Development 2020 (NPSUD) is concerned with urban environments and the need to enable such environments to develop and change, and to provide sufficient development capacity to meet the needs of people and communities and future generations in urban environments. The NPSUD directs decision making under the Act to ensure that planning decisions enable development through providing sufficient development capacity for housing and business. On this basis, the NPSUD would be supportive of any proposal to develop the site into housing, subject to the site being deemed suitable for development.

None of the sites are identified on the Northland Regional Council (NRC) Selected Land Use Register (SLUR) database as potentially contaminated sites. The history of the sites should be carefully reviewed to understand whether any potentially hazardous activities or industries have ever been undertaken on the properties. This is to inform whether any consents may be required under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS). Alternatively, a Preliminary Site Investigation could be undertaken by a suitably qualified and experienced person to inform this.

Additional consents may be required with the Northland Regional Council, in addition to any resource consent required under the Whangarei District Plan.

Conclusion and Recommendations

Based on the analysis and assessment in this report, Sites 1 to 5 are considered to be a low to medium consenting risk for additional development or total redevelopment. The zoning of the sites supports greater development intensity and housing choice and are located in areas identified as appropriate for such development.

Each site does have slightly different planning and natural hazard overlays which will require preliminary site investigations (planning, infrastructure and hazards) to determine the underlying site constraints that may also influence the redevelopment options and consenting pathways. Should the redevelopment of Site 5 expand into the adjoining Open Space zoned land, it is considered that this would elevate the consenting pathway to a high risk.

Early discussions are highly recommended with the Council to confirm any networks constraints and design measures that may be required to service the sites for three waters.

I trust the above provides the necessary information to support the site elevation and future bulk and location design considerations for the subject sites. If you have any questions with regard to the above information, please do not hesitate to contact Holly Jenkins at hjenkins@propertygroup.co.nz.

Yours sincerely



Holly Jenkins

Senior Planner

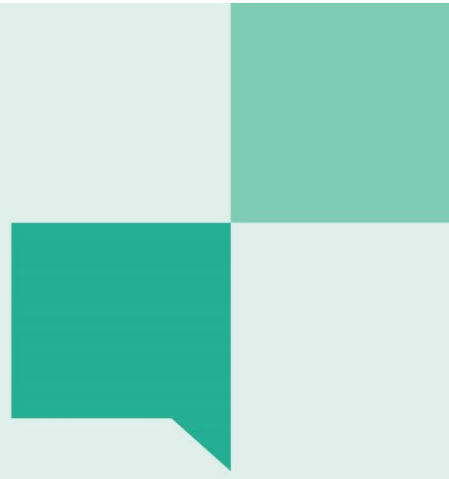
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Appendix three

Case Studies

Case studies

Napier City Council – Retain ownership

Napier City Council recently completed a review of their 377-unit pensioner housing portfolio. Their units are 60 years old and maintenance costs were increasing due to the age of the portfolio. With projected repairs, maintenance, and replacement over the next 25 years the projected average annual shortfall based on their current delivery model is \$2.2m. Napier City Council consulted with the public on the three options below:

1. Keep all 377 units in 100% Council ownership.
2. Keep the 'retirement villages', sell the 'social villages' to another CHP and use the sale proceeds to build some new units.
3. Sell all the units to a CHP.

There were several considerations in the decision-making process including the community feedback received, Napier's housing situation, the Government reforms underway, and the impact this decision would have on current tenants.

The decision was made to retain the whole portfolio and to fund the forecasted annual shortfalls through a combination of increased rents and increased rates, the breakdown being 80% of the costs would be funded through rents (tenants) and 20% of the costs would be funded through rates (ratepayers).

When the decision was made in 2022 to retain the portfolio, Council agreed to continue to lobby Government for access to the income-related rent subsidy, without which the Council would need to reconsider its position on provision of the housing.

Western Bay of Plenty District Council

Unfortunately, as funding available through the first two rounds of the Affordable Housing Fund (AFH) has only recently been allocated to successful applicants, there is no example of where new units have been completed. However, the Western Bay of Plenty District Council was successful in their funding application to MHUD's first round of the Affordable Housing Fund and was able to access \$2.4 million towards their development in Katikati. Through this funding and an additional \$4.6 million Council had available through its Better Off Funding it can redevelop its Katikati site by delivering a mix of 26 new one- and two-bedroom units. There are currently 11 older units on the site which will be demolished, resulting in an additional 15 units on the site (the AHF funding can only be used for net new dwellings).

Wellington City Council / Te Toi Mahana

Wellington City Council (WCC) had to consider a change of delivery model for their portfolio of almost 1,800 properties as it was in an unsustainable financial position (losing circa \$29,000 a day) with operating and capital shortfalls, cash reserves being depleted by 2022/23, and unable to meet Deed of Grant requirements beyond FY22/23.

The decision was made to establish a CHP (Te Toi Mahana) that would be set up as an independent community-owned trust. Assets were then leased to the trust (not transferred) via a leasehold agreement and the CHP was given up-front capital (\$20-\$50m) to enable it to get underway with housing upgrades work and invest in new supply. Under this model the CHP

delivers a full service offering and is responsible for tenancy management, minor/reactive maintenance and major maintenance and upgrades. As the asset owner, the Council retains some control on major asset maintenance and upgrades through the establishment of a maintenance fund. WCC will continue to undertake the major housing upgrade programme agreed with central government and implement upgrades for healthy homes.

Whilst this is an example of a lease model between Council and Te Toi Mahana, Council also provided the CHP with approximately \$10m of property and \$23m of development funds.

Horowhenua District Council – transfer to CHP Compassion Housing

Horowhenua District Council sold the portfolio in November 2017 to Compassion Housing who are a registered CHP. The 115 units were sold along with 1.1 hectares of land which is yet to be developed but was included in the sale to enable Compassion to build more public housing to meet future demand. The portfolio was sold for \$5.25m with the express intent of retaining the portfolio for pensioner housing. Should the portfolio have been sold on the open market it may have sold for a higher price, however Council wished to ensure that it provided security of tenure for its current tenants and continued to support this demographic into the future. Compassion Housing are a CHP who are focused on providing pensioner housing which meant they were well placed to support Council's tenants.

Nelson City Council – transfer to Kāinga Ora

Nelson City Council (NCC) transferred their portfolio to Kāinga Ora in February 2021. NCC's Pensioner Housing portfolio was a contingent liability. Although well managed and maintained, upgrading to meet current regulatory standards was difficult and would become an increasing burden to ratepayers. Key motivations for divestment were:

- Future financial sustainability.
- Meeting the needs of the community and tenants.
- The portfolio size (142 units).
- NCC unable to extend wraparound services to tenants.

NCC retained its key objective to 'meet the needs of the local community'. Discussions commenced with tenants, stakeholders, local housing providers, Kāinga Ora, Local Government, and a strategic asset consultancy company to establish a delivery method encompassing the key objectives.

The portfolio was divested to Kāinga Ora because it offered the most secure tenure to retain and manage existing tenants. Kāinga Ora offered market value and were considered the most suited provider in terms of access to community wrap around services.

The agreement also supported the shared housing priorities of both parties by creating a Housing Reserve to help support both affordable and social housing projects in Nelson. The portfolio sold for \$19.8m with \$12m being available to the reserve immediately on settlement, \$5m held back for up to 15 years, the remaining \$2.7m was to be used for healthy homes upgrades to housing and to pay back a loan from Kāinga Ora. Many of NCC's tenants qualified for IRRS, but for the small number of tenants who didn't meet the criteria, money was set aside to provide rent top ups. Generally, only new tenants are eligible for IRRS, however existing eligible tenants could access it in this case.

The divestment was a slow and complex process. There were no examples of this being carried out in any other territories, so it was a custom-made approach to NCC's situation. Informing stakeholders and interested parties was a positive decision as it allowed transparency with the community and resulted in a positive outcome. It is important to note that this deal was a 'one-off' which required ministerial approval.

Christchurch City Council / Ōtautahi Community Housing Trust

Ōtautahi Community Housing Trust (OCHT) was established in 2016 and has been leasing the Christchurch City Council's housing portfolio since. OCHT has provided a better service and quality of housing, increased its housing stock by a further 587 units (which are owned by the Trust), and Council has been able to ensure a sustainable and viable social housing entity for Christchurch. A change from specific pensioner housing to social housing did however cause a management obstacle as the portfolio now caters to a mix of different cohorts, but the Trust provides wraparound support services to tenants that it was not able to offer under its previous model.

The process of establishing OCHT included consultation with the wider community, key stakeholders, and tenants. The feedback was used to develop OCHT, retain staff knowledge and expediate the transfer of properties to OCHT in three stages:

1. Shift tenancy management and small maintenance requirements across to the OCHT.
2. Maintenance transfer once the team had a pool of suppliers established to manage this work.
3. All major and minor management including some 40 Council staff transfers to OCHT, completing transition in 2021.

Council was able to provide OCHT access to lending at reduced rates which was beneficial to both parties. Whilst the Christchurch City Council's portfolio is still leased to OCHT the Trust now have a portfolio of owned and leased properties. MHUD's current preference is for the CHP to have ownership of the portfolio rather than leasing and therefore under current settings this structure will be harder to negotiate than a CHP ownership model.

Christchurch City Council / Ōtautahi Community Housing Trust

Ōtautahi Community Housing Trust (OCHT) was established in 2016 and has been leasing the Christchurch City Council's housing portfolio since. OCHT has provided a better service and quality of housing, increased its housing stock by a further 587 units (which are owned by the Trust), and Council has been able to ensure a sustainable and viable social housing entity for Christchurch. A change from specific pensioner housing to social housing did however cause a management obstacle as the portfolio now caters to a mix of different cohorts, but the Trust provides wraparound support services to tenants that it was not able to offer under its previous model.

The process of establishing OCHT included consultation with the wider community, key stakeholders, and tenants. The feedback was used to develop OCHT, retain staff knowledge and expediate the transfer of properties to OCHT in three stages:

4. Shift tenancy management and small maintenance requirements across to the OCHT.

5. Maintenance transfer once the team had a pool of suppliers established to manage this work.
6. All major and minor management including some 40 Council staff transfers to OCHT, completing transition in 2021.

Council was able to provide OCHT access to lending at reduced rates which was beneficial to both parties. Whilst the Christchurch City Councils portfolio is still leased to OCHT the Trust now have a portfolio of owned and leased properties. MHUD's current preference is for the CHP to have ownership of the portfolio rather than leasing and therefore under current settings this structure will be harder to negotiate than a CHP ownership model.

Tauranga City Council – divested to Kāinga Ora & Private Market

In 2022 Tauranga City Council (TCC) sold seven of its nine pensioner housing villages to Kāinga Ora with an arrangement in place that Kāinga Ora would continue to deliver affordable housing to existing tenants. Kāinga Ora was better placed than TCC to redevelop the villages and upgrade the existing units. TCC considered the other two villages were in unsuitable locations for public housing and therefore these villages are being sold for private development. Funds received from the sale of the portfolio are being reinvested into supporting local community housing providers and papakāinga housing. Further consultation is being carried out on where funds will be allocated but the first part of the proposal involves investing \$10m into a Housing Equity Fund.

4.2 Community funding for November 2024

Meeting: Community Development Committee
Date of meeting: 21 November 2024
Reporting officer: Cindy Fields, Community Funding Coordinator

1 Purpose / Te Kaupapa

To consider grant applications received for November 2024.

2 Recommendations / Whakataunga

That the Community Development Committee approves community grants as follows:

1. Bream Bay Sports Trust – Give Sport A Go Festival 2025	\$4,000
2. I Have A Dream Charitable Trust – Community and Whanau Event 2025	\$7,000
3. Jack Morgan Museum – Security for historic cottage	\$4,400
4. Promote Waipu – Waipu Santa Parade 2024	\$3,300
5. Waitotira Public Hall Society – Hall kitchen upgrade	\$10,000

3 Discussion / Whakawhiti kōrero

In this period, 5 applications are presented for the Committee's consideration. Applications and recommendations are detailed in the attached document.

The new community funding model and policy came into effect 1 July. Under this model, grant applications can be made at any time and will be triaged by staff before going forward for decision.

3.1 Funding priorities

The following provides a breakdown of applications received and allocations made (or currently recommended) against the four funding priorities in the financial year to date.

Allocations and current recommendations by funding priority since 1 July 2024:

Funding priority	Proposed this month	Year to date allocated (if approved)
Arts, Culture and Heritage	\$4,400	\$4,400 (1%)
Environment	None received	\$10,805 (3%)
Recreation and Sport	\$4,000	\$138,262 (38%)

Community Wellbeing	\$20,300	\$207,241 (57%)
		Total YTD \$360,708

3.2 Financial/budget considerations

This month's recommendations total: \$28,700.

This includes \$18,700 classed as general funding and \$10,000 classed as facilities funding.

The rolling budget is shown below. The budget figures are revised as actuals are updated. It includes a budget reduction following Council's recent decision to reallocate funds.

	Flexi-Fund – General	Flexi-Fund - Facilities
Amended budget	\$220,000	\$690,000
<i>Budget / allocation</i>		
July	\$0	\$2,000
Aug	\$12,991	\$42,618
Sep	\$35,233	\$9,366
Oct	\$24,800	\$105,000
Nov	\$25,000	\$20,000
Dec	\$15,000	\$20,000
Jan	\$0	\$0
Feb	\$25,000	\$120,000
Mar	\$25,000	\$120,000
Apr	\$25,000	\$120,000
May	\$25,000	\$70,000
(remaining balance) Jun	\$6,976	\$61,016

3.3 Policy and planning implications

The Community Funding Policy, revised in June, was applied in the consideration of all applications, and is reflected in the recommendations made.

3.4 Risks

No risks were identified for the recommendations proposed.

4 Significance and engagement / Te Hira me te Arawhiti

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

5 Attachments / Ngā Tāpiritanga

Summary of funding applications for November 2024

Community funding requests for November 2024

Applicant	Priority	Application assessment	Recomm. \$	Budget
Bream Bay Sports Trust Give Sport A Go Festival 2025	Recreation and Sport	<p>Seeking \$4,000 for annual Bream Bay sports festival which creates a platform for local sports clubs to promote themselves, hold an 'open day', and recruit new players. Total cost is \$12k which includes \$5k of participation payments to sports clubs (20x\$250). Council has previously supported this and grant reports demonstrate positive outcomes and a strong interest to continue and grow this.</p> <p>Council provided \$10k in October for the Trust's coordinator to run this event and work with clubs throughout the year. As such, this is a lower priority for funding compared to other applications.</p> <p>Having considered all other applications in this round and the allocations to date for each of the Funding Priorities, it is recommended to support this request from general funds.</p>	\$4,000	General
I Have A Dream Charitable Trust Community and Whanau Event (March 2025)	Community Wellbeing	<p>Seeking \$14,500 for their annual community and whanau event, where all food and entertainment is provided for free. Expecting about 1000 attendees, and it will be held at Otangarei on 7 March.</p> <p>They are seeking the full amount for the event. This includes some items that are ineligible for our funding. For requests over \$10k, it is also expected that applicants contribute 30% of the cost.</p> <p>This application was carried over from the previous month for reconsideration. Noting that the Community Wellbeing funding priority has received a significant share of funds to date, a partial contribution of \$7,000 is recommended.</p>	\$7,000	General
Jack Morgan Museum Security for historic cottage	Art, Culture, and Heritage	<p>Seeking \$4,400 for security cameras and lights at the heritage cottage, a new addition to the museum complex. The building was donated, and the Trust paid for shifting the building, repairs, electrical works, and painting. Labour has been donated by volunteers. The security system will protect the museum assets (building and artefacts it houses) as well as visitors and staff. Total cost for the security is \$6,400 for which they have \$2,000 in other grant funding.</p> <p>The Trust receives a District Amenities Fund operating grant for the 2024-2027 triennium. This makes it a lower priority for funding compared to other applications.</p> <p>Having considered all other applications in this round and the allocations to date for the Arts, Culture, and Heritage Funding Priority, it is recommended to support this request.</p>	\$4,400	General
Promote Waipu Waipu Santa Parade 2024	Community Wellbeing	<p>Seeking \$3,300 for Waipu Christmas Parade. Total event cost is \$7,300 including \$3k cash prizes for floats. Regular and popular Christmas eve parade attracting good crowds. This is a regular and repeat applicant for several different purposes.</p> <p>Recommended for support.</p>	\$3,300	General

Applicant	Priority	Application assessment	Recomm. \$	Budget
Waioira Public Hall Society Kitchen upgrade	Community Wellbeing	<p>Seeking \$10,000 to fit out a new kitchen complete with appliances and crockery in the Waioira Hall. The Trust has recently replaced the hall's rotten floor, improved drainage, and completed an interior paint - mostly with volunteer help. To replace the floor, the kitchen was removed and given its age and condition, the Trust wish to install a new stainless steel one with appropriate appliances to support hall functions.</p> <p>While the hall hasn't seen much usage over the years, this is an isolated community, clearly committed to building community connection through its upgraded hall. The total project cost is \$19k, of which they already have \$5k to contribute and will fundraise for the balance.</p> <p>It is recommended to support this request from facilities funding.</p>	\$10,000	Facilities

5.1 Whangarei Youth Space Update

Meeting: Community Development Committee
Date of meeting: 21 November 2024
Reporting officer: Isaac Watts, Community Development Adviser

1 Purpose / Te Kaupapa

To inform the Community Development Committee of the activities of the Whangārei Youth Space (WYS) during the past year and to inform the Committee about the future intentions of WYS.

2 Recommendation / Whakataunga

That the Community Development Committee:

1. Receives and notes the report from Whangārei Youth Space.

3 Discussion / Whakawhiti kōrero

Whangarei District Council supports the Whangārei Youth Space by providing the building where they operate in Cafler Park.

Isopo Samu (Acting General Manager of Whāngarei Youth Space) has provided an update report on the activities of Whangarei Youth Space (Attachment 1) and will also provide a verbal update of activities over the past year and inform the Committee about the future intentions of WYS based on the information provided in Attachment 1.

3.1 Financial/budget considerations

There is no financial impact on Council in relation to this agenda update.

4 Significance and engagement / Te Hira me te Arawhiti

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

5 Attachments / Ngā Tāpiritanga

Whangarei Youth Space Narrative Report July – September 2024.

NARRATIVE REPORT JULY - SEPTEMBER 2024



PREPARED AND PRESENTED BY

WHANGAREI YOUTH SPACE TRUST



ABOUT WHANGAREI YOUTH SPACE

WHO WE ARE

Whangarei Youth Space (WYS) is a youth development organisation established in early 2014. It was developed in response to young people's needs, expressed desires and is a co-design or partnership approach between adult and youth stakeholders.

WYS provides a social drop-in centre for after-school and school holiday activities, programmes and events; youth not in education, employment or training support services; and wellbeing, health (including clinical services), and support services for young people between 12 and 24 years. All services are free to young people. WYS is focused on improving outcomes and life opportunities for young people (YP) and their whanau.

VISION

All Young People thriving and valued

MISSION

We exist so that young people in Whangarei have a place of belonging, easy access to support, development opportunities, and youth-specific health services.

VALUES

Hononga – Belonging

Whakahoā – Partnership

Ngākau whakautē – Respect

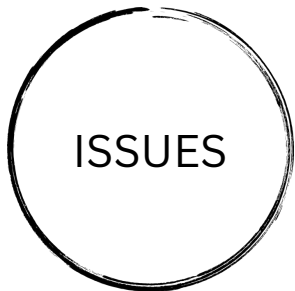
Kia manawanui – Courage Auahatanga – Creativity

Hiranga – Excellence

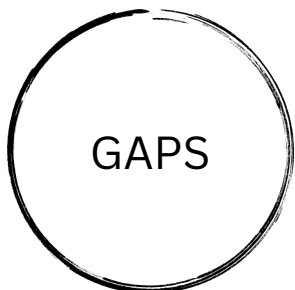
WYS delivers guidance and support, helping individuals navigate through challenges. Through these combined effective services it helps us to focus on the overall Health and Wellness of each individual, promoting physical, mental, and emotional health. This enhances overall quality of life, productivity, and resilience, allowing individuals to manage stress and challenges more effectively. Through mentoring, the most common trend is the YP are presenting with social anxiety. The 1-1 mentoring helps them to navigate and overcome this barrier for development.

WYS is proactive in building community relationships to build connection that can lead to new opportunities, collaborations, and support systems for young people. A strong network fosters a sense of belonging and provides resources and information that can be crucial for personal and professional advancement.

Drop-in allows for young people to work on essential skills like communication, problem-solving, and time management. These skills are fundamental for success in various aspects of life, enabling people to adapt to different situations and achieve their goals.



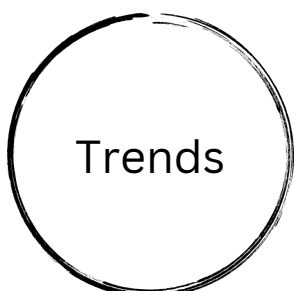
- Mental health affects overall well-being and functioning. YP struggle with emotional stability, relationships, and productivity.
- Education is a fundamental right and a key driver of personal and societal progress. The common issues is that there are younger students leaving mainstream education and are too young to access alternative education or enroll at a training institution.
- YP are having difficulties around Resilience and the ability to bounce back from challenges and adversity. It plays a crucial role in coping with stress, navigating life's difficulties, and maintaining mental health.



- Many young people rely on their families for emotional and financial support. Limited support can lead to feelings of isolation, increased stress, and difficulties in navigating life transitions. This lack of support can impact their mental health, educational attainment, and overall well-being.
- Young people often face barriers in accessing essential services, such as healthcare, education, and job opportunities, especially if they lack reliable transportation or driver licence. WYS are increasing their networks and showing a presence in the community so we can promote our services for young people.
- Many young people may not be aware of available free or low-cost services, such as mental health support, educational resources, or vocational training. This lack of awareness can prevent them from accessing valuable resources that could aid in their development and well-being.



- Peer pressure is a powerful influence during adolescence. Young people often feel the need to conform to their peers, which can lead to substance use as a way to fit in or gain acceptance. This overlap makes it challenging for individuals to resist engaging in risky behaviors, as the social context heavily influences their choices.
- Young people from diverse backgrounds may navigate complex identities, facing challenges like discrimination or cultural misunderstanding. These social issues can affect their self-esteem, sense of belonging, and overall mental health.



- Many young people struggle to find safe and affordable housing. Unsuitable accommodation can lead to instability, affecting mental health, education, and employment opportunities. When young people lack a secure home base, it can lead to homelessness and transience.
- Substance abuse remains a pressing concern among young people, often linked to stress, peer pressure, or social issues. This trend can hinder personal development, lead to health problems, and result in legal or academic repercussions, creating a cycle that's hard to break.
- An increase in older young people returning to educational or social environments can create unique dynamics. This demographic shift may lead to competition for resources, strain on support systems, and challenges in integrating diverse age groups within communities or institutions.

WYS strategies aim to build trust and increase willingness to engage among young people who may initially be reluctant. Creative outlets allow young people to express their thoughts and feelings in ways that might be difficult through traditional conversation. This has positive outcomes for those who struggle with verbal communication or are dealing with complex emotions.

Providing a safe environment helps young people feel secure, allowing them to express themselves without fear of judgment or negative repercussions. We are welcoming and non-threatening to young people and ensure to provide a safe confidential service. Emotional safety is essential for building confidence and encouraging open communication. We have a space for interaction and a relaxed space for young people to share in our lounge area.

Using diverse activities caters to different interests and backgrounds, ensuring that more young people feel included. This inclusivity can enhance participation and create a more vibrant community.



ART PROJECT

The graffiti art project we initiated displays our core business values: belonging, courage, excellence, respect, partnership, and creativity. By engaging young artists from the community, we fostered a sense of belonging and encouraged them to express their unique identities through their artwork. Participants demonstrated courage as they stepped outside their comfort zones to collaborate on large-scale murals that represent their shared experiences and aspirations. Throughout the project, mutual respect was upheld, as artists learned from one another and celebrated each other's contributions. This initiative also highlighted the importance of partnership, as local businesses and organizations came together to support the artists, providing resources and mentorship. Ultimately, the project not only showcased creativity but also strengthened community bonds, illustrating how art can serve as a powerful medium for connection and expression.

Collaboration : Ben, The Lead YP in the project, Mens Shed Whangarei, Local Builder Rhys

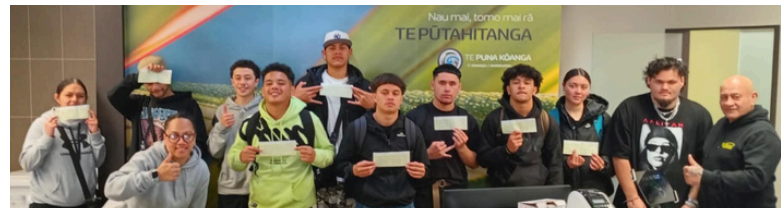


24 Holiday Programme Enrollments
2 Holiday Programmes

13 Licence Programme Enrollments
YP Goals Achieved : **100%**
Success Rate : **100%**

LICENCE PROGRAMME

The relationship with Te Runanga o Whaingaroa is a continued relationship. This license program offers numerous benefits to our young people and the community. One main reason why we offer this to young people is to see an increase of accessibility by eliminating the cost of obtaining a license, more individuals can participate, particularly those from low-income backgrounds. This promotes inclusivity and ensures everyone has the opportunity to engage in various activities.



HOLIDAY PROGRAMME

Our recent Holiday Programme included 12 young people, some attending for the first time. Thanks to support from the community fund, we were able to offer a wider range of activities tailored around community engagement such as a free sausage sizzle, which naturally empowered the young people to demonstrate leadership and give back. Each participant stepped up when working with external providers, showing 100% engagement. They expressed their gratitude through personalized speeches and even performed a group haka for the Manea Roopu in Opononi, showcasing their confidence and connection to the community.

The impact of the holiday program became clear when one of the young participants, who was initially highly anxious and shy about introducing herself in a group setting, began to transform. As the program progressed, she became more open and confident, participating actively in activities with improved posture. Staff noticed a significant change in her demeanor; she started coming in with a smile, greeting everyone, and putting effort into her appearance with makeup and hair. She shared that she felt good because the group was including her and making her feel comfortable, which ultimately gave her a strong sense of belonging.



NRC PROJECT

The Northland Regional Council visited to educate students about pest control, engaging them in a creative workshop where they painted display games. The students designed target games featuring fruits and vibrant colors, making the learning process interactive and enjoyable. This hands-on approach not only reinforced important pest control concepts but also connected the topic to nature and sustainability in a fun way.

OUTREACH DROP-IN SPACE

One afternoon, we organized an outreach event at the community bus stop in Whangarei aimed at engaging local youth. This initiative was designed to foster connections and raise awareness about our services among young people in the area. We provided a complimentary sausage sizzle, which served as both an incentive and a friendly environment for interaction. Over 100 young individuals participated, many of whom were unfamiliar with the support and resources we offer. Our team took the opportunity to share information about our programs and services, encouraging them to become involved in community activities. This event was a collaborative effort with the Whangarei District Council, highlighting our commitment to working together to better serve the community. By connecting directly with the youth, we aimed to build trust and create lasting relationships that can help us better understand and address their needs. The positive response and engagement from the young people indicate a strong interest in our services, and we look forward to exploring further outreach opportunities in the future.



We have been actively engaging with the community by supporting young people in sports and recreation at the Whangarei Kensington Stadium every Monday. Participants have been playing touch rugby and taking on refereeing roles as part of their development. Some of these young athletes are members of Northland teams and are experiencing positive changes in their lives. We demonstrate our support by providing free food and water, ensuring our presence at these events. We have noticed our students have joined this year and are excelling really well in their physical health. The engagement with the youth workers have increased as the students come to both drop-in and the sports events.



STAKEHOLDER

COMMUNITY ENGAGEMENT

MSD

Te Whatu Ora

Mahitahi Hauora

Sport Northland

Blue Light

Community Connect

Tokotoko Solutions

Ignite Alternative Education

Huanui College

Whangarei Girls High School

Te Ora Hou

Solomon Group

Whangarei District Council

Volunteering Northland

Top Touch Whangarei

Canteen NZ

Food Rescue

Northland Health School

Regent Training Centre

Ngati Hine Health Trust

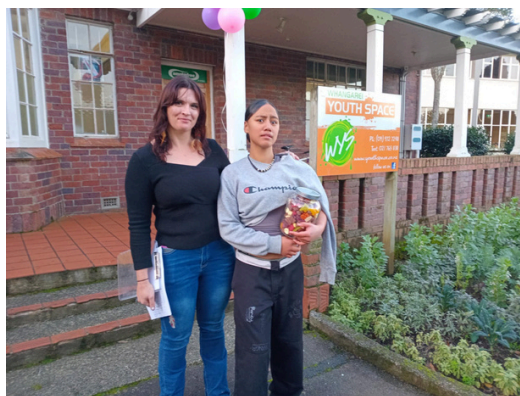
People Potential

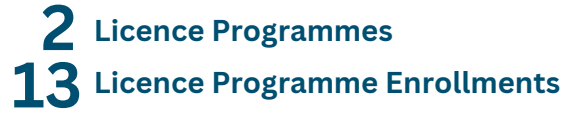
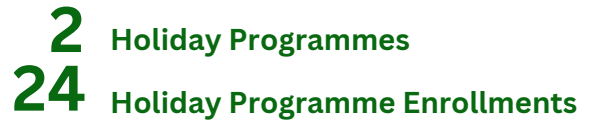
Te Wananga o Whaingaroa

NZ Police

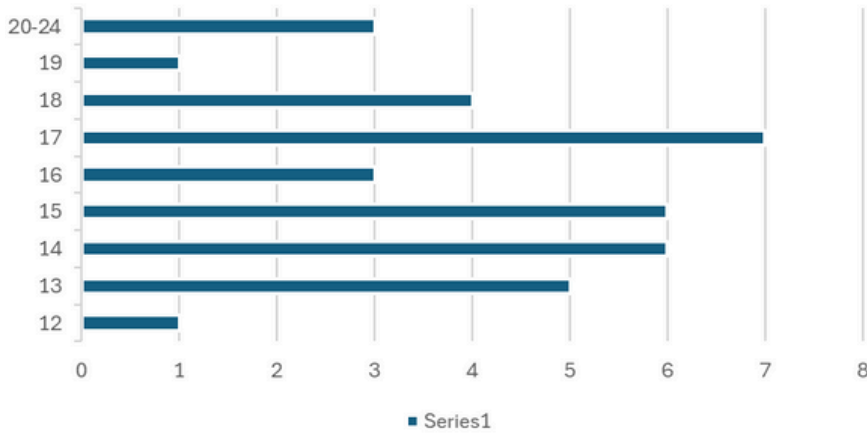
NRC

MOE



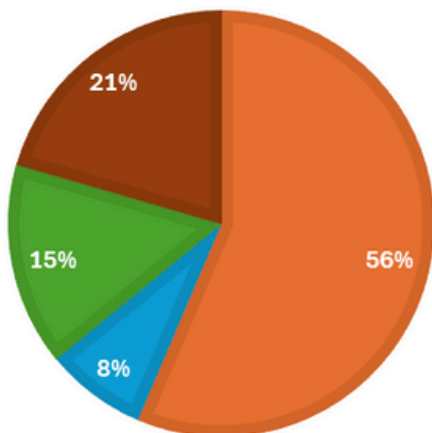


Age Group Accessing WYS July-September 2024



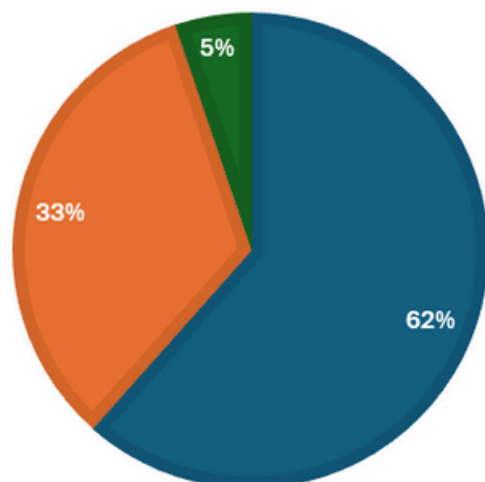
EDUCATION, WORK, TRAINING STATUS

Education Employment NEET Training



ETHNICITY

Maori Nz European Other



WYS has a youth worker each day to support young people offering support for Rangatahi. The main trends that are presenting through the mentoring is that young people are needing a safe space to be able to share and grow. We have 10 young people engaged with one-to-one mentoring which have been through the health clinic, Oranga Tamariki, or through our registration process.

WYS youth workers have identified common trends which has enabled us to create targeted interventions through our drop-in space, or through the one-to-one mentoring space.

- Job Seeking
- Life Skills
- Mental Health & Wellbeing
- Sports and Fitness
- Work or Education Support

This young person (YP) struggled with diagnosed PTSD and high social anxiety, often isolating herself and communicating primarily with a close relative. In social settings, she would frequently have one earbud in, holding her device during mentoring sessions, which hindered direct communication. However, through ongoing mentoring, she gradually began to open up, engaging in one-on-one conversations that empowered her to share her story. One pivotal moment occurred when a youth worker expressed interest in joining a gym. Although initially nervous, the YP showed openness to the idea, provided the youth worker would accompany her. This willingness to embrace change marked a significant step in her journey. Additionally, the YP showed interest in participating in a holiday program. With support, we facilitated her involvement, though she initially struggled with anxiety, often hesitating to introduce herself and participate in activities. On the third day of the program, a group of students reached out to invite her to join an art project. In this supportive environment, she appeared more relaxed and comfortable, allowing youth workers to engage in deeper conversations with her. She expressed feeling good about being included, sharing that it gave her a sense of being "wanted." This case highlights the transformative impact of mentoring and community engagement on young people facing mental health challenges, illustrating how supportive relationships can foster personal growth and social inclusion.

Mentoring and regular catch ups with this young person is critical for her mental health and we want to decrease her social anxiety to help with her confidence, we are happy with her progress to date.

The young person has been attending Whangarei Youth Space on and off for a while. Young person started by just coming to hang out in a safe environment with her peers, but has started seeing our in-house nurse, engaging in mentoring with WYS staff, at least once a week, and attending our latest School Holiday program.

I have known young person to always be a kind, empathic and positive addition to WYS. I have seen go through some very serious issue and while when the young person first started attending WYS, young person wouldn't want to talk about what was going on too much, but over the last several months I have seen a big change in young person. They have become very open with what will be bothering her and seeking help like mentoring.

In our mentoring sessions we not only discuss any issue they may be having, letting young person open up and giving them someone safe to talk to, but help young person come up with action plans of their next steps, as well as coping mechanisms with drama with others start to affect them. I am also working with them regarding her self-worth and empowering her to make the best decisions for her future. Young person expressed a strong desire to have a fresh start and leave drama behind. While young person is a very bright, they were excluded from their pervious high school. WYS has been working with TRK staff as well as the Minstery of Education, to help the young person to enrol in Whangarei Girls High in order to get that fresh start the young person strongly wanted.

Along with mentoring, young person was selected to participate in our most recent school holiday program and achieved 100% attendance. They were always a smiley, positive, and helpful presence on our holiday program, often helping staff and engaging with new young people who were a bit shy and unsure of themselves. Always encouraging others and being supportive of those having a difficult time or nervous of unfamiliar activities. Young person was an absolute joy to have on the program and I would helping enrol her in any future Holiday programs she wishes to attend.

Young person has delt with a lot more than a lot of young people of her age, but has always remained kind, polite, with high emotional maturity, empathy and compassion for others. Through mentoring and time at WYS we have all seen Alexis come in leaps and bounds in her confidence and ability to deal with deal with peer pressure. Young person has also confided in me that they now avoid social situations where drugs will be present and has be taking steps to no longer take part in using drugs or alcohol, as they have released that it affects their mood negatively.

Last week I attended an interview with young person with the principal of WGH as a support person, and young person thoroughly impressed the principal with their growth and maturity. Young person was accepted into WGH and was extremely happy to achieve this goal.

Young person still attends WYS drop in and mentoring, as they like the support they get at WYS. We are all incredibly proud of their progress.

Presentation by Age									
	12	13	14	15	16	17	18	Other	Total
Male	7	3	12	5	12	1	8	10	58
Female	0	12	25	15	35	28	27	63	205
Gen Div	0	0	0	4	1	0	0	1	6
TOTAL	7	15	37	24	48	29	35	74	269

Presentation by Ethnicity							
	Māori	NZ European	Pacific	Asian	Fijian	Other European	Total
Male	52	4	0	0	0	2	58
Female	130	63	0	0	1	11	205
Gender Diverse	0	6	0	0	0	0	6
TOTAL	182	73	0	0	1	13	269

If we were operating with traditional adult models of health offering 15min appointments; we would have seen approximately 709 patients this quarter. This has been calculated looking at statistics by consult duration, though is not an exact figure due to the way the data is captured, and is likely it has been under estimated.

- 119 additional contacts this quarter for liaising with rangatahi, whānau and/or MDT members about the young person’s care needs.
- 56% of our unique presentations this quarter, have been new patient enrolments. This is likely reflective of the demand on GP practices
- 73% of patients (by unique NHI) this quarter are quintile 4 and 5 highlighting that Whangarei Youth Space are meeting the needs of our highest needing population.
- 55% of young people have never smoked cigarettes. Our team when assessing re substance use, include asking about “chop”, or adding nicotine to cannabis. Where this is happening, the clinician is recording the patient in the screening template as smoking cigarettes to reflect the nicotine use.
- 33% of our rangatahi have never vaped
- 41% are enrolled in school which highlights that rangatahi are able to access Whangarei Youth Space Youth One Stop Shop for their additional health needs without access barriers; with a further 31% attending training providers and/or being in employment. This quarter, 27.5% of our rangatahi are NEET – some of these rangatahi are referred to WYS by external youth agencies contracted to support this population, others we have been able to refer on to our youth workers to support this process.
- Greater access for rangatahi to Manawa Ora Health Homes
- We have had 12 opportunistic immunisations be provided (x9 Gardasil/HPV; x2 Influxac Tetra/Influenza; x1 Boostrix).

Case Study

1. Young lady referred to TRK by WYS clinician. Had initial TRK assessment following which she moved to Auckland. TRK actioned referral to appropriate iCAMHS. Young person's suicide risk increased so returned to Whangarei whānau for a few days respite. Reviewed by WYS on request of family, and determined did need acute iCAMHS review given deterioration & consideration for pharmacological treatment. Unable to get confirmation the Auckland service could see within determined time frame. Able to re-refer to TRK who saw patient the following day, commenced medication and were able to liaise with the patient's Auckland mental health team to expedite therapeutic engagement. WYS RN also actioned referral to the relevant paediatric team in Auckland for further assessment likely ASD (their service ASD is assessed by paed's), and was able to refer patient to their SBHS for supports.

2. Young lady who has complex mental and physical health history was referred to HKA for counselling supports. Identified by HKA clinician as requiring medical assessment and unable to engage patient with Family GP. Seen by WYS clinician who identified significant low BMI. Arranged supplemental formula, dietitian referral actioned, referral to adult mental health for support with eating disorder. Patient disclosed sexual assaults and consented to ACC claim to link in with ACC therapy, referral to SATS and supported initial pathway to engage with Police around reporting. Patient remains having ongoing support with HKA clinician, HKA Youth Worker and will soon meet with mental health nurse. WYS RN supporting patient to develop trust with primary care providers around her ongoing medical monitoring required until nutritional intake is sufficient to ensure medical stability.

3. Young lady well known to WYS team, met another young person a few years older on social media who lived out of Whangarei. The older young person drove to Whangarei to meet with our patient without family being aware. This occurred over two consecutive weeks and resulted in the WYS patient being admitted to ED significantly intoxicated and having used substances and with acute suicidal ideation. The older girl was very determined that she would be taking the younger girl out of Whangarei despite the younger girl being clear she did not want to go with her. The various teams that were involved in her hospital care had been led to believe that these young ladies were sisters, and as such, had managed her care differently to what they would have had they have known the significant concerns and potential of grooming/kidnapping. WYS was informed by the parent of the younger girl who arranged appointment to review. ROC actioned which will be flagged with the child protection team. Liaised with Netsafe and ECPAT and the relevant treating clinicians during ED admission to advise of the collateral information and determine if there was further medical interventions/treatments required as a result. Liaised with VIP, ED Director and ED CNE as well as Bridget Farrant. Working to provide case study teaching with other local youth agencies and Ara Taiohi to increase awareness of potential risks our rangatahi are faced with, and collaborate on ways to further support.

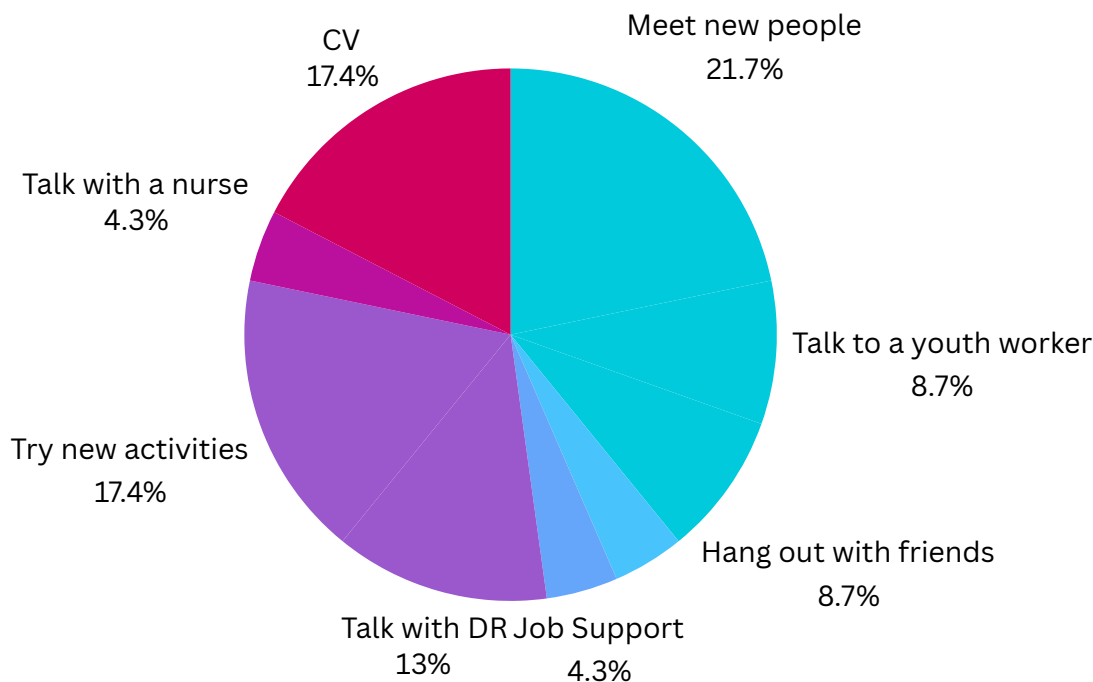
LOOKING FOWARD

WYS will be working towards a volunteer programme to bring numerous benefits, including enhanced community impact by addressing local needs, providing volunteers with valuable skill development and networking opportunities. This will enhance young people into leadership roles, working in a team environment, and strengthen their work prospects. This programme model will be based around the Tukana, Teina model that will help to empower young people to make better choices. Overall, such programs create a positive ripple effect, enriching both the volunteers and the Whangarei Community.

WYS are going to increase there YP feedback and capturing youth voice as the YP input ensures that programs and initiatives are relevant and aligned with their interests and needs, increasing participation and engagement. Involving young people in decision-making processes empowers them, fostering a sense of ownership and responsibility toward their community and activities.

WYS is working closely with WDC on developing a Youth One Stop Shop type model or incorporating this concept into the knowledge Hub.

Youth Voice Captured :



5.2 Titiro Whakamuri, Kōkiri Whakamua: Cyclone Gabrielle Final Recovery Report for Te Tai Tokerau Northland

Meeting: Community Development Committee

Date of meeting: 21 November 2024

Reporting officer: Mark Trudinger Regional CDEM Recovery Manager,
Northland CDEM Group

1 Purpose / Te Kaupapa

To provide an overview of the Titiro Whakamuri, Kōkiri Whakamua: Cyclone Gabrielle Final Recovery Report for Te Tai Tokerau Northland to the Committee.

2 Recommendations / Whakataunga

That the Community Development Committee:

1. Receive the agenda report.
2. Acknowledge the scale, number of people involved and the collaborative approach to the recovery of the region from Cyclone Gabrielle.
3. Endorse the next steps of the Northland CDEM Group Recovery Evaluation and Recovery Exit Strategy from this event.

3 Background / Horopaki

Eighteen months ago, Tai Tokerau Northland faced the largest severe weather event it had seen in a generation. This led to the largest Recovery that Northland Civil Defence Emergency Management (CDEM) has coordinated in its 25-year history.

4 Discussion / Whakawhiti kōrero

Titiro Whakamuri, Kōkiri Whakamua: Cyclone Gabrielle Final Recovery Report for Te Tai Tokerau Northland was published at the end of August 2024. (attachment 1)

This report captures just some of the Recovery work that has been completed to 30 June 2024. This report includes work by the Northland CDEM Group and Group Office, the four Northland Councils, government agencies, and community organisations, marae, sports

groups, churches, faith communities, the business and rural sectors, critical infrastructure providers, and others.

Titiro Whakamuri, Kōkiri Whakamua: Cyclone Gabrielle Final Recovery Report for Te Tai Tokerau Northland was published at the end of August 2024. (attachment 1)

This report captures just some of the Recovery work that has been completed to 30 June 2024. This report includes work by the Northland CDEM Group and Group Office, the four Northland Councils, government agencies, and community organisations, marae, sports groups, churches, faith communities, the business and rural sectors, critical infrastructure providers, and others.

4.1 Financial/budget considerations

There are no financial impacts to providing this report, although it is acknowledged there are ongoing financial impacts to all those agencies, organisations and communities across the region affected by Cyclone Gabrielle.

5 Significance and engagement / Te Hira me te Arawhiti

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

6 Attachments / Ngā Tāpiritanga

Titiro Whakamuri, Kōkiri Whakamua: Cyclone Gabrielle Final Recovery Report for Te Tai Tokerau Northland will be handed out at the meeting.

5.3 Welcoming Week 2024 – Outcomes and Opportunities

Meeting: Community Development Committee
Date of meeting: 21 November 2024
Reporting officer: Vicky Vajda McNab – Welcoming Communities Coordinator

1 Purpose / Te Kaupapa

To update the elected members on the outcomes from Welcoming Week 2024 and the opportunities for Welcoming Week 2025.

2 Recommendation / Whakataunga

That the Community Development Committee:

1. Receives the Welcoming Week 2024 – Outcomes and Opportunities Report.

3 Background / Horopaki

Welcoming Week is an annual highlight in the Welcoming Communities programme. The festivity typically held in September annually aims to celebrate the district's diverse ethnic communities and put a welcoming mat out to the people who have recently chosen to make Whangārei their homes.

This year Welcoming Week 2024 expanded on the experience gained in 2023, providing a wider range of community activities and engagement opportunities, as well as internal engagement opportunities for staff.

4 Discussion / Whakawhiti kōrero

Welcoming Week 2024 outcomes

This year Welcoming Week saw an increase in public engagement and participation and alignment with the Welcoming Communities standards (see attachment 1), particularly, Inclusive Leadership, Connected and Inclusive Communities, Welcoming Public Spaces, and Culture and Identity.

Cross-department collaboration

Delivering Welcoming Week 2024 required a range of Council departments to work together.

The Venues and Events team provided valuable support when organising key public events and provided steady support to all events throughout the week.

The Central Library was the main event hub for Welcoming Week 2024, and the Central Library staff were also key to the organisation and promotion of events. Council libraries are seen as a safe, welcoming and inclusive community spaces, as highlighted in the Welcoming Community Stocktake report 2024 (see attachment 2). As such, it is one of the spaces where our multiethnic community feels the safest and most welcome in Whangārei.

“In one of the interviews, a newcomer from Los Angeles mentioned in their initial years of settlement, the library was her safest place to be and an easy way to make new friends”.

Exert from the Welcoming Communities Stocktake Report 2024

The Community Development department, represented by the Welcoming Communities Coordinator, led the engagement with community organisations, organised staff activities, supervised all Welcoming Week activities and events, worked with the Communications team to promote the internal and external activities, and supported Te Huinga hapū collective promote their welcoming ceremony (pōwhiri).

Feedback from Libraries, Venues and Events, and Community Development supports the continuation of a collaborative approach to Welcoming Week moving forward, as it improved efficiency and delivery, building on each teams’ strengths.

The Welcoming Communities Coordinator would also like to acknowledge Council’s Communications department for providing robust publicity support, promoting the events internally and externally, and being key in the production and delivery of the *Stories of Welcome – a collection of newcomers testimonials* - which is now an asset that can be used by other Council departments, such as the District Development department who may use them to promote Whangārei as a great place to live.

Public events organised by Council

- Welcoming Week warm-up with international students - an afternoon for young newcomers to expand their connection with Te Ao Māori and share their welcoming stories. They also participated in a crafting workshop with renowned Māori textile artist Ron Te Kawa about culture and identity.



Welcoming Week warm-up with international students

- Artist Talk and Workshop with renowned Māori textile artist Ron Te Kawa about culture and identity. Estimated attendance: 20+ people
- Soil of Cultures presentation. Estimated attendance: 10+ people
- Stories of Welcome - gallery of newcomers' testimonials about their experience in Whangarei displayed at the library and on social media. Estimated reach: 50+ visitors
- Welcoming Week stand at the library with large map for visitors to pin where they were from and Welcoming Week colouring activities. Estimated interaction: 300+ visitors



Stories of Welcome gallery



Workshop at the Central Library

Public events supported by WDC

- Multicultural Day - cultural performances, traditional attires fashion show, food tasting and music from our local multicultural communities. Estimated attendance: 200+ people
- Pōwhiri for newcomers and multicultural communities - Te Huinga hapū collective organised a welcoming ceremony and kai. Estimated attendance: 60+ people



Multicultural Day

Community feedback for Multicultural Day

"Congrats on a fabulous celebration showcasing diversity and culture".

"It was a beautifully organised event!! We enjoyed every bit!!!"

Events and activities for staff

As Council's staff is diverse and from a range of cultural backgrounds, some simple activities were coordinated to promote Welcoming Week internally:

- A map for staff to pin where they come from in the world.
- Staff potluck - sharing kai and kōrero about our diverse ethnic backgrounds and experiences.
- Four profiles of newcomer staff members shared for internal awareness of welcoming stories. These profiles were also featured at the Stories of Welcome gallery.



Staff potluck



Pin your origin map

Staff feedback

Staff enjoyed the map as a conversation starter and requested to keep the map up in the lunchroom on Level 2. Two months on and we still often spot people interacting with it.

The potluck lunch was well-received and had great engagement. Staff requested it to become a regular activity to foster engagement with different departments which is being discussed with People and Capability.

Opportunities for 2025

The Welcoming Week programme has been growing year on year. Next year, it is anticipated being able to have more time for planning and expanding the programme's reach and size.

Learnings from previous editions will make Welcoming Week 2025 an even more successful event. A few improvements suggested below:

- With more lead time, put a call out to community organisations to organise welcoming events that can be promoted in the moulds of Silver Fest.
- Print posters/flyers to distribute around town to reach more people.
- Send invitations with more time.

- Collect attendees' feedback on the events and promote further engagement – e.g., survey QR code.
- Improve library building access during events so regular visitors, particularly those with limited mobility, can more easily come and go, without obstacles nor disruption to presentations.
- Work closer with Te Huinga hapū collective in alignment with the Welcoming Communities programme standard of Inclusive Leadership.

4.1 Financial/budget considerations

No financial or budget considerations identified.

4.2 Policy and planning implications

This document may be useful for the upcoming Welcoming Plan.

5 Significance and engagement / Te Hira me te Arawhiti

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

6 Attachments / Ngā Tāpiritanga

1. Welcoming Communities Standard for New Zealand — Te waharoa ki ngā hapori
2. Welcoming Communities Stocktake Report 2024 - WDC

Welcoming Communities

Te waharoa ki ngā hapori

Standard for New Zealand

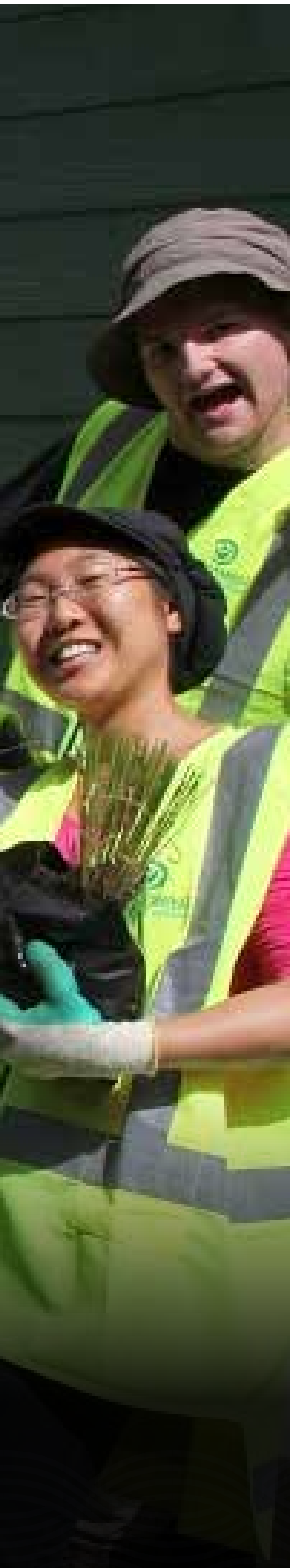
December 2017





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About Welcoming Communities

Welcoming Communities brings together local government councils (councils) and communities to make the places we love more welcoming for everyone.

Kiwis are seen as friendly, hospitable and welcoming – qualities highlighted in Welcoming Communities / Te Waharoa ki ngā Hapori. Talk to any visitor and the first things they are likely to comment on are New Zealand’s beautiful scenery and friendly locals.

New Zealand has traditionally thought of itself as being a welcoming place for newcomers to settle, without major discrimination concerns or overt racism. However, in recent years global anxiety over increasing levels of migration has risen, with negative narratives about migrants and refugees becoming prominent in the media and in social discourse. New Zealand has not been immune to these messages.

Newcomers settle in communities – so it is the local councils, working with their communities that are best placed to lead and implement Welcoming Communities.

Previous settlement initiatives have focused solely on supporting newcomers, whereas Welcoming Communities actively seeks to mobilise and involve local residents in welcoming activities. This new approach creates bridges between the receiving community and newcomers.

It recognises that welcoming activities lead to a shared understanding and appreciation of each other – and with that come positive social, economic and cultural benefits for the participating regions and New Zealand as a whole.

Nine councils in five regions are working with their communities to pilot Welcoming Communities. They are putting out the welcome mat to newcomers: recent migrants, former refugees and international students. While the focus is on newcomers from overseas, we know newcomers from other parts of New Zealand will also benefit.

Communities that make newcomers feel welcome are likely to enjoy better social connections and stronger economic growth. In a welcoming environment, everyone is able to fully participate in the economic, civic and social life of the community. Building links between locals and newcomers makes everyone feel included and ‘at home’.

9

local government councils in five regions are working with their communities to pilot Welcoming Communities.



Welcoming Communities – Te Waharoa ki ngā Hapori

Koinei te kōkiritanga tuatahitanga o te hōtaka nei, Te Waharoa ki ngā Hapori, e whakakotahi ai i ngā kaunihera me ngā kaiārahi ā-hapori, e noho ai ō tātou tāone hei wāhi whakamanuhiri ki te katoa. He kōkiritanga tuatahitanga iti tēnei, ā, ka whai mai te tukanga arotake hei ngā tau e rua e tū mai nei. E whāia ana kia kōkiritia ki Aotearoa whānui hei te 2019/20.

E rima ngā kaunihera ā-rohe e mahi tahi ana ki ō rātou hapori ki te kōkiri i Te Waharoa ki ngā Hapori. He hōtaka hou tēnei kia rere atu ai te reo pōhiri ki te hunga tauhou ki Aotearoa: ngā kaiheke, te hunga whakaruru o mua me ngā tauira nō whenua kē. Kei te tautoko te Ratonga Manene i ngā kaunihera me ngā kaiārahi ā-hapori ki te whakahaere i ētahi āhuatanga e whakamanuhiri ai te katoa.

Ki te manaakitia ngā tauhou e te hapori, ka reka ake ngā painga ki te taha whakahoahoa, te whakakotahitanga me te taha ki te ohanga anō hoki, ā, ka horapa ngā painga ki te rohe, ki te motu whānui anō hoki. Mā tēnei tūāhuatanga, e taea ai e te katoa te mahi tahi ki ngā peka ohanga, mahi hapori, mahi papori anō hoki a te hapori. Mā te whakaū i ngā hononga i waenganui i te iwi kāinga me ngā tauhou, ka whakamanuhiritia te katoa, ka tau te noho.

Kei te āhua o ngā pūkenga whakamanuhiri o te hapori te āhua o te taunga o te wairua o te tauhou. Ko ngā tāngata e mōhio mārika ana ki te āhua o tō rātou hapori ko ngā kaunihera me ngā kaiārahi ā-hapori.

E taea ana e rātou te whakamōhio ki ō rātou hapori ngā painga ka kawea mai e te hunga tauhou ki te tāone me te rohe, ā, ka toro atu ngā ringa ki te iwi kāinga mō ngā mahi pōhiri. E mōhio ana te hōtaka nei, mā roto i ngā mahi pōhiri ka mārama ake, ka tupu te tōnuitanga.

Ko tā Te Waharoa ki ngā Hapori, he whakatau i ngā tauhou, e mōhio ai rātou ka manaakitia tō rātou ahurea me tō rātou tuakiritanga, ā, he nui ngā pekanga hei toronga mā rātou i te hapori. Mā te tau o te wairua, ka tere tau te noho a ngā tauhou, ā, ka wātea rātou ki te takoha ki ō rātou oranga, me te oranga o tō rātou hapori.

E mōhio ana te hōtaka Te Waharoa ki ngā Hapori he wāhi matua tō te tangata whenua ki te whakawhanaketanga me te whakatinanatanga o Te Waharoa ki ngā Hapori ki Aotearoa. Ko 'te reo tuatahi' te iwi Māori.

E rua ngā mātāpono Māori e whai wāhi atu ana ki ngā mātāpono o Te Waharoa ki ngā Hapori. Ko te Whanaungatanga, te hirahira o ngā hononga, me te Manaakitanga, te whakamanuhiri me te manaaki i te tangata.

Ka whai whakaaro hoki mātou ki te hītori o Aotearoa me te hunga nō iwi kē, waihoki te Treaty of Waitangi/Te Tiriti o Waitangi hei tuhinga whakapūmau mā Aotearoa. Ka whakautengia te tangata whenua hei kaiārahi ā-hapori, ā, ka pōhiritia rātou hei reo matua i ngā mahi i Te Waharoa ki ngā Hapori.

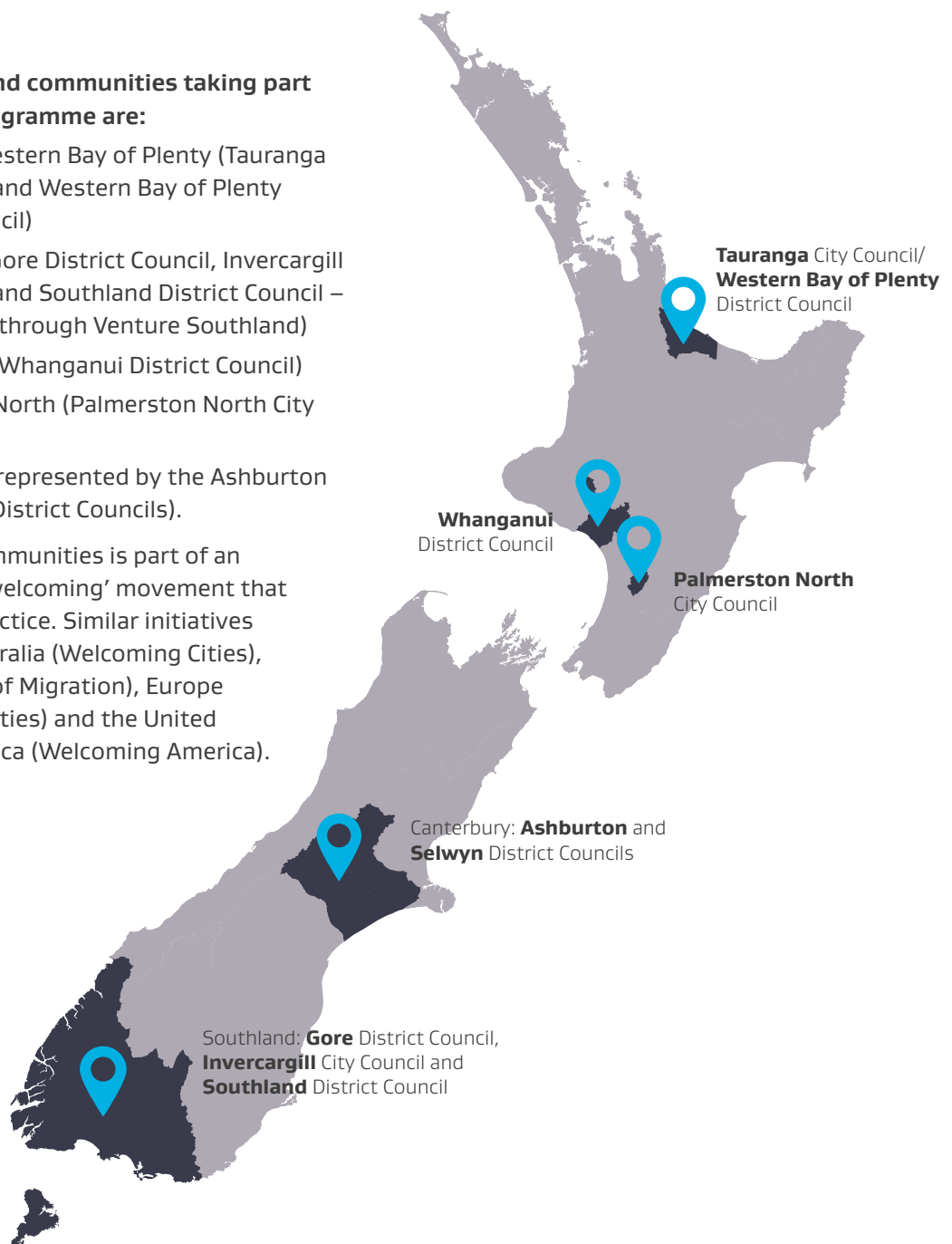
Who is involved?

The programme is an initiative of Immigration New Zealand, working in collaboration with the Office of Ethnic Communities, the Department of Internal Affairs and the Human Rights Commission. Elements of the programme, including this standard, have been designed together with these agencies and the councils participating in the pilot.

The councils and communities taking part in the pilot programme are:

- › Tauranga/Western Bay of Plenty (Tauranga City Council and Western Bay of Plenty District Council)
- › Southland (Gore District Council, Invercargill City Council and Southland District Council – coordinated through Venture Southland)
- › Whanganui (Whanganui District Council)
- › Palmerston North (Palmerston North City Council)
- › Canterbury (represented by the Ashburton and Selwyn District Councils).

Welcoming Communities is part of an international 'welcoming' movement that shares best practice. Similar initiatives operate in Australia (Welcoming Cities), Canada (Cities of Migration), Europe (Intercultural Cities) and the United States of America (Welcoming America).



How is Welcoming Communities supported?

The Welcoming Communities programme is being implemented as a small-scale pilot with a parallel evaluation process. Depending on the evaluation results, the programme may be rolled out further across New Zealand from 2019/20.

The support provided by Immigration New Zealand includes the following three components:



Knowledge sharing

Supporting local councils and communities to learn from each other, share best practice and facilitate access to international and national resources and case studies.



Standard + Welcoming Plans + Accreditation

Establishing the Welcoming Communities Standard for local government to benchmark their policies, services, programmes and activities for welcoming newcomers.

Supporting councils to develop Welcoming Plans. Welcoming Plans set out what each community will do to make their region even more welcoming. The Welcoming Plans transform good ideas into actions and make Welcoming Communities an on-the-ground reality.

Supporting councils and communities to implement their individual Welcoming Plans and to work towards accreditation against the standard.



Celebrating success

Showcasing success in Welcoming Plan activities and shining a light on the programme outcomes. Developing a national award focused on welcoming initiatives.

About the benefits of Welcoming Communities

New Zealand's population is diverse, reflecting previous and on-going migration. In the 2013 Statistics New Zealand national census, 25.2 per cent of all New Zealanders had been born overseas, and this proportion is projected to increase.

New Zealand's economy depends on attracting migrants to fill skill gaps in the workforce. However, the global shortage of skilled workers means these migrants can easily move to work in other regions or countries. Welcoming Communities provides a way for key players in regions to support newcomers to feel they belong from when they first arrive.

Communities that intentionally connect and actively include people from all cultural backgrounds in social, civil and economic life set themselves apart. The Welcoming Communities programme provides a vehicle for effectively planning for, and managing community growth and diversity.

One way to build strong connections with newcomers is to involve members of the broader community in welcoming them. This is where our reputation for being an open and friendly nation comes into play. It is also the perfect opportunity to draw on any community's biggest asset – its people. Involving locals in welcoming newcomers into a community gives a wider group of people a sense of ownership in the subsequent settlement and integration process and outcomes. Welcoming Communities is about every member of a community having the opportunity to shape and participate in welcoming activities.



Welcoming Communities – a local response within a national framework

New Zealand is a culturally diverse nation. For some decades, New Zealand's economic wellbeing has relied on an in-flow of migrants, from the Pacific as well as the rest of the world, to fill skill shortages.

New Zealand has responded to international war and crisis situations by receiving an annual quota of refugees for resettlement here through the United Nations High Commissioner for Refugees (UNHCR). More recently, international students have also added to our diversity. When combined, these responses add up to tens of thousands of newcomers entering New Zealand each year.

In response to these people flows and the diversity they bring, it is important our nation welcomes newcomers and that any challenges they face in living and working here are identified and addressed. All newcomers arrive here with a strong desire to contribute to their own future and to New Zealand's. Supporting this desire and their full participation in society is work that needs to occur at both national and local levels.

At the national level

There are several existing national frameworks which set out the strategic outcomes and the activities and essential services provided to support migrants and their communities at the national level. They involve a cross-agency approach and include the:

- › New Zealand Migrant Settlement and Integration Strategy (led by Immigration New Zealand)
- › New Zealand Refugee Resettlement Strategy (led by Immigration New Zealand)
- › Migrant Exploitation Strategy (led by the Ministry of Business, Innovation and Employment)
- › International Student Wellbeing Strategy (led by the Ministry of Education).

Government agencies, such as the Ministries of Education and Health and the New Zealand Police, undertake significant national programmes of work to ensure newcomers are able to access services and support.

Additionally, Immigration New Zealand has a leadership role to ensure newcomers are provided with timely and accurate information about living and working in New Zealand.

At the local level

Local councils are best placed to understand the complexity and diversity of their communities and to implement solutions that reflect the local context.

The Welcoming Communities programme acts as a call to action for councils to lead collaborative efforts to ensure their local communities are welcoming, and this standard sets out a benchmark for what success would look like.

However, it is not intended that local councils would duplicate the support and services for newcomers that are already available nationally and are the responsibility of central government. Rather, we envisage that local councils would enhance this existing system by ensuring their newcomers are referred to the right services and pointed in the direction of existing information sources.

In addition, there is considerable scope for councils to apply a welcoming lens when designing and implementing their own policies, services, programmes and activities, and when consulting with their communities.



About the Welcoming Communities Standard

Purpose

The standard is a key component of the Welcoming Communities programme. A council that has decided to adopt the programme can opt to become accredited as a 'Welcoming Community' by meeting the standard. The standard provides councils and communities with a benchmark for what a successful welcoming community looks like and guides the activities they undertake through their Welcoming Plans.

Immigration New Zealand has collaborated with government agencies, the councils piloting the programme, and their communities to co-design the standard. Feedback from a public consultation on the draft standard informed final changes to the standard.

The standard enables local councils, in conjunction with their communities, to:

- › benchmark their policies, services, programmes and activities, especially those relating to cultural diversity and settlement
- › identify where and how further efforts could be directed through their Welcoming Plan initiatives. Councils will assess themselves against the standard and then develop Welcoming Plans. The plans will set out how new and existing local policies, services, programmes and activities will be developed or enhanced to support a welcoming and inclusive environment
- › assess progress on the Welcoming Plans over time
- › work toward meeting the standard outcomes and, once accredited, promote themselves as a 'Welcoming Community'.

Many local councils and communities are already involved in welcoming activities and may already be some way towards meeting a number of the standard outcomes. Rather than duplicate effort, the standard seeks to validate and build on existing efforts to welcome and embrace cultural diversity and inclusion.

Scope

The elements of the standard cover aspects of welcoming which could reasonably be planned for and delivered at a city, regional or community level, and which are within the purview of local government, working with partners. It deliberately does not touch on programmes and policies that are set nationally, such as funding levels for providing English language tuition.

Eight elements of the Welcoming Communities Standard

The outcomes-based standard is organised around eight elements critical to building a 'Welcoming Community':



1. Inclusive Leadership

Local government, tangata whenua and other community leaders work together to create, advocate for and continue to foster a welcoming and inclusive community. They lead a shared plan to increase connections between newcomers and existing residents.



2. Welcoming Communications

People of all cultures and backgrounds feel included, listened to and well informed through a range of ways that take into account their different communication needs.



3. Equitable Access

Opportunities to access services and activities and to participate in the community are available to all, including newcomers.



4. Connected and Inclusive Communities

People feel safe in their identity and that they are connected with and belong in the community. There are high levels of trust and understanding between members of the receiving community and newcomers.



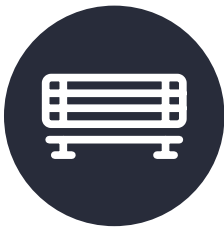
5. Economic Development, Business and Employment

Communities maximise and harness the economic development opportunities that newcomers can offer. Councils work with business associations to promote the contribution that newcomer business owners and skilled migrants make to the region's economy.



6. Civic Engagement and Participation

Newcomers feel welcome to fully participate in the community. Newcomers are active in all forms of civic participation.



7. Welcoming Public Spaces

Newcomers and receiving communities feel welcome in and comfortable using public spaces.



8. Culture and Identity

There is a shared sense of pride in being part of a culturally rich and vibrant community. People feel their culture is respected and valued by other members of the community. There are opportunities to learn about each other's cultures.

Outcomes

An overarching outcome statement sits under each element heading. This overarching statement describes what success looks like if, for example, a connected and inclusive community is in place.

It is up to each community to consider what Welcoming Plan activities are needed to meet the standard's outcomes. The activities may be led in various ways:

- › council only
- › council in collaboration with community stakeholders, or
- › community stakeholders – could have local or central government support.

In designing the standard, we have deliberately taken an 'outcomes' focus by describing what success looks like under each element. This approach enables councils, working with their communities and with support from Immigration New Zealand, to determine how the outcomes will be achieved in their regions. Each region will identify the policies, services, programmes and activities it considers are necessary to achieve the standard outcomes.

Accreditation

Councils can opt to become accredited as a 'Welcoming Community' by meeting the standard through a phased accreditation process.

The formal accreditation as a 'Welcoming Community' is yet to be developed. Accreditation will formally recognise that the community achieves the outcomes set out in the standard.



Principles for Welcoming Communities

Welcoming Communities, including the standard, is based on the following core principles:

1. We acknowledge Aotearoa New Zealand's history and the Treaty of Waitangi/Tiriti o Waitangi as New Zealand's founding document upon which peoples of all cultures and communities come together as a nation.
2. We acknowledge the important role of tangata whenua as respected leaders and key collaborators in the development and delivery of Welcoming Communities activities in Aotearoa New Zealand. Two key Māori cultural values underpin the programme. They are Whanaungatanga, the importance of relationships, and Manaakitanga, the value of extending hospitality and caring for other people.
3. Good settlement outcomes require engagement between newcomers and the communities in which they settle. Bringing together voices, views and input from newcomers and the broader receiving community is fundamental to the success of Welcoming Communities.
4. People of all socio-economic, ethnic, religious and cultural backgrounds have unique talents, experiences, knowledge and skills that contribute to helping communities flourish. Welcoming Communities respects the cultural and social capital of members of the receiving communities and of newcomers.
5. We encourage members of the receiving communities to understand why their community needs newcomers and how welcoming initiatives support the social, cultural and economic wellbeing of the community and New Zealand.
6. Welcoming Communities promotes, showcases and builds on the extensive and ongoing cultural diversity, inclusion and settlement work of the local government and community sectors.
7. Understanding our own culture and world view is an important step towards building a cohesive community.
8. Welcoming Communities incorporates the experience and input of newcomers and works with them to help them feel a part of communities in New Zealand and establish a sense of belonging.
9. Welcoming Communities provides members of receiving communities with an opportunity to step into and experience the cultural and social diversity that is increasingly a feature of New Zealand society.

The Welcoming Communities Standard for New Zealand



1. Inclusive Leadership

Overarching outcome statement – what success looks like

Local government, tangata whenua and other community leaders work together to create, advocate for and continue to foster a welcoming and inclusive community. They lead a shared plan to increase connections between newcomers and existing residents.

Outcomes – what ‘Inclusive Leadership’ looks like on the ground

- | | |
|--|--|
| <p>1.1 As the indigenous peoples of Aotearoa New Zealand, Māori – represented by tangata whenua, mana whenua, iwi and hapū and/ or other hapori Māori – have a prominent role in Welcoming Plan activities.</p> <p>1.2 Leaders – both designated and unofficial – reflect the diversity in the local community, as does the council workforce.</p> <p>1.3 Leaders model the principles of inclusiveness, openness, tolerance, respect and acceptance of all cultures in the community.</p> | <p>1.4 There are clear roles, responsibilities and ownership within council and in the wider community for the Welcoming Communities programme.</p> <p>1.5 Council internal and external policies, services, programmes and activities recognise and address cultural diversity.</p> <p>1.6 A range of leadership opportunities in the council and the wider community are available to and taken up by newcomers.</p> |
|--|--|



2. Welcoming Communications

Overarching outcome statement – what success looks like

People of all cultures and backgrounds feel included, listened to and well informed through a range of ways that take into account their different communication needs.

Outcomes – what ‘Welcoming Communications’ looks like on the ground

- 2.1 The community is well informed about the local benefits of immigration and the Welcoming Communities programme, including success stories.
- 2.2 The council is well informed about newcomers to their region and pro-actively seeks data about newcomers from relevant sources.
- 2.3 The council’s engagement with all residents is two-way, culturally appropriate and fit for purpose.
- 2.4 Council communication materials and messages are inclusive and reflect the diversity of the local community. Council encourages other agencies, businesses and organisations to follow this model.



3. Equitable Access

Overarching outcome statement – what success looks like

Opportunities to access services and activities and to participate in the community are available to all, including newcomers.

Outcomes – what ‘Equitable Access’ looks like on the ground

- 3.1 Council partners with local businesses, organisations and sectors to identify and address barriers for newcomers to accessing services and participating in the community.
- 3.2 Council and other organisations in the community research, design and deliver services that take account of the different circumstances (for example rural/urban) and cultural backgrounds of all service users, including newcomers.
- 3.3 All community members are well informed about the services available in the community. Newcomers are made aware of, and are using these services.



4. Connected and Inclusive Communities

Overarching outcome statement – what success looks like

People feel safe in their identity and that they are connected with and belong in the community. There are high levels of trust and understanding between members of the receiving community and newcomers.

Outcomes – what ‘Connected and Inclusive Communities’ looks like on the ground

- 4.1 Coordinated, comprehensive and appropriate initial welcoming support services are available from council, other agencies and community organisations.
- 4.2 The receiving community is well equipped and supported to welcome and interact with newcomers.
- 4.3 Members of the receiving community and newcomers build relationships and are at ease with connecting and learning about and from each other.
- 4.4 Different cultures are celebrated and people are supported to express their cultural beliefs and customs, including language and religious practices.



5. Economic Development, Business and Employment

Overarching outcome statement – what success looks like

Communities maximise and harness the economic development opportunities that newcomers can offer. Councils work with business associations to promote the contribution that newcomer business owners and skilled migrants make to the region’s economy.

Outcomes – what ‘Economic Development, Business and Employment’ looks like on the ground

- 5.1 Newcomers, including international students, are supported to access local employment information, services and networks.
- 5.2 Newcomers, including international students, are supported with the local knowledge and skills to ensure they can operate successfully in the New Zealand work environment, either as a business owner or an employee.
- 5.3 The receiving community recognises the value of diversity in the workplace, of newcomers’ contribution to the region’s growth and of the resulting wider economic benefits.
- 5.4 Local employers and workforces develop their intercultural competency.
- 5.5 Mutually beneficial connections and initiatives are set up with migrant business people by local business community and professional networks.



6. Civic Engagement and Participation

Overarching outcome statement – what success looks like

Newcomers feel welcome to fully participate in the community. Newcomers are active in all forms of civic participation.

Outcomes – what ‘Civic Engagement and Participation’ looks like on the ground

- | | |
|--|---|
| <p>6.1 The council’s elected members and staff effectively communicate with newcomers to promote their engagement in local government processes.</p> <p>6.2 Newcomers are encouraged and</p> | <p>enabled to get involved in local government and civil society.</p> <p>6.3 Newcomers’ efforts and achievements in civic participation and community life are acknowledged and celebrated.</p> |
|--|---|



7. Welcoming Public Spaces

Overarching outcome statement – what success looks like

Newcomers and receiving communities feel welcome in and comfortable using public spaces.

Outcomes – what ‘Welcoming Public Spaces’ looks like on the ground

- | | |
|--|---|
| <p>7.1 The design and operation of public spaces and facilities are culturally appropriate and reflect the diversity of the community.</p> <p>7.2 Welcoming public spaces provide opportunities to build trust and relationships between newcomers</p> | <p>and members of the receiving community.</p> <p>7.3 Public spaces and buildings create a sense of community ownership and inclusion for all, including newcomers.</p> |
|--|---|



8. Culture and Identity

Overarching outcome statement – what success looks like

There is a shared sense of pride in being part of a culturally rich and vibrant community. People feel their culture is respected and valued by other members of the community. There are opportunities to learn about each other’s cultures.

Outcomes – what ‘Culture and Identity’ looks like on the ground

- | | |
|--|--|
| <p>8.1 Receiving communities and newcomers share and celebrate their cultures with each other, facilitated by the council and others in the community.</p> | <p>8.2 Newcomers and the receiving community understand what values they each hold dear.</p> |
|--|--|

Glossary of terms

Term	Definition
Newcomers	Refers to recent migrants (up to 5 years in New Zealand), former refugees and international students. However, we expect the programme to have positive benefits for existing residents as well as for New Zealanders who may have recently moved to a region.
Community	Refers to everyone living and working in a community. It encompasses: the local government council, Māori organisations, the business sector (for example, individual businesses, the economic development agency, the chamber of commerce and business and industry sector organisations) cultural and sporting sectors, community and religious organisations, settlement service providers, non-government organisations, families and individuals.
Receiving communities	Refers to the existing population living within a community, some of whom are New Zealand-born and some of whom are not.
Council or councils	Refers to the local government elected representatives and staff. These may be city, district or regional councils.
Mana whenua	Historical and traditional land owners, including iwi (tribes) and hapū (sub-tribes).
Tangata whenua	The indigenous Māori people of Aotearoa New Zealand, including iwi (tribes), hapū (subtribes) and other hapori Māori (Māori communities).
Civil society	Civil society is that part of society that consists of organisations and institutions that help and look after people, their health, and their rights. It does not include the government or the family. Civil society in action includes activities like serving on the local school board of trustees or volunteering in the community.



Acknowledgements

Immigration New Zealand and our partner agencies wish to acknowledge and thank the many non-government organisations, local community groups, local government bodies, sector representatives, Welcoming Communities Advisory Board members and individuals who provided feedback during the public consultation on the draft standard.



Local government councils and their residents:



Welcoming Communities Te Waharoa ki ngā Hapori Standard for New Zealand

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**Welcoming
Communities**
TE WAHAROA KI NGĀ HAPORI

Stocktake Report

July 2024



Kia ora, benvenuto, and welcome!

Thank you to everyone who participated in our Welcoming Communities survey. With your input, we were able to create this Welcoming Communities Stocktake Report.

The Welcoming Communities Stocktake Report looks at the initiatives, activities, events, policies and services around welcoming newcomers to Whangārei.

A total of 285 responses were received from individuals, groups, businesses, and non-government organisations within our District. Your information has given us insights and ideas about how those new to our community can be better supported.

Here are some interesting points from the Stocktake Report:

- most newcomers in Whangārei are New Zealanders who have relocated from other parts of the country, followed by skilled migrant workers and international students
- 89 per cent of those who completed the survey believe that Whangārei's public spaces and facilities are welcoming and reflect the diversity of the community
- the Whangārei District Library is seen as the most welcoming of all public spaces in terms of cultural appropriateness, inclusion and accessibility
- the most common reason for moving to Whangārei was lifestyle, followed by family connections, work and business opportunities, and affordability
- when asked to choose things enjoyed most about Whangārei, the top answer was our beautiful environment, followed by our outdoor activities.

We'll use the information in this report to draft a Welcoming Plan for Whangārei that aligns with the programme's Welcoming Standard, Council's Community Outcomes, and the aspirations of key stakeholder groups. To do this staff will work closely with Council hapū partners, community and business stakeholders, newcomers, and refugees to develop a plan that reflects our entire community.

We hope you enjoy reading through this report, as much as we enjoyed reading your feedback.

Vince Cocurullo
Mayor of Whangārei



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Introduction



Purpose

The aim of the Welcoming Communities stocktake report is to review Whangarei District Council's and the wider communities' welcoming activities, policies, programmes, and services. This report will analyse and establish a benchmarking of these activities against the eight elements of the Welcoming Communities standard. Additionally, the stocktake report identifies strengths and opportunity areas alongside key findings to inform the Welcoming Plan for our District.

Definitions

A newcomer is defined as a recent migrant (up to 5 years in New Zealand), refugee, international student, or New Zealand Citizen relocating to Whangārei.

Methodology

A mixed method approach was used, including qualitative and quantitative data gathering, to provide insight into newcomers' experiences of moving/relocating to Whangārei, and to better understand what activities, programmes and initiatives are currently taking place that support newcomers to integrate into our district.

Qualitative research methods included.

- Interviews: One on one interviews with newcomers, ethnicity focused groups and residents who were once migrants.
- Workshops: Group discussions with the Multi Ethnic Collective and internal WDC departments.
- Document analysis
- Online survey (open-ended questions)

Quantitative research methods included.

- Data analysis: 2013-2023 Informetric data on ethnicity and Census
- Online data-line survey – (closed ended questions)

Context



Welcoming Communities background and context

Welcoming Communities is a programme initiated by Immigration New Zealand, the Human Rights Commission, and the Ministry for Ethnic Communities. This programme “puts the welcome mat out to newcomers: recent migrants, former refugees, and international students.” Welcoming Communities actively seeks to mobilize and involve local-residents and tangata whenua in welcoming activities. This innovative approach can create bridges between the receiving community and newcomers. Communities that embrace and welcome newcomers are more likely to experience enhanced social cohesion, safety, and stronger economic growth. In such communities, everyone can more easily participate in economic activities, civic processes, cultural events, and social life.

In 2020, Council partnered with Whangārei Police, Multicultural Whangārei, Immigration NZ, and Office of Ethnic Communities (now the Ministry for Ethnic Communities) to create an informal ethnic focused advisory group – the Multi Ethnic Collective Whangarei (MECW). The key objective of MEC is to improve ethnic peoples’ experiences in Whangārei and to provide feedback on MEC partners’ services and facilities, as well as provide advice on future policies and plans.

In 2021, the Community Development Committee endorsed Council to apply for the Welcoming Communities Programme. This was supported by Multicultural Whangārei, MEC and Te Huinga. In 2022, Council was accepted into the programme. In 2023, a part-time Welcoming Communities coordinator was appointed.

On the 17th of May 2024 at Te Iwitahi, a Statement of Commitment to becoming a Welcoming Community was signed by His Worship the Mayor, Council’s Chief Executive, Te Huinga, the Multi Ethnic Collective, NZ Police and Multicultural Whangārei.



Local Context

Whangārei is renowned for its strong community spirit and continues to grow into something even more special. Our beautiful natural environment, warm climate and one of the most spectacular coastlines in Aotearoa attracts tourists and residents alike. People who have recently moved here tell us they have found a community that cares with smiling faces, and neighbours that will lend you milk, if in need.

Over the past few years, Whangārei has experienced our population growing in cultural diversity. While Whangārei has traditionally been comprised largely of Māori and Pakeha populations, our Asian, Middle Eastern and Pacific Island communities are growing.

The Whangārei District is comprised of an urban centre surrounded by smaller rural and coastal communities. The local economy is largely reliant on manufacturing, health care and social assistance, construction, agriculture, forestry, and fishing. Across the district, manufacturing, infrastructure, dairy farming, retail, and health care sectors employ many skilled migrant workers who are crucial to the success of these industries.

The table below illustrates the demographic changes across different ethnic groups in the population over the last 10 years.

Ethnic population distribution in Whangārei District*

Ethnicity	Year - 2013	Year - 2018	Year - 2023
European	74.10%	77.00%	76.3%
Māori	24.30%	30.10%	31.4%
Pasifika	2.70%	3.90%	4.5%
Asian	3.20%	4.90%	6.4%
MELAA (Middle Eastern, Latin American, African)	0.40%	0.50%	0.7%
Others	1.80%	1.30%	1.1%

* People were able to select more than one ethnicity

Our Challenges



While the data clearly indicates a notable increase in the Pasifika and Asian ethnic groups since 2018, census statistics do not account for temporary migrant workers who may not reside permanently in our district. For example, in recent years, Whangārei has experienced growth in its African population who contribute largely to the above sectors, but there is no account for those numbers in the current census.

National boarder closures due to Covid-19 significantly impacted our immigration system and migration trends. While there was an increase in the demand of workers, there was no supply of workers from overseas.

Our district faces a range of systemic challenges including affordable housing, improving health care services, safety of migrants and newcomers, and bridging language and cultural barriers. There is also strong support for more employment and advocacy services for newcomers.

Interview and survey responses have provided some insight and ideas about how we may better support newcomers to come out of their shells and breakthrough integration obstacles. For example, increased coordination with other community organizations will make settlement easier for those who are new to our district. Increased efforts to make civic participation and engagement processes more inclusive and diversity focused, will not only benefit newcomers, but the wider community as well.

Findings



1. Inclusive leadership



Local government, tangata whenua and other community leaders work together to create, advocate for, and continue to foster a welcoming and inclusive community. They lead a share plan to increase connections between newcomers and existing residents.

OUTCOMES

1.1. As the indigenous people of New Zealand, Māori-represented by tangata whenua, mana whenua, iwi, and hapū and/or other hapori Māori- have a prominent role in Welcoming Plan activities.

Whangarei District Council has a strategic relationship with our hapū partners.

[Te Kārearea Standing Committee](#) became a formal committee of Council in 2020. Te Huinga is a collective of hapū that provide input into Council mahi. These strategic partnerships are critical to ensuring Te Ao Māori values and Te Tiriti principles are included while designing or developing projects in the community.

In May 2024, the Chair of Te Huinga signed the Welcoming Communities Statement of Commitment as a key partner in the programme. Te Huinga has also formed a relationship with MBIE focused on hapū led welcoming initiatives for new migrants.

1.2. Leaders – both designated and unofficial – reflect the diversity in the local community, as does the Council workforce.

The Council workforce is diverse, however, in leadership roles across the Council (elected members, senior leadership team, department managers, CCO boards) there is lack of multi-cultural representation. There is also a lack of representation on local community boards and within community organisations.

There is an opportunity to enhance leadership representation by incorporating people from diverse backgrounds.

1.3. Leaders model the principle of inclusiveness, openness, tolerance, respect, and acceptance of all cultures in the community.

The findings from the stocktake survey analysis suggests that the newcomers find Whangārei District moderately inclusive. There are events like Citizenship Ceremonies and other community events where support is shown by catering to diverse community needs (such as inclusive cultural practices) as well as sending out public messages through the community leaders.

Ongoing effort is required to encourage the community leaders to champion principles of openness, tolerance, respect, and acceptance of all cultures in the community.

Improving cultural diversity in formal meetings, public events, speeches, and signage representation in different languages could be beneficial in promoting acceptance of all cultures in the community.

1.4. There are clear roles, responsibilities, and ownership within Council and in the wider community for the Welcoming Communities programme.

In 2023, Council hired a part-time Welcoming Communities Coordinator. The key responsibility of this role is to plant “Welcoming Seeds” in the wider community and support the development of the Welcoming Communities Programme over a 3-year period.

Whangarei District Council is a key partner of the Multi Ethnic Collective, a diversity focused advisory group. It consists of community stakeholder representatives and is drawn on to provide guidance in shaping Council’s approach to the programme.

1.5. Council internal and external policies, services, programmes, and activities recognize and address cultural diversity.

A review of Council’s policies, programmes and activities indicates that there are various work streams that align with the Welcoming Communities standards, notably the Community Funding Policy. This policy aligns with the inclusive leadership vision of Te Huinga and Te Karearea emphasizing prosperity, well-being, and empowered communities.

The funding principles have a diversity focus. Funding priorities are weighted to guide decision making and indicate the level of investment. 30% weight is given to Art culture and Heritage and 35% on community well-being. This demonstrates strong support to promote and back initiatives that recognize and promote cultural diversity in the district.

The Whangārei District Central Library was identified as a safe place where newcomers feel more relaxed and welcomed. In one of the interviews, a newcomer from Los Angeles mentioned in their initial years of settlement, the library was her safest place to be and an easy way to make new friends. Library staff organize and run several activities and events organized throughout the year, where opportunities for civic participation and celebrating cultural diversity are promoted.

The Significance and Engagement Policy (2020) enables community engagement and has been designed following guidance from Te Huinga and Te Karearea.

The Youth Policy 2023 is guided by principles of inclusion, resilience, and sustainability. It focuses on the tertiary education sector and youth employment is their top priority. International students may benefit from this policy and Council’s Youth Advisory Groups advocacy efforts.

An opportunity area identified for Council is to adopt one single policy that is focused on diversity, inclusion, migrants, and refugees for the Whangārei community. This policy can be beneficial to highlight the presence of diversity in our community. This in turn will aid in providing services that are sensitive towards diverse cultural needs and documenting internal staffing decisions.

1.6. A range of leadership opportunities in the Council and the wider community are available to and taken up by newcomers.

Leadership opportunities for newcomers are limited both within Council and in the wider community. Many are unaware of how to access these roles or become engaged in community activities. According to the stocktake survey analysis, most newcomers struggle with basic needs such as transportation, health care services enrolment, affordable housing, and finding information on things to do. However, an opportunity is to develop a programme where council and community leaders could demonstrate the local government processes to the newcomers.

2. Welcoming Communications



People of all cultures and backgrounds feel included, listened to and well informed through a range of ways that consider their different communication needs.

OUTCOMES

2.1. The community is well informed about the local benefits of immigration and the Welcoming Communities programme including success stories.

The Welcoming Communities programme has a landing page on the Whangarei District Council's website where there are regular progress updates for the wider community. This includes migrant success stories on the Council's social media Facebook page.

The stocktake survey analysis revealed that most newcomers in Whangārei are New Zealanders who have relocated from other parts of the country. This was followed by skilled migrant workers and international students.

Covid-19 impacted our immigration trends and economic and social infrastructure in many ways. Recession, increased cost of living, lack of employment opportunities and safety in the community are some of the byproducts of it. This has caused a major lack of information or space within the existing community to come out in support of the newcomers.

Generally, those existing in the community as newcomers have limited access to resources relating to their immigration needs.

The Citizen's Advice Bureau supports with immigration information and the application process through their direct hotlines to Immigration NZ.

2.2. The Council is well informed about newcomers to their region and pro-actively seeks data about newcomers from relevant sources.

The Council uses national data from StatsNZ, Immigration New Zealand, Infometrics, as well as data from the Ministry of Ethnic Communities to understand the demographic spread of diversity in the community. Population, economy, and wellbeing statistics are also important to review.

The Welcoming Communities stocktake survey has provided new data and insights on the number of newcomers to Whangārei.

It will be necessary to build good working relationships with community organizations, such as the Citizen's Advice Bureau (who maintain migrant records/information), to ensure that Council's Welcoming Plan is properly informed.

2.3. The council's engagement with all residents is a two-way, culturally appropriate and fit for purpose.

Council's Welcoming Communities Coordinator plays a key role in engaging directly with the community and stakeholders in general. The Communications team within Council supports the programme and is responsible for Council's public communications. A next step could be to incorporate Welcoming Communities guidelines into Council's Communications strategy to ensure that communications are culturally appropriate and fit for addressing any community group.

2.4. Council communication materials and messages are inclusive and reflect diversity of the local community. Council encourages other agencies, businesses, and organizations to follow this model.

Council is working towards building a collection of stock of images that reflect the cultural diversity of the community for our future publications and materials. Online survey results indicate that accessing basic services provided by Council are sometimes difficult due to the use of complex language, which can pose a barrier for non-native English speakers. The community also identified a lack of organized translation services.

In the future, Council could consider encourage and/or establishing a translation service in collaboration with community and business organizations.

3. Equitable Access



Opportunities to access services and activities and to participate in the community are available to all, including newcomers.

OUTCOMES

3.1. Council partners with local businesses, organizations, and sectors to identify and address barriers for newcomers to accessing services and participating in the community.

Council partners with community organizations including English Language Partners, Volunteering Northland, Multicultural Whangārei and WINGS. These organizations provide settlement support to newcomers. Multicultural Whangārei provides employment and navigation support to newcomers. A refugee resettlement programme is running in Whangārei and has welcomed four refugees since it was launched in 2021.

Council also has a document called the 'Newcomers' Guide' which provides basic settlement information.

The online survey analysis has identified the major settlement barriers are lack of transport facilities, enrolling in healthcare clinics, finding affordable homes, and finding information on things to do. Feedback indicated that a Welcome Pack with organized,

coordinated, and comprehensive information on settlement support, would be useful for newcomers.

3.2. Council and other organizations in the community research, design and deliver services that take account of the different circumstances (for example rural/urban) and cultural backgrounds of all service users, including newcomers.

Online survey analysis highlighted that there is a need for a well-designed and well researched document on the services that cater to both rural and urban areas in Whangārei.

3.3. All community members are well informed about the services available in the community. Newcomers are made aware of and are using these services.

A group discussion with the Multi Ethnic Collective identified that there are many existing services that are available for the newcomers to access, but there is an information gap and poor communication on how to access them easily.

A common theme throughout has been the need for easily accessible settlement information, in one place. Council's website currently has basic information that includes a Newcomer's Guide. Both the information and the guide require refreshing with up-to-date information. A marketing plan should also be developed to ensure that the information is reaching the right sectors of the community.

4. Connected and Inclusive Communities



People feel safe in their identity and that they are connected with and belong in the community. There are high levels of trust and understanding between members of the receiving community and newcomers.

OUTCOMES

4.1. Coordinated, comprehensive and appropriate initial welcoming support services are available from the Council, other agencies, and community organizations.

The stocktake survey analysis indicated that Whangārei lacks a coordinated and comprehensive support settlement network. A settlement support network could offer newcomers a variety of services and activities to assist them through during their settlement period.

Most newcomers rely on help from their friends, family, co-workers, and community organizations. This reliance highlights the varying levels of support from one community to another.

In this regard, organizations like the Citizen's Advice Bureau and Multicultural Whangārei cater to the needs of a newcomer. There is an opportunity for council to create and enhance access to general support services by creating a Welcome Brochure. This Brochure or information pack would offer readily accessible key information for the newcomers to use/navigate living and working in Whangārei.

4.2. The receiving community is well equipped and supported to welcome and interact with newcomers.

The Whangārei wider community needs more information and a support system to engage effectively with newcomers. Currently, there is limited knowledge of who the newcomers are and the diverse cultural backgrounds they represent. This gap is partly due to the absence of a common platform or exchange opportunity between newcomers and Whangārei residents.

4.3. Members of the receiving community and newcomers build relationships and are at ease with connecting and learning about from each other.

Building and strengthening existing relationships is important for Council at governance, leadership, and operational levels. Council staff are in regular contact with community organizations and leaders. The Welcoming Communities Coordinator is actively fostering relationships, alongside developing the extensive stakeholder map. The stocktake analysis suggests that most newcomers feel that Whangārei is moderately welcoming and inclusive. Both the Council and the community organizations promote events that provide opportunities for newcomers and residents to interact and build their own network.

However, forming deeper connections remains challenging. Newcomers in rural areas particularly suffer from isolation in the initial years. To address this, there is a need for greater local engagement in welcoming activities. Additionally, offering newcomers information on local history and kiwi culture would foster better relationship-building opportunities.

4.4. Different cultures are celebrated, and people are supported to express their cultural beliefs and customs, including language and religious practices.

Whangārei hosts several events that highlight/celebrate diversity and inclusion. Some of these events are, Race Relations Day, Onam Festival, Latin American Festival, Ram Leela on Diwali, Eid-Ul Fitr organized by the Indonesian community.

Council has a funding policy that promotes art, culture and heritage offering support to various organizations to express cultural beliefs.

Organizations like English Language Partners and Multicultural Whangārei provide a platform for learning languages like English as a second language, Arabic, Spanish and Te Reo Māori. There are also institutions such as North Tec, Te Wananga o Aotearoa and schools that offer classes alongside informal study groups. The Whangārei Library also has resources to learn languages (self-directed).

5. Economic Development, Business and Employment



Communities maximize and harness the economic development opportunities that newcomers can offer. Councils work with business associations to promote the contribution that newcomer business owners and skilled migrants make to the region's economy.

OUTCOMES

5.1. Newcomers, including international students, are supported to access local employment information, services, and networks.

Interview data from the Pastoral Care Coordinator at North Tech reveals that the international students receive employment advocacy support in their first jobs. North Tec provides local employment information, services, and network support to its international students. Additionally, an organization called New Focus provides career counselling and CV building services to newcomers in Whangārei.

Despite this, newcomers face significant challenges in securing meaningful employment often due to strict visa restrictions, (especially with the new accredited visa scheme in New Zealand). Some jobs require applicants to have full permanent residency or New Zealand citizenship, creating additional barriers for newcomers.

5.2. Newcomers, including international students, are supported with the local knowledge and skills to ensure they can operate successfully in the New Zealand work environment, either as a business owner or an employee.

For details on support information for international students' employment opportunities, please refer to Section 5.1 above.

Regarding business ownership, insights from a one-on-one interview with the Northland Chamber of Commerce, highlighted their commitment to support local business in Whangārei with a range of support services such as networking opportunities, advice, and promotion.

In addition to this, Northland Inc. provides various programmes designed to enhance business capabilities and develop business ideas. Among these, “The Landing Pad” and “The Pick” are especially advantageous for newcomers, particularly those involved in startups.

There is an opportunity to better promote support services to new business owners, as many may find the early years of establishment challenging to navigate. Providing comprehensive information on how to access these services would greatly benefit newcomers.

The online survey analysis revealed that many newcomers are aware of their employment rights in New Zealand.

5.3. The receiving community recognizes the value of diversity in the workplace, of newcomers' contribution to the region's growth and of the resulting wider economic benefit.

Skilled migrants currently living in New Zealand and abroad are primarily hired to fill positions in manufacturing, infrastructure, agriculture, retail and hospitality, and health care services industries. These sectors clearly recognize the significant contribution of skilled migrants in the community and in future business prosperity.

Ethnicity statistics from the 2023 census, show a notable increase in ethnic communities since 2018, highlighting a growing diverse population trend. However,

there is limited data on specific contributions these communities make within their respective work areas.

5.4. Local employers and workforces develop their intercultural competency.

Currently there are no dedicated training opportunities for local employers and workforces to enhance their cultural knowledge. However, Whangarei District Council's Events Strategy promotes local entrepreneurship and innovation through cultural events. This serves as a platform for learning about each other's culture while also boosting economic growth. A recent example was the 'Puanga on a Plate' event where local eateries created unique dishes inspired by the Matariki festival.

The Council has opportunity to showcase and share the best practices of leading employers who model cultural diversity in workplace.

5.5. Mutually beneficial connections and initiatives are set up with migrant businesspeople by the local business community and professional network.

Information has been gathered around supporting startups in Whangārei through 'The Pick programme' initiated by Northland Inc. The 'Landing Pad programme' also provides initial assistance in business settlement.

The Northland Chamber of Commerce provides support to small and medium-sized business through community engagement and network opportunities such as the 'Business After 5' events.

There is an opportunity to promote knowledge on employment, upskilling programmes to newcomers and ethnic groups. Additionally, there is a need for more organized employment advocacy services within the district.

6. Civic engagement and participation



Newcomers feel welcome to fully participate in the community. Newcomers are active in all forms of civic participation.

OUTCOMES

6.1. The council's elected members and staff effectively communicate with newcomers to promote their engagement in local government processes.

One-on-one interviews with members of ethnic communities have uncovered the need for effective mechanisms and processes to support newcomers participating in local government. Language has been identified as a barrier for effective communication, resulting in limited engagement in local government consultation.

6.2. Newcomers are encouraged and enabled to get involved in local government and civil society.

The online survey analysis indicated that newcomers often rely on and seek help from friends, family members and neighbours. Events run by community organizations and newspapers serves as a platform for active civic participation and understanding of local government processes.

To encourage greater civic participation among newcomers, an organized volunteering framework could be beneficial. Developing a framework could educate newcomers and migrants to understand local and national government processes, fostering better integration and involvement.

6.3. Newcomers' efforts and achievements in civic participation and community life are acknowledged and celebrated.

Whangarei District Council hosts Citizenship Ceremonies to formally recognize migrants as New Zealand citizens. However, the process of obtaining Citizenship takes time, and by this time, these individuals would no longer be considered newcomers.

North Tech holds Graduation Ceremonies celebrating academic achievement and success. Graduating International Students may also take part in these ceremonies which is another platform where newcomers' achievements are celebrated.

7. Welcoming Public Spaces



Newcomers and receiving communities feel welcome in and comfortable using public spaces.

OUTCOMES

7.1. The design and operation of public spaces and facilities are culturally appropriate and reflect the diversity of the community.

Data gathered from the online survey analysis shows that 89% of respondents believe that Whangārei's public spaces and facilities are welcoming and reflect the diversity of the community. Interview feedback highlights that the Whangārei District Library is the most welcoming of all public spaces in terms of cultural appropriateness, inclusion, accessibility and welcoming for all.

Parks and playgrounds in Whangārei are considered safe, tidy, and easily accessible. The Hundertwasser Arts Centre with Wairau Māori Art Gallery is noted for its cultural significance in Whangārei and role in celebrating diverse artists in the community.

Overall, public spaces received the most positive feedback in terms of being diverse and inclusive.

7.2. Welcoming public spaces provide opportunities to build trust and relationships between newcomers and members of the receiving community.

Many public spaces in Whangārei provide opportunities to build trust and relationships between newcomers and residents. The new council building- Te Iwitahi, serves as a welcoming hub where people from across the district can gather, their voices can be heard, and they can learn about the district and the services Council provides. Council-owned community halls across the district also provide meeting places where the community can gather, exchange, and build relationships.

The Whangārei Central library strongly reflects New Zealand biculturalism featuring signs in both English and Te Reo Māori. The library hosts many initiatives and events that reflect Whangārei's multiculturalism and diverse communities. For example,

Multicultural Day is an event organized for the community in collaboration with the Whangārei District Library and Multicultural Whangārei. This event plays a vital role in bringing the newcomers and residents together.

7.3. Public spaces and buildings create a sense of community ownership and inclusion for all, including newcomers.

Feedback from a Multi Ethnic Collective group discussion suggests that signage of our public spaces could be improved. While many of the public spaces are well marked with explanatory information, pictures and local history, others offer minimal information.

Council has set an excellent example of using a multilingual welcome sign at the entrance of Te Iwitahi which embodies community ownership, diversity, and inclusion.

Other public spaces such as Forum North is a venue and provides a platform for everyone to participate in cultural events and be inspired by them.

8. Culture and Identity



There is a shared sense of pride in being part of a culturally rich and vibrant community. People feel their culture is respected and valued by other members of the community. There are opportunities to learn about each other's cultures.

OUTCOMES

8.1. Receiving communities and newcomers share and celebrate their cultures with each other, facilitated by the council and others in the community.

Events organized by the community organizations and the Council play a crucial role in facilitating easier settlement through sharing experiences, relationship building and networking. These cultural events attract both newcomers, tourists, and community members to share and celebrate their respective cultures. Feedback highlighted that community events are one of the most enjoyable parts of being in Whangārei.

8.2. Newcomers and the receiving community understand what values they each hold dear.

In Whangārei, there is a strong sense of belonging in the community amongst people living in a geographical area as well as communities based on faith, culture, heritage, language, and activities such as sport. The challenge is to pass on this shared sense of community to newcomers. Currently there are limited opportunities to learn about each other's culture due to a lack of platforms where such knowledge can be extended or exchanged with newcomers.

Typically, newcomers' interactions with residents are limited to business or service transactions. Creating opportunities for more personal and meaningful interactions would strengthen social interaction and foster greater community cohesion.

Observations

When benchmarking against the Welcoming Communities standards, the areas of strength in Whangārei District are Civic Engagement and Participation (Standard 6) and Welcoming Public Spaces (Standard 7), followed by Economic Development, Business and Employment (Standard 5).

Areas that require more attention are Inclusive Leadership (Standard 1), Welcoming Communications (Standard 2), Equitable Access (Standard 3) and Connected and Inclusive Communities (Standard 4). Under these standards, issues identified were affordable housing, safety of migrants, victim support, and language barriers.



Next steps

Working closely with Council's hapū partners, community and business stakeholders, newcomers and refugees in the development of its Welcome Plan.

- Updating existing resources such as the Newcomers Guide to ensure that Council is providing the right information to people that wish to make Whangārei their home.
- Consider developing a diversity focused strategy that could benefit newcomers, migrants, and refugees in future.





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New Zealand

Te Iwīahi Rust Avenue, Whangārei

Ruakākā Service Centre Takutai Place, Ruakākā

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5.4 Northland Event Centre (2021) Trust – Annual Report 2023/24

Meeting:	Community Development Committee
Date of meeting:	17 October 2024
Reporting officer:	Victoria Harwood General Manager, Community Bea Mossop Manager, Venues and Events

1 Purpose / Te Kaupapa

To provide the Community Development Committee with the Northland Event Centre (2021) Trust Annual Report for 2023-2024 and performance measures aligned with the Trusts Statement of Intent 2023-2024 and Auditor's Report to the Trustees year ending 30 June 2024.

2. Recommendation / Whakataunga

That the Community Development Committee:

1. Notes and receives the Northland Event Centre (2021) Annual Report for 2023-2024.
2. Acknowledges the eight of ten performance measures of the NECT2021 Statement of Intent 2023-2027 were achieved.
3. Acknowledges the Auditor's Report to the Northland Event Centre Trust 2021 Trustees year ending 30 June 2024.
4. Provides the Northland Events Centre (2021) Trust with feedback on performance outcomes from the last financial year and provide feedback on areas for future focus, including seeking external funding sources.

3. Background / Horopaki

A Council Controlled Organisation (CCO) must provide an Annual Report to Council under Section 67 of the Local Government Act 2002 (LGA).

The Northland Events Centre Trust (2021) was established as a Council Controlled Organisation late 2021 to oversee the management and delivery of events at the Semenoff Stadium and Events Centre in Whangarei.

The Annual Report is an important part of the accountability framework for CCOs in the 2002 Act. As such the CCO must include information in its Annual Report about its achievements against its approved Statement of Intent (SOI) including:

- a comparison of the performance of the entity with the Statement of Intent; and
- an explanation of material variances between performance and the Statement of Intent.

The Auditor also undertakes an annual audit of the Trust, its operations and financial position and provides a report for the Trustees (Attachment 3).

4. Discussion / Whakawhiti kōrero

The Community Development Committee approved the Statement of Intent in 2023 which relates to this annual report 2023-2024.

Staff Analysis of the Annual Report

Highlights and Successes

Some of the highlights of these events delivered during the reported year include:

- Fritter Festival: This annual event was again a success, celebrating local cuisine and music with great community turnout.
- Whangārei Fireworks Spectacular: A stunning display that brought together thousands of spectators for a night of celebration in partnership with Whangarei Lions Club.
- NPC/FPC Season: We hosted a successful NPC and FPC season, showcasing the best of regional rugby talent.
- Super Rugby Games: Our venue proudly hosted two Super Rugby games involving The Blues, Drua, Moana Pasifika and the Reds, attracting fans from across the region.
- NECT2021 were also awarded the Winner of the NZEA BEST VENUE for 2023 for their delivery of the Women's Rugby World Cup.



- NECT2021 also have a focus on sustainability in relation to managing waste from their events.
- Internal bookings of our lounges have increased significantly, with revenue up 46% compared to last year. This growth underscores the attractiveness of our venue for a variety of events and gatherings.

Strategic Plan and Statement of Service Performance

The Trust report on the highlights and outcomes of their strategic pillars within their strategic plan which forms the Statement of Intent for 2023-2024.

Ten performance measures were in place under the following five strategic areas:

- Events
- Venue
- Reporting
- Te Ao
- Financial



Eight of the measures were achieved, this is reflected in the success and highlights of the year.

Only two of the performance measures were not achieved:

- **Venue, Implement year 1 visitor experience plan and measures.**
NECT2021 have completed 11 of the 33 measures during year 1. Eight measures have been awaiting further funding to be released and expected to be completed before Christmas 2024 and eight more measures are awaiting funding opportunities.
- **Financial, the overall surplus / deficit is in line with the approved budget.**
The financial position of the trust has faced some challenges this year, with a recorded deficit of (\$185,025) compared to their forecast deficit of (\$45,950). These challenges are outlined below in financial considerations.

Auditors Annual Report to Trustees ending 30 June 2024

The Auditors report indicates in the dashboard (page 6 of the auditor's report) an overview of Findings. There were no significant issues identified through audit for the annual reporting for the 2023-2024 financial year.

4.1 Financial/budget considerations

The financial performance of Northland Events Centre Trust for the year 2023-24 has presented challenges, a recorded deficit for the year to date of (\$185,025) compared to a budgeted deficit of (\$45,950). This outcome reflects the economic pressures faced during the year, including increased operational costs and unforeseen expenses.

A significant factor contributing to these financial challenges was the reduced number of patrons attending events in the third quarter, in part, due to the closure of the Brynderwyns and cost of living challenges. The cost-of-living challenge is an issue facing event venues and organisers nationwide as the public reassess their discretionary spending. Despite this, growth has been seen in other areas as outlined in the highlights and successes.

The Trust do have financial reserves and have been able to absorb the additional deficit.

5. Significance and engagement / Te Hira me te Arawhiti

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

6. Attachments / Ngā Tāpiritanga

Attachment 1: NECT2021 Annual Report 2023-24

Attachment 2: NECT2021 Statement of Intent 2023-2026

Attachment 3: Auditors Report to Trustees ending 30 June 2024

Annual Report

For the period of 1 July 2023 to 30 June 2024



NORTHLAND
EVENTS CENTRE (2021) TRUST
TE PAE TAURIMA
O TE TAI TOKERAU

SEMENOFF
STADIUM

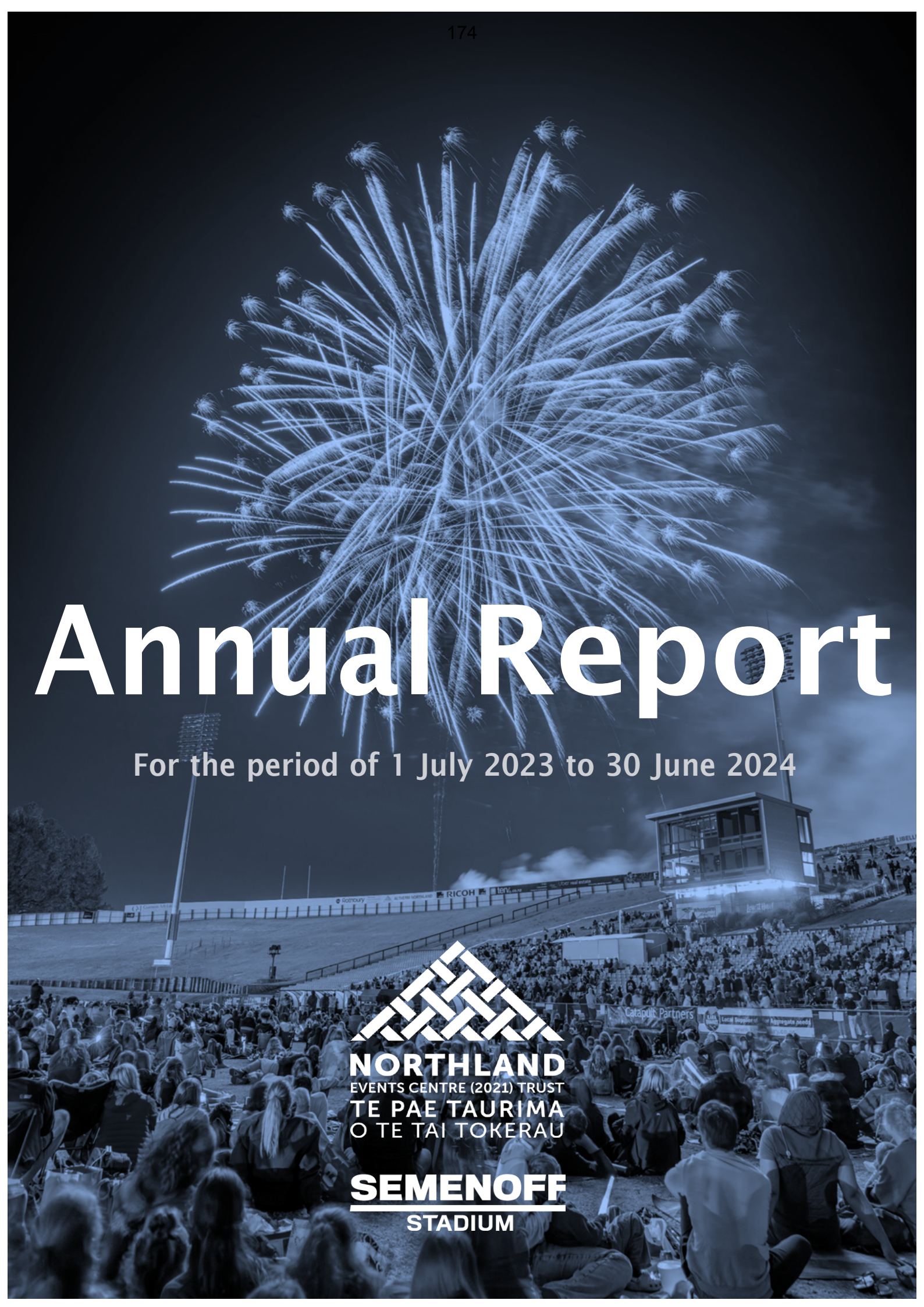


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1 Introduction

Whakatakinga

Whangarei District

Whangarei District Council is the territorial authority for the Whangarei District of New Zealand. The council consists of the Mayor of Whangarei and 13 ward councillors and is led by Mayor Vince Cocurullo since 2022. The Whangarei District had a population of 96,678 and is made up in area largely by rural land and includes a fifth of the Northland Region.

What is a CCO?

A Council Controlled Organisation (CCO) is an entity established by local councils, primarily in New Zealand, to manage specific services or assets on their behalf. Often full or part owned by the council, CCOs operate with a level of independence to enhance efficiency in delivering particular objectives. CCO's are governed by a board of directors or trustees and remain accountable to the councils through regular reporting and performance reviews, ensuring alignment with the councils' strategic objectives.

About us

Northland Events Centre (2021) Trust is a Council Controlled Organisation established by the Whangarei District Council in December 2021. It is a charitable trust that operates and maintains Semenoff Stadium as a high-quality multipurpose events centre in Whangārei. The stadium provides a benefit to the region by providing for sporting, arts, music, social and cultural events. The stadium events also bring significant economic benefits to Northland, attracting visitors from across New Zealand for a variety of activities, including corporate conferences, concerts, festivals, and sporting events

At Semenoff Stadium, we are more than just a venue for sporting events and concerts; we are an integral part of our community and we continue to aim to become the heart of events in Northland Te Tai Tokerau to enhance the well-being of our community.

2 Sponsors and Partners

Thank you



Whangarei

District Council



POTTER



3 From the Chair

Year in review

Tēnā koutou katoa,

It is with great pleasure that I present the Annual Report for Northland Events Centre (2021) Trust for the financial year 2023-24. The Trust is a Council Controlled Organisation established by the Whangārei District Council in December 2021 to oversee and manage Semenoff Stadium in Whangārei. As the Chair, I consider it a privilege to reflect on the accomplishments of the past year and to share our vision for the future.

Strategic Achievements

Key Events

This year, we have hosted a diverse range of events, from local and international sports fixtures to festivals. Some of the highlights include:

- Fritter Festival: This annual event was again a success, celebrating local cuisine and music with great community turnout.
- Whangārei Fireworks Spectacular: A stunning display that brought together thousands of spectators for a night of celebration in partnership with Whangārei Lions Club.
- NPC/FPC Season: We hosted a successful NPC and FPC season, showcasing the best of regional rugby talent.
- Super Rugby Games: Our venue proudly hosted two Super Rugby games involving The Blues, Drua, Moana Pasifika and the Reds, attracting fans from across the region.

Stakeholder Appreciation

The Trust relies on the support of our naming rights sponsor Semenoff Group and I wish to thank Stan, Alexander and team for their continuing significant support of the Trust. This partnership is now in its sixth year and is vital to maintaining Semenoff Stadium as Northland's regional stadium.

Thank you also to Whangārei District Council, the elected Members, Venues & Events, Transport, Licensing, By-Laws, Parks, Infrastructure, Communications, District Development teams. The continued support and investment to ensure Semenoff Stadium is delivering outcomes for the Whangārei District and wider Northland community is a true partnership and I would like to express my deep appreciation.

Our events would not be possible without the invaluable support of our key suppliers and contractors & emergency services (NZ Police, St Johns, FENZ). We sincerely thank you for your ongoing support to our community.

Additionally, we would like to acknowledge our key hirers, signage sponsors, and our loyal tenants who sustain ongoing revenue.

Financial Performance

The financial performance of Northland Events Centre Trust for the year 2023-24 has presented challenges. We recorded a deficit for the year to date of (\$185,025) compared to a forecast deficit of (\$45,950). This outcome reflects the economic pressures faced during the year, including increased operational costs and unforeseen expenses.

A significant factor contributing to these financial challenges was the reduced number of patrons attending events in the third quarter, in part, due to the closure of the Brynderwyns and cost of living challenges. The cost-of-living challenge is an issue facing event venues and organisers nationwide as the public reassess their discretionary spending. Despite this, we have seen positive growth in other areas. One highlight is that internal bookings of our lounges have increased significantly, with revenue up 46% compared to last year. This growth underscores the attractiveness of our venue for a variety of events and gatherings.

Looking Forward


We are excited about the opportunities that lie before us. Our focus will be on expanding our event portfolio, further enhancing our facilities, and deepening our community engagement. We are also exploring partnerships with regional and national organisations to bring more high-profile events to Northland. We look forward to continuing to work with Whangarei District Council on an asset management plan for the Stadium and the major project of the roof replacement.

I would like to extend my heartfelt thanks to our dedicated team, whose hard work and passion have been instrumental in our success. Special thanks go to my fellow trustees for their unwavering support and commitment. I also want to express my sincere gratitude to our outgoing General Manager, Carina de Graaf, for her outstanding leadership and contributions to the Trust. Her vision and dedication have been invaluable, and we wish her all the best in her future endeavours. With Carina's departure we welcome a new Chief Executive Brent Markwick and wish him all the best in leading the team into the future, Brent brings with him a wealth of knowledge and his bold vision and leadership promise an exciting future for our organisation. We're eager to see the innovative changes and growth he will bring to take us to new heights!

In conclusion, the 2023-24 year has been a challenging one for Northland Events Centre (2021) Trust. While our financial results were not as anticipated, we have achieved significant milestones and laid a strong foundation for future growth. As we move forward, we remain committed to our mission of providing a world-class venue for events that enrich the cultural, social, and economic fabric of our community.

Thank you for your continued support.

Ngā mihi



Nigel Brereton

Chair

4 Governance

Summary



Nigel Brereton
Chair



Paula Savage
Deputy Chair



Steve Armitage
Trustee



Hetty Van Hale
Trustee



Andre Hemara
Trustee

Northland Events Centre (2021) Trust is a council-controlled organisation governed by a board of trustees, consisting of five trustees who were all appointed by the council. Te Pae Taurima o Te Tai Tokerau Northland Events Centre (2021) Trust commenced governing and managing Semenoff Stadium in accordance with the Trust Deed and WDC's expectations

The board focuses on governance of the organisation, employing the Chief Executive to resource and deliver on their strategic direction. The key tasks of the Northland Events Centre board are as follows:

- Defining the organisation's Statement of Strategic Intent (vision, purpose, outcomes and values)
- Developing a governance policy framework
- Recruiting, supporting, monitoring, evaluating and rewarding the Chief Executive
- Monitoring on-going progress of the strategic plan measures and the risks associated with achieving them
- Setting standards and evaluating the board's own performance
- Ensuring there is appropriate succession planning

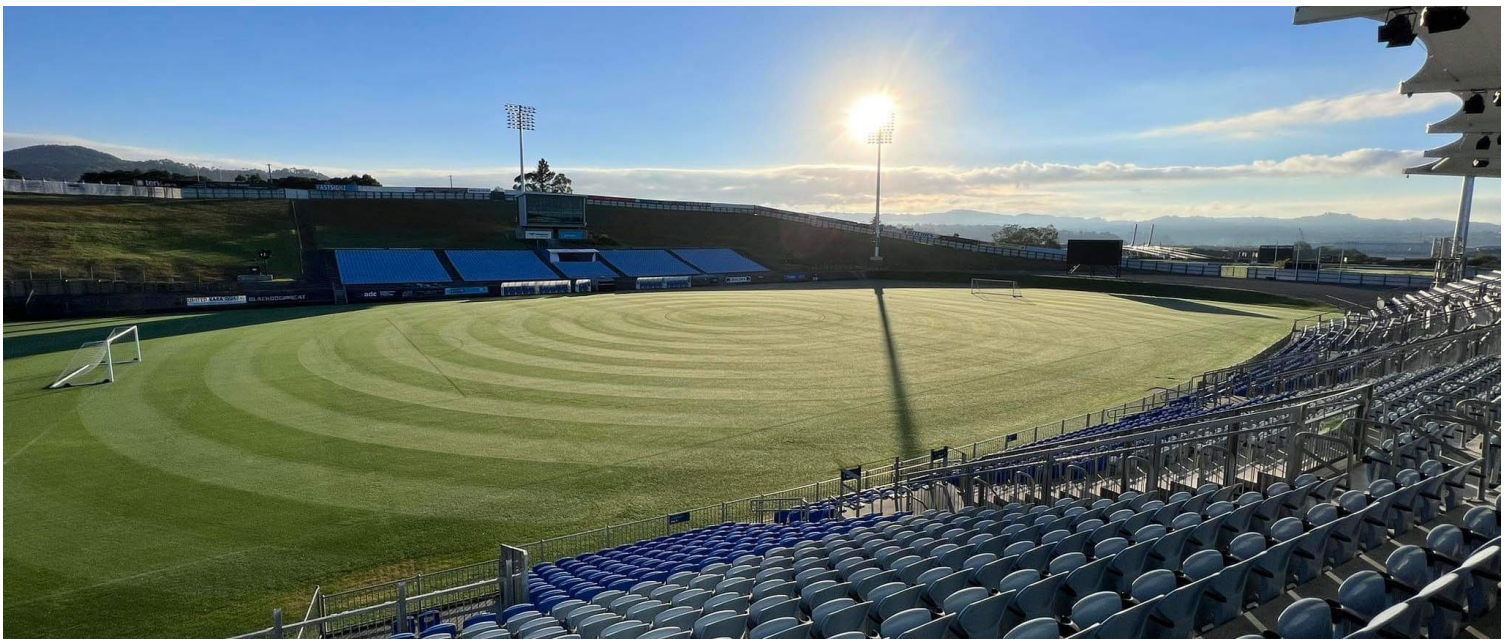
Board & Sub-Committee meeting attendance

TRUSTEE	BOARD SUB-COMMITTEE	MEETINGS ELIGIBLE TO ATTEND	MEETINGS ATTENDED	ATTENDANCE %
Nigel Brereton	Audit & Risk Committee	15	14	93%
Paula Savage	Audit & Risk Committee Chair	15	15	100%
Steve Armitage	People & Performance Committee	12	8	67%
Hetty Van Hale	People & Performance Committee Chair	12	12	100%
Andre Hemara	Audit & Risk Committee	15	12	80%

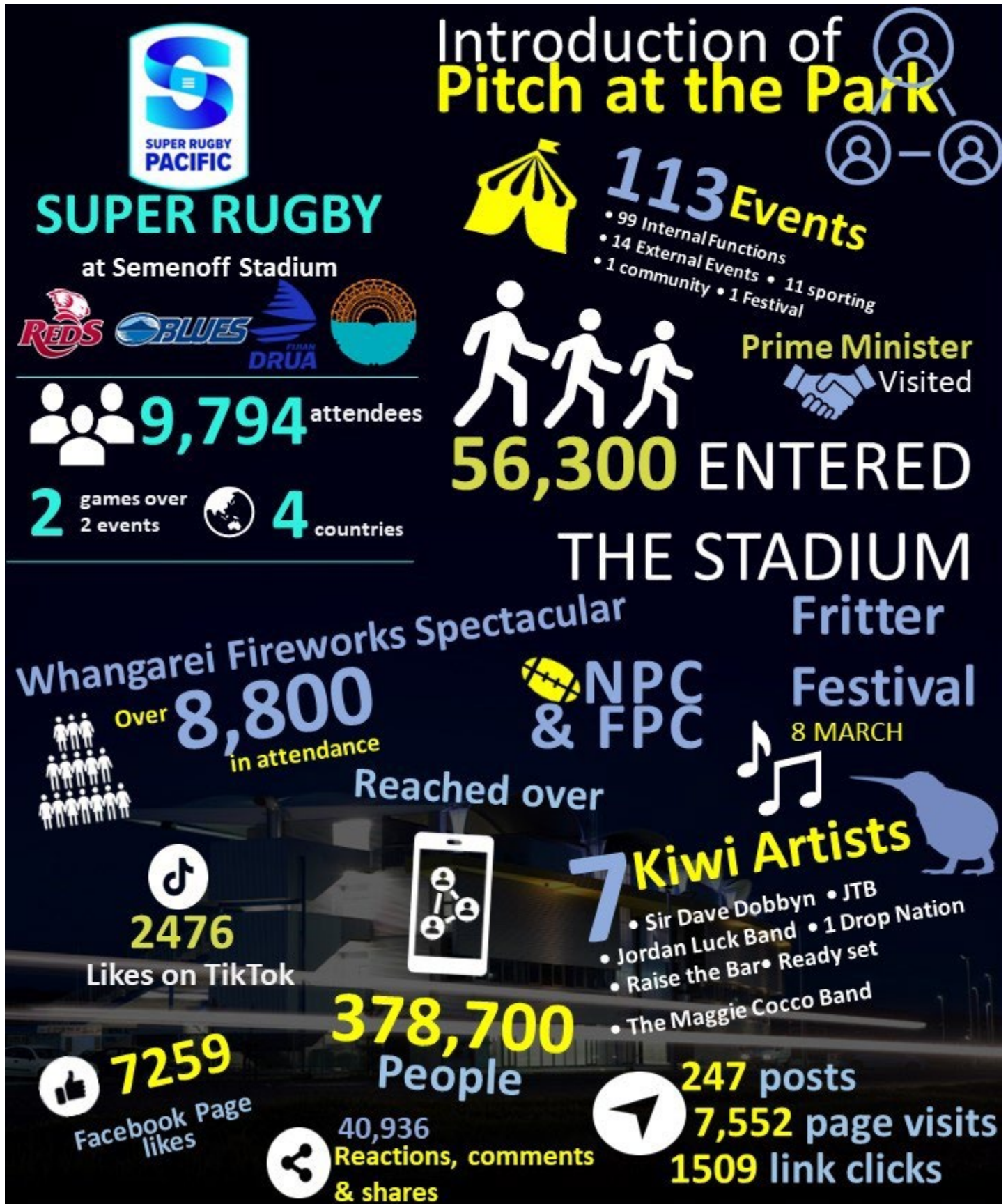
5 Our People

Ō tātou Tāngata

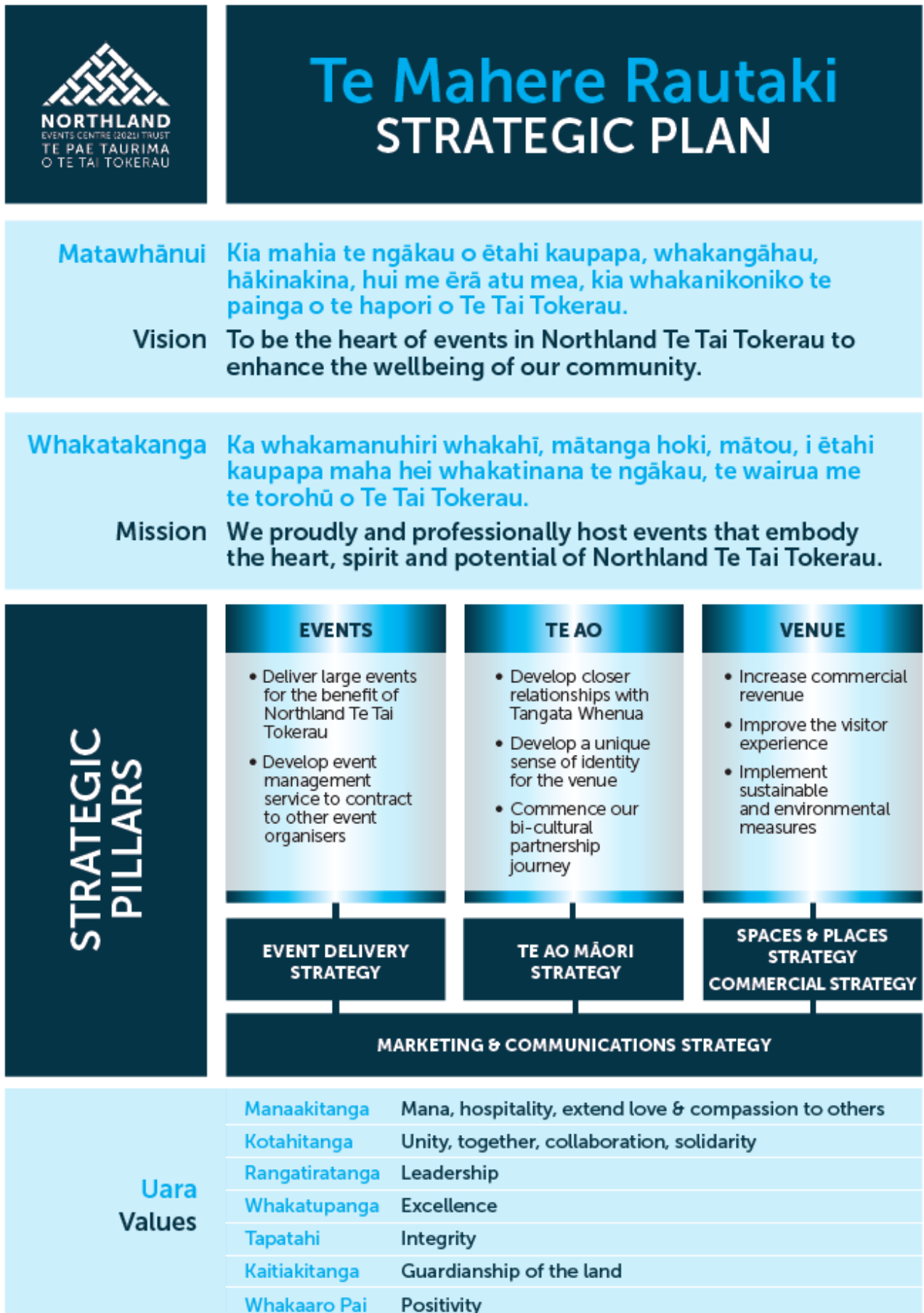
Chief Executive	Brent Markwick
Accountant	Helen Cussell
Executive Assistant	Amy Reo
Events & Marketing Manager	Rachel O’Gorman
Events Manager	Petra Bennetto
Venue Coordinator	Katrina Williams
Operations Manager	Dixie Blair
Operations Coordinator	Fiona Walter
Facilities Manager	Sarah Snowden
Beverage Manager	John Lynch
Beverage Coordinator	Nigel Reo



6 Highlights



7 Strategic Plan



8 Strategic Pillar Highlights

EVENTS

[Deliver large events for the benefit of Northland Te Tai Tokerau](#)
[Develop event management service to contract to other event organisers](#)

NECT2021 proudly delivers Fritter Festival each year for the benefit of our local community and visitors to the district. The festival showcases our region's world-class food and beverage, supported by local and iconic kiwi music. It has become a regular highlight not just for Northlanders, but has solidified a special place on Aotearoa's summer events calendar. The 2024 Fritter Festival pack-in also attracted a visit from our Prime Minister Christopher Luxon.

To estimate the economic benefit of the Northland Fritter Festival for the Whangārei District, both the direct expenditure from attendees and the spending locally by NECT2021 on the festival has been considered. For consistency, the same formula has been used from Fritter Festivals 2013-2016 when it was organised by Whangārei District Council. Council are currently exploring Economic Benefit tools for future events.

Year	Economic Benefit	Attendance
2024	\$1,119,486	3,139
2023	\$1,070,919	3,476

We were also privileged to deliver the Whangārei Fireworks Spectacular on behalf of the Whangārei Lions Club. A total of 8,863 persons (including patrons, performers and workers) descended upon Semenoff Stadium on 4 November 2023 to attend this event which has a strong focus on family and unity of our community.

There was a range of Northland acts including singing, dancing, kapa haka and bands to entertain the community. Children enjoyed a range of activities, games and Circus Kumarani, not to mention the range of local food vendors being supported throughout this event. Wasteless was also on site at rubbish stations around the stadium, ensuring waste from the event was diverted from landfill.

Semenoff Stadium also played host to a number of key sporting events including being the home venue for both the Northland Taniwha and Kauri NPC/FPC teams, hosting five NPC Rugby games and the semifinal of the FPC rugby.

In addition, we were proud to host two Super Rugby games, three regional rugby fixtures including the Northland Club finals as well as the Northland Rugby League Club finals.

TE AO

[Develop closer relationships with Tangata Whenua](#)
[Develop a unique sense of identity for the venue](#)
[Commence our bi-cultural partnership journey](#)

This year NECT2021 developed a cultural logo narrative under the guidance of Poutama Hetaraka.

The kupenga motif is rich in symbolism and is associated with fishing and the abundance of the sea. It also represents the interconnection between humans and the natural world, as fishing was and continues to be an important source of sustenance for our communities. The open cast also suggests that we are to let the smaller fish through to nurture our environment and sustain our future generations. People would not only fish for themselves but would also catch enough to feed the whole community.

This design was chosen for the Trust as the venue is situated in close proximity to the Hōteu (Hātea) river which feeds the Whangārei harbour. Both the harbour and rivers have provided sustenance for local hapū and iwi for centuries. So like the rivers and harbour, and the people of old, the venue will be a beacon of its community, providing sustenance and well-being for its people, literally and figuratively. The kupenga motif is commonly used in Māori art, including carving, weaving, and tattooing. It is also seen in contemporary design, where it has been adapted and reinterpreted in various ways. Overall, the kupenga motif is an important cultural symbol in Māori art and represents the deep connection between the Māori people and their environment.

We also worked with local hapū on the development of a tohu to recognise the significance of Okara where Semenoff Stadium sits. This is planned to be unveiling in the early part of the 2024/25 year.

The Trust recognises our commitment to our Te Ao journey and our commitment to Te Tiriti o Waitangi. The development of our Te Ao plan during the year is a significant part of this journey and something that will help guide our future partnership and work in this area.

VENUE

Increase commercial revenue

Improve the visitor experience

Implement sustainable and environmental measures

Increasing commercial revenue has been a key focus for the team and this year saw a 46% increase on total internal booking revenue with a 53.4% increase in lounge hire sales compared to 22/23. Equipment rental income was also up 75%. From the 110 internal functions hirers of the venue scored an average of 8.5/10 for value for money and 9.6/10 for customer service and set up of events.

NECT2021's internal events team developed new hire packages for internal functions, started accepting birthday party and wedding hire and opened our commercial kitchen as a new area of hire to work towards new revenue opportunities.

Northland Events Centre operates a world-class sports field. Transitioning between warm season couch with perennial ryegrass during winter months, with an extensive network of subsurface infrastructure. This transitional field showcases the ability of our team in consistently delivering a playable, elite level field, during an ever-shifting events calendar. The praise for our field is consistent, with the highest form of praise coming from the World Rugby Commissioner, complementing our 'velvety field of play' as one of the best in the World.

NECT2021 proudly hosted two zero waste events in year 23/24, the Northland Fritter Festival and Whangārei Fireworks Spectacular. Fritter Festival had an amazing result for sustainability this year with a 0% contamination rate - meaning all the sorting was executed perfectly and none of the recycling bins were sent to landfill as a result. The overall diversion rate of an impressive 81%.

Whangārei Fireworks Spectacular had a result of 63% diversion from landfill at this event, and for the first time ever NECT2021 banned the sales of single use plastic items such as glowsticks.

Over the past year we have also looked internally to support sustainability and throughout this time we have seen a massive reduction in waste by implementing reusable ceramic mugs and glass milk jugs to all internal events. We have introduced compostable bin liners throughout the stadium and applied for funding to purchase zero waste bin stations to make it more affordable for hirers to implement a zero waste event. We are now investigating options to reduce single use waste for all beverages, replacing things such as coffee pods and alcoholic beverages requiring plastic cups.



AWARDS

Most notably in November 2023 Northland Events Centre (2021) Trust won the honourable award of NZEA BEST VENUE for 2023 for our delivery of the Women's Rugby World Cup, we are so proud to have achieved such prestigious recognition.



9 Key Events

Stadium utilisation is reflected by both the number and type of major events held, as well as their related attendance.

Event	Date	Attendance
Community		
Ice Skating Rink 25 June	16 July 2023	7,500
Whangarei Fireworks Spectacular	4 November 2023	8,863
Northland Fritter Festival	9 March 2024	3,139
Club Rugby League		
Rugby League Finals	8 July 2023	3,000
Club/Community Rugby		
NRU Club Finals	22 July 2023	3,500
NRU Rep Rugby U18	29 July 2023	500
NPC/ FPC/ Development Rugby	5 August 2023	2,212
NPC/FPC Rugby		
NPC Northland v Taranaki	9 August 2023	1,258
NPC Northland v Tasman	19 August 2023	995
NPC Northland v Hawke's Bay	1 September 2023	1,997
FPC Semi Final	2 September 2023	974
NPC Northland v BoP	22 September 2023	2,063
Super Rugby		
Blues v Fijian Drua	24 February 2024	8,369
Moana Pasifika v Queensland Reds	12 April 2024	1,425
Internal (Lounges) Events		
Functions and Community Events		10,409



10 Sustainability



11 Financial Statements

Pārongo Pūtea

Northland Events Centre (2021) Trust

Financial Report for Year Ending
30-Jun-24

Contents

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20	Statement of Financial Performance
21	Statement of Financial Position
22	Statement of Cash Flows
23	Statement of Accounting Policies
24-26	Notes to the Performance Report
27-29	Auditor's Report

Northland Events Centre (2021) Trust

Entity Information

"Who are we?", "Why do we exist?"

For the year ended
30 June 2024

Legal Name of Entity:*	Northland Events Centre (2021) Trust
Type of Entity and Legal Basis (if any):*	Northland Events Centre (2021) Trust (NECT 2021) is incorporated in New Zealand under the Charitable Trusts Act 1957. NECT 2021 is controlled by the Whangarei District Council as a council controlled organisation as defined in section 6 of the Local Government Act 2002. NECT 2021 is an exempt organisation under Section 7 of the Local Government Act 2002.
Entity's Purpose or Mission: *	
The primary objective of NECT 2021 is the operation and maintenance of a high quality multi purpose events centre. This includes providing a regional sporting, cultural, convention and events centre for use by sports bodies and codes, arts, musical, social and cultural organisations, public bodies and community organisations for the benefit of the public of the region, and to enable NECT 2021 to be used for a wide range of activities and events.	
Entity Structure: *	
As at the current financial year end, the NECT 2021 Board is comprised of five trustees all appointed by the Whangarei District Council, who oversee the governance and management of the Trust.	
Main Sources of the Entity's Cash and Resources:*	
Revenue from operations, commercial rentals and grants from Whangarei District Council are the primary sources of funding to NECT 2021.	
Additional Information*	
NECT 2021 provides opportunities for the Northland region to have a quality, well planned and fully equipped venue for major sporting, entertainment, cultural and family events. The venue has a capacity of 20,000. NECT 2021 is also charged to exhibit and provide a sense of social and environmental responsibility, having regard to the interests of the community as a whole.	
The Board of NECT 2021 Trust authorised this financial report presented on the following pages 19 to 26.	

Northland Events Centre (2021) Trust

Statement of Service Performance

"What did we do?", When did we do it?"

For the year ended
30 June 2024

Description of the Entity's Outcomes*:

Vision

To be the heart of events in Northland Te Tai Tokerau, enhancing the wellbeing of our community.

Mission

We proudly and professionally host events that embody the heart, spirit and potential of Northland Te Tai Tokerau.

NECT2021 has developed three strategic pillars for the next 3 to 5 years to support the Trust's overall Strategic Vision and Mission

- Events
- Te Ao
- Venue

Northland Events Centre (2021) Trusts performance measures as per the Statement of Intent	Outcome and progress of these measures	Actual*	Budget/Target	Actual*
		This Year	This Year Statement of Intent revised October 2023	Last Year
Events Deliver 8 or more large events	17 large events achieved. NECT2021 delivered 11 Large events plus 6 pre-contracted National Provincial Championship Rugby fixtures including the Farah Palmer Cup Finals. Of the 17, 11 were sporting events including 2 Super Rugby fixtures	Achieved	Deliver 8 or more large events	Achieved 11 Large 4 Major (Rugby world Cup)
Deliver 1 or more event management contract	On the 4th of November 2023 NECT2021 successfully delivered an event management contract for the Whangarei Lions.	Achieved	Deliver 1 or more event management contract	Achieved 4 (rugby World Cup)
Te Ao Develop a Te Ao Plan that includes actions for each Te Ao objective	NECT2021 has developed a two year Te Ao Plan that has 3 main objectives to align with our statement of Intent Continuous development of closer relationships with Tangata Whenua, Continuous development of our unique cultural sense of identity for the venue and Continue our bi-cultural journey. Along with these comes key deliverables and performance measures in which NECT2021 plan to achieve in the year 24/25 and 25/26	Achieved	Develop a Te Ao Plan that includes actions for each Te Ao objective	Not applicable - Amended measure for 2023/24
Venue Actual income is greater than or equal to budget	Total trading income exceeded budget by 9%	Achieved	Actual income is greater than or equal to budget	Not applicable - Amended measure for 2023/24
Implement Year 1 Visitor Experience Plan and measures.	NECT2021 completed 11 of the 33 measures in the year one Kotahi Plan. 8 have been awaiting funding, this has now been released and work is in progress but it is not estimated to be completed until August 2024. A further 8 measures are awaiting funding opportunities.	Not Achieved	Implement Year 1 Visitor Experience Plan and measures.	Achieved
Delivery of 2 or more events that are sustainable and support zero waste.	NECT2021 proudly and successfully delivered two Zero waste events, The Northland Fritter Festival and the Whangarei Fireworks Spectacular. This has proved a challenging target to reach and in 24/25 we will aim to have a strong focus on trying to increase the value and reduce the costs for promoters implementing events that support zero waste.	Achieved	Delivery of 2 or more events that are sustainable and support zero waste.	Achieved
Financial The overall surplus/deficit is in line with the approved budget	The overall full year deficit exceeded the budgeted deficit.	Not Achieved	The overall surplus/deficit is in line with the approved budget	Not applicable - Amended measure for 2023/24
Submission of annual returns within 6 months of financial year end to Charities Services.	All compliance requirements with Charities Services were met.	Achieved	Submission of annual returns within 6 months of financial year end to Charities Services.	Not applicable - Amended measure for 2023/24
Submission of financial reports to Council as per CCO reporting standards	NECT2021 delivered both our Annual and Half-yearly reports to Council complete and on-time . The draft and final Statement of Intent was also presented to Council within the allocated time frame.	Achieved	Submission of financial reports to Council as per CCO reporting standards	Not applicable - Amended measure for 2023/24
Reporting Report on its achievement against the strategic objectives as outlined in the Statement of Intent.	These achievements have been reported on in both the half-yearly and Annual Report.	Achieved	Strategic objectives (reported in the half yearly and annual report).	Not applicable - Amended measure for 2023/24

The accompanying notes form part of these financial statements and should be read in conjunction with the auditors report thereon

Statement of Financial Performance

Northland Events Centre (2021) Trust
For the year ended 30 June 2024

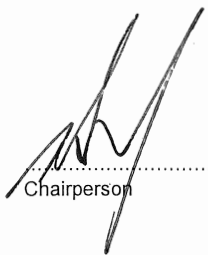
	Notes	30-Jun-24	Budget 2024	30-Jun-23
Revenue from Local Government Sources	1	701,786	662,785	701,786
Revenue from providing goods and services to non-Government sources	1	1,404,554	1,285,787	2,015,668
Interest, dividends and other revenue	1	78,213	54,998	58,944
Total Revenue		2,184,553	2,003,570	2,776,398
Expenses				
Employee related costs	2	845,449	734,803	820,783
Costs related to providing goods and services	2	1,494,678	1,290,357	1,555,572
Other expenses	2	2,883	0	8,011
Depreciation	5	26,568	24,360	23,417
Total Expenses		2,369,578	2,049,520	2,407,782
Surplus/(Deficit) for the Year		(185,025)	(45,950)	368,616

The accompanying notes form part of these financial statements and should be read in conjunction with the auditors report thereon

Statement of Financial Position

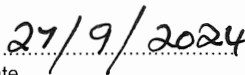
Northland Events Centre (2021) Trust
As at 30 June 2024

	Notes	30-Jun-24	Budget 2024	30-Jun-23
Assets				
Current Assets				
Cash and Cash Equivalents	3	1,061,357	1,452,237	1,351,713
Debtors and prepayments	3	123,304	70,750	109,530
Inventories		27,115	32,721	10,235
Total Current Assets		1,211,776	1,555,708	1,471,478
Non-Current Assets				
Property, Plant and Equipment	5	149,871	136,219	156,736
Total Non-Current Assets		149,871	136,219	156,736
Total Assets		1,361,647	1,691,927	1,628,214
Liabilities				
Current Liabilities	4	315,788	184,835	397,330
Total Liabilities		315,788	184,835	397,330
Total Assets less Total Liabilities (Net Assets)		1,045,859	1,507,092	1,230,884
Accumulated Funds				
Accumulated surpluses or (deficits)	6	1,045,859	1,507,092	1,230,884
Total Accumulated Funds		1,045,859	1,507,092	1,230,884


.....
Chairperson


.....
Date


.....
Trustee


.....
Date

The accompanying notes form part of these financial statements and should be read in conjunction with the auditors report thereon.

Statement of Cash Flows

Northland Events Centre (2021) Trust
For the year ended 30 June 2024

	30-Jun-24	30-Jun-23
Cash Flows from Operating Activities		
Receipts from grants	701,786	701,786
Receipts from providing goods or services	1,390,699	2,053,450
Payments to suppliers and employees	(2,427,698)	(2,292,134)
Interest received	78,293	47,489
GST	(10,851)	8,328
Total Cash Flows from Operating Activities	(267,771)	518,919
Cash Flows from Investing Activities		
Payment for property, plant and equipment	(22,585)	(26,748)
Total Cash Flows from Investing Activities	(22,585)	(26,748)
Net Cash Flows	(290,356)	492,171
Cash Balances		
Cash and cash equivalents at beginning of period	1,351,713	859,542
Cash and cash equivalents at end of period	1,061,357	1,351,713
Net change in cash for period	(290,356)	492,171

The accompanying notes form part of these financial statements and should be read in conjunction with the auditors report thereon.

Statement of Accounting Policies

Northland Events Centre (2021) Trust
For the year ended 30 June 2024

Basis of Preparation

The entity has elected to apply PBE SFR-A (NFP) Public Benefit Entity Simple Format Reporting - Accrual (Not-For-Profit) on the basis that it does not have public accountability and has total annual expenses equal to or less than \$5,000,000 over the previous two financial years. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

Measurement System

The measurement system adopted is that of historical cost.

Property, Plant, Equipment and Depreciation

Property, Plant and Equipment are included at cost less depreciation provided on a straight line basis at rates that will write off the cost of the assets over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Class of PP &E	Estimated Useful Life	Depreciation Rates
Office Equipment	3-15 years	7%-30%
Plant and Equipment	3-15 years	7%-30%

Accounts Receivable

Accounts Receivable are stated at their estimated realisable value.

Accounts Payable

Accounts payable are those amounts expected to be paid by the trust within 12 months from the date of these statements.

Goods and Services Tax (GST)

The entity is registered for GST. All amounts are stated exclusive of goods and services tax (GST) except for accounts payable and accounts receivable which are stated inclusive of GST.

Income Tax

Northland Events Centre(2021) Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits)

Inventories

Inventory is stated at the lower of cost or net realisable value, determined on a first-in, first-out basis

Tier 2 PBE Accounting Standard applied

NECT 2021 has not applied any Tier 2 Accounting standards in preparing its financial statements.

Changes in Accounting Policies

There have been no changes in accounting policies. Policies have been applied on a consistent basis with those of the previous reporting period.

Notes to the Performance Report
Northland Events Centre (2021) Trust
For the year ended 30 June 2024

	30-Jun-24	30-Jun-23
1. Analysis of Revenue		
Revenue from Local Government Sources		
Grants & Contract Income	701,786	701,786
Total Revenue from Government Sources	701,786	701,786
Revenue from providing goods and services to non-Government sources		
Event and Venue Revenue	1,404,554	2,015,668
Total Revenue from providing goods and services	1,404,554	2,015,668
Interest, dividends and other revenue		
Interest Income	78,213	58,944
Total Interest, dividends and other investment revenue	78,213	58,944
	30-Jun-24	30-Jun-23
2. Analysis of Expenses		
Employee related costs	845,449	820,783
Costs related to providing goods and services		
Direct Costs	507,247	622,077
Administrative and Overheads	987,431	933,495
Total costs related to providing goods and services	1,494,678	1,555,572
Other costs		
Loss on disposal of plant and equipment	2,883	8,011
Depreciation	26,568	23,417
	30-Jun-24	30-Jun-23
3. Analysis of Assets		
Cash & Cash Equivalents		
Bank Accounts and Cash	61,357	351,713
Deposits	1,000,000	1,000,000
Total Cash & Cash Equivalents	1,061,357	1,351,713
Debtors and Prepayments		
Trade Debtors	96,486	75,152
Sundry Debtors & Prepayments	13,892	21,372
Accrued Interest Receivable	12,926	13,006
Total Debtors and Prepayments	123,304	109,530

	30-Jun-24	30-Jun-23
4. Analysis of Liabilities		
Trade Creditors	93,532	130,134
Accrued Expenses	65,332	76,428
Rent in Advance	47,001	49,515
Deposits received	4,000	94,985
Employee liabilities	23,042	31,597
Other Creditors	86,985	7,925
GST payable	(4,104)	6,746
Total Creditors and accrued expenses	315,788	397,330
Total Current Liabilities	315,788	397,330

	30-Jun-24	30-Jun-23
5. Property, Plant & Equipment		
Plant and Equipment		
Opening Balance	137,574	153,724
Additions	19,748	12,781
Disposals	(2,883)	(7,792)
Depreciation Charge	(22,978)	(21,139)
Closing Balance	131,461	137,574
Office Equipment		
Opening Balance	19,163	7,691
Additions	2,837	13,968
Disposals	0	(218)
Depreciation Charge	(3,590)	(2,278)
Closing Balance	18,410	19,163
Total Property, Plant & Equipment	149,871	156,736

	30-Jun-24	30-Jun-23
6. Accumulated Funds		
Accumulated Funds		
Opening Balance	1,230,884	862,268
Accumulated surpluses or (deficits)	(185,025)	368,616
Total Accumulated Funds	1,045,859	1,230,884
Total Accumulated Funds	1,045,859	1,230,884

7. Contingent Liabilities

There were no contingent liabilities at year end.

8. Related Parties

Related party disclosures have not been made for transactions with related parties that are within a normal supplier or client/recipient relationship on terms and conditions no more or less favourable than those that it is reasonable to expect Northland Event Centre (2021) Trust would have adopted in dealing with the party at arm's length in the same circumstances.

During the year the Trust received agency services from Uber Rental Estate Ltd at no cost. This is considered a related party transaction as Uber Real estate Ltd is owned by Carina De Graaf and her husband. Carina was General Manager of the Trust until March 2024.

During the year the Trust received an operating grant of \$662,785 and a rent concession of \$39,000. These are considered related party transactions as Northland Events Centre (2021) Trust is controlled by the Whangarei District Council as a council-controlled organisation.

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

9. Commitments

Northland Events Centre (2021) Trust leases property, plant and equipment in the normal course of its business. The future aggregate minimum lease payments payable under existing operating leases are as follows:

	30-Jun-24	30-Jun-23
Not later than one year	\$7,324	\$11,049
Later than one year and not later than two years	\$2,606	\$11,049
Later than two years and not later than five years	\$1,303	\$14,047
Total non-cancellable operating leases	<u>\$11,233</u>	<u>\$36,145</u>

10. Events After the Balance Date

There were no events that have occurred after the balance date that would have a material impact on the Performance Report (Last year - nil).

11. Explanation of major variances against budget

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

The Trust recorded a larger deficit for the year than budgeted. This outcome reflects the economic pressures faced during the year, including increased operational costs and unforeseen expenses.

A significant factor contributing to these financial challenges was the reduced number of patrons attending events in the third quarter, in part due to the closure of the Brynderwyns. As NECT 2021 was already committed to many of the event costs, this resulted in cost exceeding budget. Despite this, we have seen positive growth in other areas. One highlight is that internal bookings of our lounges have increased significantly, with revenue up 46% compared to last year. This growth underscores the attractiveness of our venue for a variety of events and gatherings.



Independent Auditor's Report

To the readers of Northland Events Centre (2021) Trust's Financial Statements and Performance Information for the year ended 30 June 2024

The Auditor-General is the auditor of Northland Events Centre (2021) Trust (the Trust). The Auditor-General has appointed me, Bryce Henderson, using the staff and resources of Deloitte Limited, to carry out the audit of the financial statements and performance information of the Trust on his behalf.

Opinion

We have audited:

- the financial statements of the Trust on pages 20 to 26, that comprise the Statement of Financial Position as at 30 June 2024, the Statement of Financial Performance, and Statement of Cash Flows for the year ended on that date and the Notes to the Performance Report; and
- the performance information of the Trust on page 19.

In our opinion:

- the financial statements of the Trust:
 - present fairly, in all material respects:
 - its financial position as at 30 June 2024; and
 - its financial performance and cash flows for the year then ended; and
 - comply with generally accepted accounting practice in New Zealand in accordance with Public Benefit Entity Simple Format Reporting - Accrual (Public Sector) Standards; and
- the performance information of the Trust presents fairly, in all material respects, the Trust's actual performance compared against the performance targets and other measures by which performance was judged in relation to the Trust's objectives for the year ended 30 June 2024.

Our audit was completed on 27 September 2024. This is the date at which our opinion is expressed.

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

Basis for our opinion

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

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

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

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

The Trustees are responsible on behalf of the Trust for preparing financial statements that are fairly presented and that comply with generally accepted accounting practice in New Zealand. The Trustees are also responsible for preparing the performance information for the Trust.



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

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

The Trustee's responsibilities arise from the Local Government Act 2002 and the Northland Events Centre (2021) Trust Deed of Trust.

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

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

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

For the budget information reported in the financial statements and the performance information, our procedures were limited to checking that the information agreed to the Trust's Statement of Intent 2024-2027.

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

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

- We identify and assess the risks of material misstatement of the financial statements and the performance information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- We obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- We evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- We evaluate the appropriateness of the reported performance information within the Trust's framework for reporting its performance.
- We conclude on the appropriateness of the use of the going concern basis of accounting by the Trustees and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements and the performance information or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.



- We evaluate the overall presentation, structure and content of the financial statements and the performance information, including the disclosures, and whether the financial statements and the performance information represent the underlying transactions and events in a manner that achieves fair presentation.

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

Our responsibilities arise from the Public Audit Act 2001.

Other Information

The Trustees are responsible for the other information. The other information comprises the information included on pages 3 to 18, but does not include the financial statements and the performance information, and our auditor's report thereon.

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

In connection with our audit of the financial statements and the performance information, our responsibility is to read the other information. In doing so, we consider whether the other information is materially inconsistent with the financial statements and the performance information or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on our work, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Independence

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

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

Bryce Henderson
Deloitte Limited
On behalf of the Auditor-General
Auckland, New Zealand
 27 September 2024



NORTHLAND
EVENTS CENTRE (2021) TRUST
TE PAE TAURIMA
O TE TAI TOKERAU

SEMENOFF
STADIUM

Statement of Intent

2023-2026



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1 Introduction

On 1 December 2021, Te Pae Taurima o Te Tai Tokerau Northland Events Centre (2021) Trust commenced governing and managing Semenoff Stadium in accordance with the Trust Deed and WDC's expectations adopted on 16 December 2021.

Trustees appointed a General Manager to lead and manage all operational aspects of the venue as a commercial entity and developed a Strategic Plan (Vision, Mission, Strategic Pillars and Values), Statement of Intent, Annual Plan and Budget.

2 Purpose of the Statement of Intent

This statement of intent is prepared in accordance with section 64 of the Local Government Act 2002. It outlines the activities and intentions of NECT2021 for the next three financial years, and the objectives to which those activities will contribute. It provides a basis for accountability to WDC and the public for the performance of the organisation.



3 Nature and Scope of Activities

NECT2021 is responsible for:

- Compliance with relevant legislation, obligations of a PCBU under the Health and Safety Work Act 2015
- Act in accordance with the Trust Deed, Good Governance practice and the Deed of Lease (once finalised)
- Delivering large events for the benefit of Northland Te Tai Tokerau
- Operating a multipurpose, community facility for the benefit of Northland
- Manage on a commercial basis according to industry best practice
- Adherence to WDCs reporting requirements
- Demonstrate social, cultural and environmental responsibility and sustainability
- Demonstrate financial sustainability and solvency
- Proudly and professionally host events that embody the heart, spirit and potential of Northland Te Tai Tokerau.

Council's outcomes for NECT2021 are to:

- Achieve the best outcome for the community and venue
- Provide a standalone, successful Trust with clear and transparent governance and funding arrangements.

Council's guiding principles for NECT2021 are to:

- Support the Trust to conduct business as usual activity with the ability to build capacity in the future
- Support the Trust to attract and host events that embody the heart, spirit and potential of Northland Te Tai Tokerau
- Be funded through an Annual Operating Grant and existing commercial revenue streams, explore additional revenue streams where possible
- Ensure collaboration in areas where responsibilities of each entity intersect.

4 Approach to Governance

The governance of NECT2021 is the responsibility of the Trust board of five Trustees appointed by WDC.

The following five Trustees have been appointed based on their wealth of experience in diverse sectors:

- Nigel Brereton (Chairman)
- Paula Kearns (Deputy Chair)
- Hetty Van Hale
- Steve Armitage
- Andre Hemara (appointed in July 2022)

In addition, the following committees have been established by the Trust to ensure best practice:

- People and Performance Committee
- Audit and Risk Committee

The Trust's actions and direction is governed by the Trust Deed, Board Charter and Strategic Plan. These key documents detail the objectives of the Trust which includes governance and management of Semenoff Stadium and delivery of events to the Region.



5 Vision, Mission and Strategic Pillars

Vision

To be the heart of events in Northland Te Tai Tokerau, enhancing the wellbeing of our community.

Mission

We proudly and professionally host events that embody the heart, spirit and potential of Northland Te Tai Tokerau.

NECT2021 has developed three strategic pillars for the next 3 to 5 years to support the Trust's overall Strategic Vision and Mission (refer to Appendix 3):

- Events
- Te Ao
- Venue

6 Objectives

The following objectives focus on the long-term goals of NECT2021:

1. Events
 - 1.1 Deliver large events for the benefit of Northland Te Tai Tokerau
 - 1.2 Develop event management service to contract to other event organisers
2. Te Ao
 - 2.1 Develop closer relationships with Tangata Whenua
 - 2.2 Develop a unique sense of identity for the venue
 - 2.3 Commence our bi-cultural partnership journey
3. Venue
 - 3.1 Increase commercial revenue
 - 3.2 Improve the visitor experience
 - 3.3 Implement sustainable and environmental measures



7 Performance Targets and Measures

OBJECTIVE	PERFORMANCE MEASURE			
	YR 1 2023/2024	YR 2 2024/2025	YR 3 2025/2026	
1. EVENTS	1.1 Deliver large events for the benefit of Northland Te Tai Tokerau.	No. of large events delivered (reported in the half yearly report and annual report).	No. of large events delivered (reported in the half yearly report and annual report).	No. of large events delivered (reported in the half yearly report and annual report).
	1.2 Develop event management service to contract to other event organisers.	No. of event management contracts (reported in annual report).	No. of event management contracts (reported in annual report).	No. of event management contracts (reported in annual report).

OBJECTIVE	PERFORMANCE MEASURE			
	YR 1 2023/2024	YR 2 2024/2025	YR 3 2025/2026	
2. TEAO	2.1 Develop closer relationships with Tangata Whenua.	Commence Consultation.	Implementation and ongoing Consultation with Tangata Whenua.	Implementation and ongoing Consultation with Tangata Whenua.
	2.2 Develop a unique sense of identity for the venue.	Commence Consultation.	Implementation and ongoing Consultation	Implementation and ongoing Consultation
	2.3 Commence our bi-cultural partnership journey.	Commence Consultation.	Implementation and ongoing Consultation	Implementation and ongoing Consultation

OBJECTIVE		PERFORMANCE MEASURE		
		YR 1 2023/2024	YR 2 2024/2025	YR 3 2025/2026
3. VENUE	3.1 Increase commercial revenue.	Actual spend ≤ budget (reported in the half-yearly report and annual report).	Actual spend ≤ budget (reported in the half-yearly report and annual report).	Actual spend ≤ budget (reported in the half-yearly report and annual report).
	3.2 Improve the visitor experience.	Implement Year 1 Visitor Experience Plan and measures.	Implement Year 2 Visitor Experience Plan and measures.	Implement Year 3 Visitor Experience Plan and measures.
	3.3 Implement sustainable and environmental measures.	Delivery of 2 or more events that are sustainable and support zero waste.	Delivery of 3 or more events that are sustainable and support zero waste.	Delivery of 4 or more events that are sustainable and support zero waste.

OBJECTIVE		PERFORMANCE MEASURE		
		YR 1 2023/2024	YR 2 2024/2025	YR 3 2025/2026
4. FINANCIAL	4.1 NECT2021 will operate in accordance with Board approved financial budgets and delegated authority.	Actual spend ≤ budget (reported in the half-yearly report and annual report). Submission of annual returns within 6 months of financial year end to Charities Services.	Actual spend ≤ budget (reported in the half-yearly report and annual report). Submission of annual returns within 6 months of financial year end to Charities Services.	Actual spend ≤ budget (reported in the half-yearly report and annual report). Submission of annual returns within 6 months of financial year end to Charities Services.
	4.2 Meet all financial obligations to Charities Services including annual returns and reporting standards.	Submission of financial reports to Council as per CCO reporting standards	Submission of financial reports to Council as per CCO reporting standards	Submission of financial reports to Council as per CCO reporting standards
	4.3 Meet financial reporting standards for a Council Controlled Organisation (CCO)			

OBJECTIVE		PERFORMANCE MEASURE		
		YR 1 2023/2024	YR 2 2024/2025	YR 3 2025/2026
5. REPORTING	NECT2021 will report on its achievement against the strategic objectives as outlined in the Statement of Intent.	Strategic objectives (reported in the half yearly and annual report).	Strategic objectives (reported in the half yearly and annual report).	Strategic objectives (reported in the half yearly and annual report).

8 Information to be Provided Throughout the Financial Year

A half-yearly report will be provided to WDC by 28 February each year. This will include a comparison of performance against the performance targets and measures set out in this Statement of Intent, and unaudited financial statements.

An annual report will be provided to WDC by 30 September each year. This will include a comparison of performance against the performance targets and measures set out in this statement of intent, an explanation of any material variances from the statement of intent, audited financial statements, and an independent auditors report on the financial statements and the performance targets and measures.

To ensure there is timely notification of any major issues, NECT2021 commits to a no surprises approach beyond the formal reporting requirements. This means that NECT2021 will inform WDC as soon as possible of any major issues that arise in the course of operations. NECT2021 will proactively inform WDC when their operations could: create a major issue for NECT2021 or WDC; trigger public interest; have political implications; or gain significant media attention.



Appendix 1: Accounting Policies

1 Statement of accounting policies for the year ended 30 June 2024

1.1 Reporting entity

NECT2021 is incorporated as a trust under the Charitable Trusts Act 1957, is domiciled in New Zealand and registered under the Charities Act 2005, registration number CC59521. NECT2021 is a Council Controlled Organisation as defined under Section 6 of the Local Government Act 2002.

2 Summary of significant accounting policies

2.1 Basis of preparation

The Board has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting – Accrual (Public Sector) on the basis that NECT2021 does not have public accountability (as defined) and has total annual expenses of less than \$2 million.

All transactions in the financial statements are reported using the accrual basis of accounting. The financial statements are prepared on the assumption that NECT2021 will continue to operate in the foreseeable future.

The financial statements have been prepared on a going concern basis. NECT2021 is reliant on WDC's annual operating grant and continued support of its operations. WDC has included ongoing funding for NECT2021 in its 2018-2028 Long – Term Plan.

2.2 Goods and services tax

NECT2021 is registered for GST. All amounts in the financial statements are recorded exclusive of GST, except for debtors and creditors, which are stated inclusive of GST.

2.3 Functional and presentation currency

The financial statements are presented in New Zealand dollars.

2.4 Revenue and expenses

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

(i) **Grants:** Grants are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grant is initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

(ii) **Interest income:** Interest revenue is recorded as it is earned during the year.

(iii) **Sale of goods:** Revenue from the sale of goods is recognised when the goods are sold to the customer.

(iv) **Volunteer services:** Volunteer services received are not recognised as revenue or expenditure as NECT2021 is unable to measure the fair value of the services received.

(v) **Rental revenue:** Rental revenue is measured at the fair value of consideration received or receivable. Rental revenue is received one month in advance and is recognised for the month it relates to.

(vi) **Advertising, marketing, administration, overhead and fundraising costs:** These are expensed when the related service has been received.

2.5 Bank accounts and cash

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

2.6 Debtors

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

2.7 Property, plant and equipment

Property, plant, and equipment (excluding donated assets) are recorded at cost, less accumulated depreciation and impairment losses. NECT2021 does not revalue its property, plant and equipment. NECT2021 undertakes periodic impairment assessments of its property, plant and equipment.

(i) **Donated assets:** Donated assets are recognised upon receipt of the asset if the asset has a useful life of 12 months or more, and the current value of the asset is readily obtainable and significant. Significant donated assets for which current values are not readily obtainable are not recognised.

(ii) **Asset sales:** For an asset to be sold, the asset is impaired if the market price for an equivalent asset falls below its carrying amount.

(iii) **Use of assets:** For an asset to be used by the Trust, the asset is impaired if the value to the Trust in using the asset falls below the carrying amount of the asset.

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

Class of PP&E Leasehold	Estimated useful life	Depreciation rates
Improvements	10-100 years	1%-10%
Office equipment	2-10 years	10%-50%
Plant and equipment	6-60 years	1.6%-20%
Computer equipment	2-5 years	20%-50%

2.8 Investments

Investments comprise investments in term deposits with banks, listed bonds, and listed shares. Deposits with banks are initially recorded at the amount paid. If it appears that the carrying amount of the investment will not be recovered, it is written down to the expected recoverable amount.

2.9 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

2.10 Lease expenses

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

2.11 Tier 2 PBE Accounting Standards applied

NECT2021 has not applied any Tier 2 Accounting Standards in preparing its financial statements.

Appendix 2: Forecast Financial Information

PROSPECTIVE STATEMENT OF COMPREHENSIVE INCOME			
	Budget 30 June 2024	Budget 30 June 2025	Budget 30 June 2026
Income			
Revenue	\$1,285,785	\$1,381,439	\$1,058,969
Grants	\$662,785	\$679,355	\$680,770
Interest	\$55,000	\$55,000	\$55,000
Total Income	\$2,003,570	\$2,115,794	\$1,794,739
Less Expenses	\$2,025,162	\$2,078,744	\$2,013,386
Expenses	\$2,025,162	\$2,078,744	\$2,013,386
Total Expenses before depreciation	\$2,025,162	\$2,078,744	\$2,013,386
Net Surplus (Loss) before depreciation	(\$21,592)	\$37,050	(\$218,647)
Depreciation	\$24,361	\$24,361	\$24,361
Net Surplus (Loss) before tax	(\$45,953)	\$12,689	(\$243,008)
Tax Expense	\$0	\$0	\$0
Net Surplus/(Profit)	(\$45,953)	\$12,689	(\$243,008)

Note: The three year financial forecasts provided within this Statement of Intent exclude any future decisions made in respect to the Oruku Landing Conference Centre.

Note: The three year financial forecasts provided within this Statement of Intent exclude any future decisions made in respect to the Stadium Deed of Lease with Council.

Note: The Year 3 financial forecast includes the financial impact of the Stadium Roof Project assumed to commence in November 2025 for completion in August 2026.

Note: In accordance with NECT2021's reserves policy \$500k is reserved for a prudent reserve, \$500K is set aside to cover operating deficits during the stadium roof replacement.



PROSPECTIVE STATEMENT OF MOVEMENTS IN EQUITY

	Budget 30 June 2024	Budget 30 June 2025	Budget 30 June 2026
Opening Equity as at 1 July	\$1,553,045	\$1,507,092	\$1,519,781
Plus Profit (Loss) for the year	(\$45,953)	\$12,689	(\$243,008)
Total increase/(decrease) in equity	(\$45,953)	\$12,689	(\$243,008)
Closing Equity as at 30 June	\$1,507,092	\$1,519,781	\$1,276,773

PROSPECTIVE STATEMENT OF FINANCIAL POSITION

	Budget 30 June 2024	Budget 30 June 2025	Budget 30 June 2026
Equity			
Total Equity	\$1,507,092	\$1,519,781	\$1,276,773
Current Assets			
Cash and Cash equivalents	\$452,237	\$480,524	\$265,647
Stock on Hand	\$32,721	\$32,721	\$32,721
Trade and other receivables	\$70,750	\$93,123	\$98,850
Current Liabilities			
Trade and other payables and accruals	\$184,835	\$198,445	\$207,942
Working Capital	\$370,873	\$407,923	\$189,276
Non Current Assets			
Property plant and equipment	\$136,219	\$111,858	\$87,497
Term Deposit	\$1,000,000	\$1,000,000	\$1,000,000
Total Net Assets	\$1,507,092	\$1,519,781	\$1,276,773

Appendix 3: Strategic Plan



Te Mahere Rautaki STRATEGIC PLAN

Matawhānui Kia mahia te ngākau o ētahi kaupapa, whakangāhau, hākinakina, hui me ērā atu mea, kia whakanikoniko te painga o te hapori o Te Tai Tokerau.

Vision To be the heart of events in Northland Te Tai Tokerau to enhance the wellbeing of our community.

Whakatakanga Ka whakamanuhiri whakahī, mātanga hoki, mātou, i ētahi kaupapa maha hei whakatinana te ngākau, te wairua me te torohū o Te Tai Tokerau.

Mission We proudly and professionally host events that embody the heart, spirit and potential of Northland Te Tai Tokerau.



Uara Values

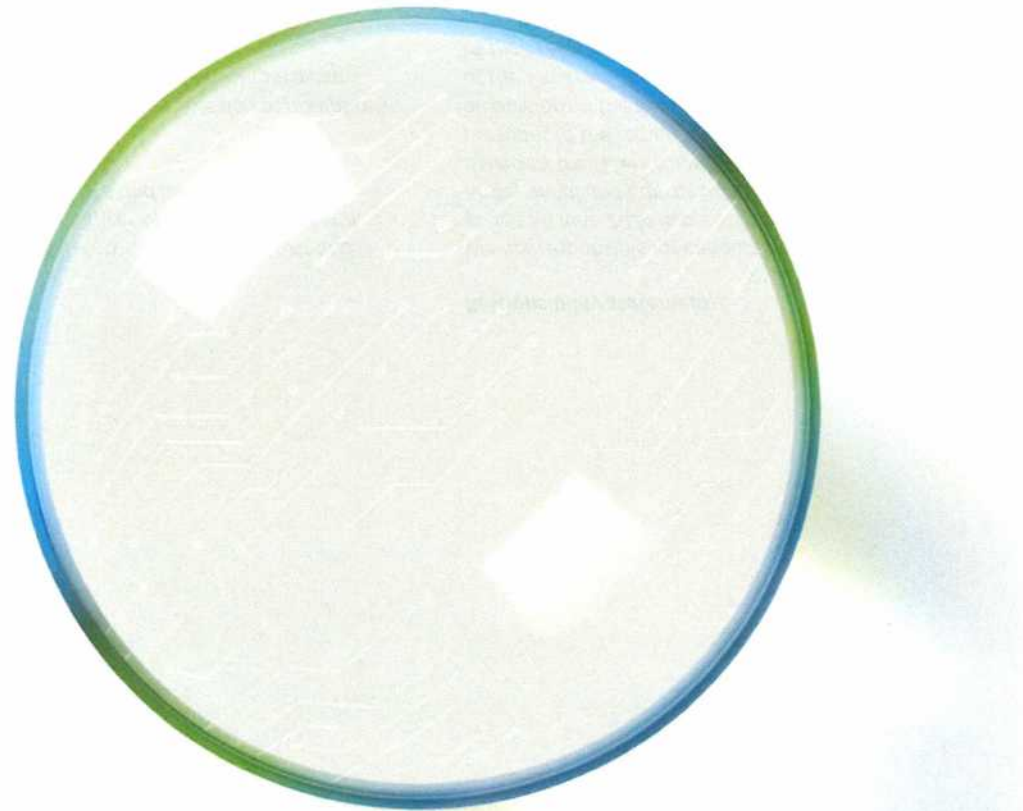
Manaakitanga	Mana, hospitality, extend love & compassion to others
Kotahitanga	Unity, together, collaboration, solidarity
Rangatiratanga	Leadership
Whakatupanga	Excellence
Tapatahi	Integrity
Kaitiakitanga	Guardianship of the land
Whakaaro Pai	Positivity



NORTHLAND
EVENTS CENTRE (2021) TRUST
TE PAE TAURIMA
O TE TAI TOKERAU

SEMENOFF

STADIUM



Northland Events Centre (2021) Trust

Report to the Trustees

for the year ended 30 June 2024

September 2024



Purpose of report

This report has been prepared for the Trustees of the Northland Events Centre (2021) Trust and is part of our ongoing discussions as auditor in accordance with the Officer of the Auditor-General (“OAG”) audit engagement, our engagement letter dated 8 April 2024 and as required by the Auditor-General’s Auditing Standards.

This report is intended for the Trustees and should not be distributed further. We do not accept any responsibility for reliance that a third party might place on this report should they obtain a copy without our consent.

This report includes only those matters that have come to our attention as a result of performing our audit procedures and which we believe are appropriate to communicate to the Trustees. The ultimate responsibility for the preparation of the financial statements rests with the Trustees.

Responsibility statement

We are responsible for conducting an audit of Northland Events Centre (2021) Trust for the year ended 30 June 2024 in accordance with Auditor-General’s Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board. Our audit is performed pursuant to the requirements of the Charities Act 2005, with the objective of forming and expressing an opinion on the financial statements that have been prepared by management with the oversight of the Trustees. The audit of the financial statements does not relieve management or the Trustees of their responsibilities.

We are also required to report to the Office of the Auditor-General (“OAG”) the results of our audit within six weeks of signing the audit report. This reporting includes signed financial statements, audit report, summary of audit findings and the final report to the Trustees.

Our audit is not designed to provide assurance as to the overall effectiveness of the Trust’s controls but we will provide you with any recommendations on controls that we may identify during the course of our audit work.



Our final report

Introduction

Dear Trustees

We are pleased to provide you with the results of the audit of Northland Events Centre (2021) Trust for the year ended 30 June 2024. Included in this report are the results and insights arising from our audit which we consider appropriate for the attention of the directors. These matters have been discussed with management and their comments have been included where appropriate. We also include those matters we are required to report to you in accordance with the auditing standards. As a result, this report is intended for the directors and should not be distributed further.

We would like to take this opportunity to extend our appreciation to management and staff for their assistance and cooperation during the course of our audit.

We hope the accompanying information will be useful to you, and we look forward to answering your questions about our report.

Yours sincerely,

Deloitte Limited

**Bryce Henderson, Partner
for Deloitte Limited**
Auckland | 13 September 2024



Status of our audit



The audit is largely complete, with a few remaining areas outstanding as noted below:

- Quality control of the financial statements and Annual Report;
- Completion of subsequent events to the date of signing; and
- Receipt of management representation letter and signed accounts.





Executive Summary (continued)

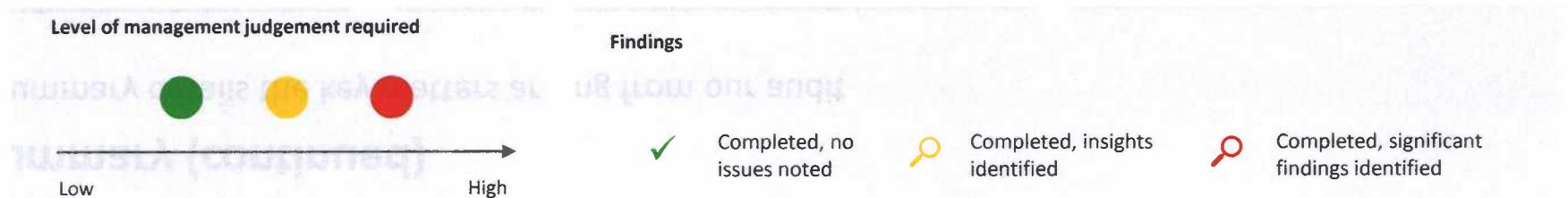
This executive summary details the key matters arising from our audit

Key areas of audit focus	Status	Misstatements and deficiencies				Control deficiencies	
1 Revenue recognition	✓	(\$000)	As presented	Aggregate unadjusted misstatements	Adjusted Balance	We have not identified any significant deficiencies in internal controls which would impact upon our ability to provide our opinion. However, we did note several control observations which have been reported within this report	
				Previously reported	New		
2 Management's ability to override controls	✓	Assets	1,362	-	-		1,362
		Liabilities	316	-	-		316
3 OAG areas of focus	✓	Equity	1,046	-	-		1,021
		Net Income	(185)	-	-	(185)	
Matters of interest							
Audited Financial Statements to exclude budget numbers as comparatives to the actual results							
We note enquiry from the Trustee on requirement to include a Budget column to the financial statements.							
We were advised that reporting against Statement of Intent including budgets were included in the Half Year and Annual Report to WDC, but the financial statements did not form part of the Annual Report. With their inclusion being required, the need to replicate this in the annual report section is not required.							
Refer to Page 9 for further details.							
✓	🔍	🔍					
Completed, no issues noted.	Completed, insights identified.	Completed, significant findings identified.					



Areas of audit focus – dashboard

Area of audit focus	Significant risk	Fraud risk	Level of management judgement required	Findings
Revenue recognition	✓	✓	●	✓
Management's ability to override controls	✓	✓	N/A	✓
OAG areas of focus	✘	✘	●	✓





Areas of audit focus

Area of audit focus	Our approach	Audit findings
<p>Revenue recognition</p> <p>ISA (NZ) 240 The Auditor’s Responsibilities Relating to Fraud in an Audit of Financial Statements requires the auditor presume a significant risk in relation to revenue recognition.</p> <p>Deloitte note that in line with ISA 240, the presumed significant risk of revenue recognition is applicable to this entity. We have pinpointed the significant risk to the assertion of cut-off. We note that cut-off presents the most significant risk for revenue recognition as cut-off covers the risk of revenue being recognised in the wrong period in order to manipulate performance results.</p>	<p>Our audit approach focused on the recording of revenue around year end by performing the following procedures:</p> <ul style="list-style-type: none"> • Obtained an understanding of the revenue process and controls through corroborative inquiry and walkthroughs of key controls over the recording of revenue; • For a sample of revenue transactions recorded in the period leading up to and post year end, assessed whether the timing of revenue recognition was appropriate by inspecting the supporting documentation that evidence that the performance obligation has been fulfilled; • Tested manual journal entries posted to revenue accounts around year end applying parameters designed to identify entries that were not in accordance with our expectations; and • Reviewed revenue disclosures in the financial statements. 	Nothing noted
<p>Management override of controls</p> <p>We are required to design and perform audit procedures to respond to the risk of management’s override of controls.</p>	<p>We:</p> <ul style="list-style-type: none"> • Obtained an understanding and evaluated the financial reporting process and the controls over journal entries and other adjustments made in the preparation of the financial statements. • Tested the appropriateness of a sample of journal entries and adjustments and made enquiries about inappropriate or unusual activities relating to the processing of journal entries and other adjustments. • Performed a retrospective review of management’s judgements and assumptions relating to significant estimates reflected in last year’s financial statements. • Obtained an understanding of the business rationale of significant transactions that we became aware of that were outside the normal course of business or that otherwise appeared to be unusual given our understanding of the Group and its environment. 	Nothing noted



Areas of audit focus (cont.)

Area of audit focus	Our approach	Audit findings
<p>OAG areas of focus</p> <p>The Trust is subject to specific Office of the Auditor-General (“OAG”) reporting requirements. :</p> <p>The OAG requires us to carry out specific audit work on sensitive expenditure and consider compliance with the Trust own policies, as well as the OAG’s best practice guides.</p>	<p>The OAG sector brief requirements have been integrated into our overall fieldwork. This has included:</p> <ul style="list-style-type: none"> •Testing a sample of expenses for appropriateness against good practice and other guidance issued as relevant. Our tests focused primarily on sensitive expenditure such as trustee and senior management pay, credit card and related party transactions. 	<p>Nothing noted</p>



Internal control findings

Assessment of internal control

Our audit approach requires us to obtain an understanding of an entity's internal controls, sufficient to identify and assess the risks of material misstatement of the financial statements whether due to fraud or error.

We remind you that our audit is not designed to express an opinion on the effectiveness of the controls operating within the Trust, although we have reported to management any recommendations on controls that we identified during the course of our audit work. The matters being communicated are limited to those deficiencies that we have identified during the audit and that we have concluded are of sufficient importance to merit being reported. Our recommendations for improvement should be assessed by you for their full commercial implications before they are implemented.

Observations and recommendations in the current period

We have not identified any significant deficiencies in internal controls which would impact upon our ability to provide our opinion. However, we did note a number of control observations as noted below.

Updates on previous observations and recommendations

Matter	Observation	Deloitte recommendation	Management's response
Rental agreement	No formal agreement regarding the rent concession provided by Whangarei District Council to NECT for the rental of the Stadium	A formal rental agreement to be executed for the stadium rental between NECT and WDC. This rental agreement should include the rental amount, the rental period and any relevant terms and conditions	The lease with WDC has been finalised but takes effect in 2024-25 year
Annual Report completeness	<p>An enquiry from the Trustee occurred relating to the requirement to include the budget column to the financial statements as this was included in the Annual Report.</p> <p>NECT's prior year Annual Report comprised (i) Actual vs Budget comparison (financial info) and (ii) the Statement of Service Performance. We note the full set audited financial statement does not form part of the Report.</p> <p>Under the of Local Government Act (2002) section, an annual report is required to include the financial statements and an explanation of variances to the statement of intent and as such the prior year report was not in compliance with laws and regulations.</p>	<p>Deloitte has consulted on the interpretation of Local Government Act (2002) section 67, 68 and 69.</p> <p>The Annual Report should comprise (i) the full set of the audited financial statements (with budget number as comparative to actual performance) and; (ii) the audited Statement of Service Performance. This ensures the budgeted number are also subject to audit review.</p> <p>This will also reduce the need for other parts of the annual report itself to have such information and is the common presentation within other CCO's.</p>	Management have ensured the Trust's 2023/24 Annual Report will include the Deloitte recommendations to include the full set of audited financial statements and Statement of Service Performance



Summary of unadjusted differences

We have communicated to management all misstatements accumulated during the audit and have requested that management correct those misstatements. We have obtained an understanding of the misstatements below, and management's reasons for not making the corrections, and based on our evaluations have determined that no uncorrected misstatements individually or in aggregate, have a material effect on the financial statements for the year ended 30 June 2024.

The unadjusted differences we have identified are set out below.

Unadjusted misstatements identified	Assets Dr/(Cr) (\$'000)	Liabilities Dr/(Cr) (\$'000)	Equity Dr/(Cr) (\$'000)	Profit or loss Dr/(Cr) (\$'000)
Current year				
None noted				
Prior year adjustments identified in the current year				
Directors fee reclassification				85 (85)
Prior year				
No Supporting Confirmation for Rent Concessions				39 (39)
Total before tax				0
Tax effect @ 28%				-
Total				0

Note: Immaterial balance sheet and income statement reclassifications have not been included in the summary of unadjusted differences



Summary of omitted disclosures

In performing our audit, no material uncorrected disclosure deficiencies were detected in the financial statements. The following omitted disclosures remain uncorrected in the financial statements and management has determined that these do not result in a material misstatement of the financial statements or non-compliance with the applicable legislative framework.

Omitted disclosures assessed by management as not being material	Ref	Amount (where applicable)	Management's response
None			



Our audit report

Matters relating to the form and content of our report

Here we discuss how the results of the audit impact on our audit report.

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Our opinion on the financial statements

Subject to completion of outstanding matters discussed below, we expect to issue an unmodified opinion on the financial report.



Going concern

We have not identified a material uncertainty related to going concern and will report by exception regarding the appropriateness of the use of the going concern basis of accounting.



Emphasis of matter and other matter paragraphs

There are no matters we judge to be of fundamental importance in the financial report that we consider it necessary to draw attention to in an emphasis of matter paragraph.

There are no matters relevant to users' understanding of the audit that we consider necessary to communicate in an other matter paragraph.



Other reporting responsibilities

At the time we issue this report, Deloitte has not received the finalised Annual Report to review for consistency.



Appendices



Independence and fees

Fees

The professional fees earned by Deloitte Limited in the period from 1 July 2023 to 30 June 2024 are as follows:

	CY (\$)	PY (\$)
Structure of audit fees		
Net audit fee (excluding OAG Audit Standards and Quality Support charge and disbursements)	38,150	37,356
OAG Audit Standards and Quality Support charge and disbursements	4,769	4,755
Total audit related and other assurance fees	42,919	42,111



Other communications

Additional matters we report to you in accordance with the requirements of New Zealand auditing standards

Accounting policies / Financial reporting	<p>There were no changes in accounting policies during the year ended 30 June 2024.</p> <p>We have not become aware of any significant qualitative aspects of the accounting practices, including judgements about accounting policies, accounting estimates and financial statement disclosures that need to be communicated to the Trustees.</p>
Related parties	<p>No significant related party matters other than those reflected in the financial statements came to our attention that, in our professional judgement, need to be communicated to the Trustees.</p>
Written representation	<p>A copy of the representation letter to be signed on behalf of the Trustee has been circulated separately.</p>
Specialists	<p>No specialist used.</p>
Other information	<p>We have not seen the other information (the financial and non-financial information other than the financial statements) contained within the annual report. We will inform you if we identify any material inconsistencies when doing so.</p>



Other compliance matters

There are a range of matters we are required to report to you as part of our communications to management and the directors.

Related Party Transaction Disclosures

- The entity is required to identify, account and disclose related party relationships and transactions in accordance with the applicable financial reporting framework.
- We performed procedures to obtain an understanding of the controls, if any, that the entity has established around identifying, accounting for, and disclosing related party relationships and transactions in accordance with the applicable financial reporting framework; as well as the authorisations and approvals process for significant transactions and arrangements with related parties or those outside the normal course of business.
- We also identified and assessed the risks of material misstatement associated with related party relationships and transactions, including determining whether any of those risks are fraud or significant risks, and design and perform further audit procedures to obtain sufficient appropriate audit evidence.

Compliance with Laws and Regulations

- The entity is also required to ensure that its operations are conducted in accordance with the provisions of laws and regulations, including compliance with the provisions of laws and regulations that determine the reported amounts and disclosures in the financial statements.
- We performed audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to understand its nature, and evaluate the effect on the financial statements.
- We note that the prior year annual report was not in compliance with the Local Government Act (2002) section 67 which requires audited financial statements and statement of service performance within it.

Fraud Characteristics

- In relation to fraud, the primary responsibility for the prevention and detection of fraud rests with management and the directors, including establishing and maintaining internal controls over the reliability of financial reporting.
- We obtained an understanding of how the directors exercise oversight of the entity's processes for identifying and responding to the risks of fraud and the internal controls that have been established to mitigate these risks, as well as making enquiries of management and the directors to determine whether you have knowledge of any actual, suspected or alleged fraud affecting the Group.

Written Representations

We will request a number of written representations in a representation letter, relating to each of these areas, including that appropriate disclosure of all matters has been made to the auditor.



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5.5 Whangārei Art Trust Annual Report 2023/24

Meeting:	Community Development Committee
Date of meeting:	21 November 2024
Reporting officer:	Victoria Harwood General Manager, Community Jacki Cooper Manager, Community Development

1 Purpose / Te Kaupapa

To provide the Community Development Committee with the Whangārei Art Trust's (WAT) Annual Report 2023-2024 and performance measures aligned with the Trusts Statement of Intent 2023-2024 and Auditor's Report to the Trustees year ending 30 June 2024.

2 Recommendation / Whakataunga

That the Community Development Committee:

1. Notes and receives the Whangārei Art Trust Annual Report 2023-2024.
2. Acknowledges the four performance measures achieved, the two performance measures partially achieved, and the three performance measures not achieved from the nine performance measures of the Whangarei Art Trust Statement of Intent 2023-2026.
3. Acknowledges the Auditor's Report to the Whangarei Art Trust Trustees year ending 30 June 2024 and the significant findings of the report as outlined in the agenda report.
4. Provides the Whangarei Art Trust with feedback on performance outcomes from the last financial year and raise any areas of concern for the Trusts future focus including implementation of the Hundertwasser Art Centre marketing strategy and prioritising external funding options towards building a sustainable financial model reducing the reliance on council grant funding.

3 Background / Horopaki

A Council Controlled Organisation (CCO) must provide an Annual Report to Council under Section 67 of the Local Government Act 2002 (LGA). The Whangārei Art Trust (WAT) is a charitable trust that runs the Whangārei Art Museum (WAM) and the Hundertwasser Art Centre (HAC) with Wairau Māori Art Gallery (WMAG). It was established to maintain, collect, display, conserve and promote art within Northland and it is a Council Controlled Organisation.

The Annual Report is an important part of the accountability framework for CCOs in the 2002 Act. As such the CCO must include information in its Annual Report about its achievements against its approved Statement of Intent (SOI) including:

- a comparison of the performance of the entity with the Statement of Intent (Attachment 2); and
- an explanation of material variances between performance and the Statement of Intent.

The Auditor also undertakes an annual audit of the Trust, its operations and financial position and provides a report for the Trustees (Attachment 3).

4 Discussion / Whakawhiti kōrero

The Community Development Committee approved the Statement of Intent in 2023 which relates to this annual report 2023-2024.

Staff Analysis of the Annual Report

Highlights and Successes

The financial year 2023-24 has been a period of transition for Whangārei Art Trust. Despite challenges like high inflation, extreme weather events and repeated closures of State Highway 1 at the Brynderwyns, the Trust has made progress in several areas.

As per the Trust's Annual Report (attachment 1) the Hundertwasser Art Centre with Wairau Māori Art Gallery was the catalyst for attracting cruise ships to Whangārei for the first time. Independent research commissioned by Whangārei District Council estimated an economic boost of over \$420,000 to the district. As a result, five cruise ships visits are scheduled for the 2024-25 Summer season and are expected to bring a further \$970,000 into the district.

During the reporting period the Hundertwasser Art Centre (HAC) with Māori Wairau Art Gallery (WMAG) received 38,150 visitors. They also delivered a range of public engagement programmes (including after-school and school holiday programmes), revived their outdoor sculpture exhibition in partnership with Creative Northland, launched a marketing campaign focussed primarily on the domestic market, and undertook fundraising activities. Visitor satisfaction results via the Museums Aotearoa visitor survey was 85%.

During the reporting period, Whangārei Art Museum (WAM) received 37,693 visitors. Staff delivered 6 high quality exhibitions, attracting visitors to Whangārei from around the country and receiving positive media attention in prestigious art publications. Staff were also able to develop an Education Programme (funded by Creative Northland) and have received funding confirmation from Chartwell Trust to produce a video series for art teachers across Northland. Visitor satisfaction results via the Museums Aotearoa visitor survey for WAM was 94%.

WAT Strategic Plan and Performance Measures

The WAT Performance measures are divided up between Governance, Operations and Strategic Objectives. The level of performance is measured with a traffic light system of red, amber and green.

Red – Target not achieved

Amber – Target started and partially achieved

Green – Target achieved

Performance Measure

Four performance measures marked green have been achieved

- Visitor satisfaction (against a measure of 85%),
- No damage to borrowed art works (0% against a measure of 1%)
- Maintaining their Qualmark rating and developing
- Delivering community initiatives.

Two performance measures marked amber - in progress with incremental gains realised:

- Skills required by the trust are covered by Trustees and co-opted members. This is due to Trustees resigning and gaps in trustees filling the roles. The Trust appointed trustees are recruited by board members, this process is much shorter and straight forward to undertake than the council appointed trustee roles. One council appointed trustee role has been completed during the financial year, with two more recent resignations to be filled. This process is lengthy and requires advertising, interviewing, shortlisting and official appointment through a confidential council meeting. The hapu trustee role is currently vacant which follows a separate process engaging with Te Karearea Strategic Partnership Standing Committee and the Hapu of Whangarei. Trustee vacancies do affect the balance of skill sets for the board. The recruitment process for two council appointment trustees is currently underway and being progressed by council staff.
- Half Year and Annual Reports are submitted within LGA timeframes (50% received). The half-yearly report was late in its submission by several days.

Three performance measures marked red have not been achieved:

Visitor numbers (38,150 against a measure of 70,000) WAT has faced challenges this year with visitors to HAC, some of this can be attributed to both the closure of the Brynderwyns and the current economic environment and people assessing their discretionary spend.

- Increasing online bookings by 5% - the Trust have been working through some issues with their ICT systems, website, online bookings and shop software.
- Operating within agreed budgets (revenue and expense targets not achieved). This can be attributed to the lower paying visitor numbers to HAC and the rising costs in insurance, Audit fees and energy costs.

Auditors Annual Report to Trustees ending 30 June 2024

The Auditors report indicates in the dashboard (page 8 of the report) an overview of Findings. The two areas where insights have been identified are:

- Management's ability to override controls.
- Going Concern

Significant findings were identified relating to a 'Going Concern' which are highlighted below:

- The Trusts ability to continue operating as a going concern relies on sustained support from the council. The remaining guarantee funds and the commitment to funding through the Long-Term Plan 2024-2034 indicate the Trust is solvent for the foreseeable future. The additional funding in 2026-2027 is the major reason for ensuring continued solvency as operational forecasts are not materially different.
- Management are recommended to prepare quarterly position papers to the Trustees articulating updates on cashflow forecast to actuals results, reasons for variances, and plans / sensitivities available to ensure such forecasts are met. In the longer term strategies will be required to consider what reduced funding from council may mean to the Trust.

4.1 Financial/budget considerations

The Trust's statement of financial performance shows a deficit of (\$1,335,652) compared to a budgeted deficit of (\$655,606). This outcome reflects the reduced revenue, lower visitor numbers than expected, the economic pressures and environmental factors out of the control of the Trust during the year, additionally the inclusion of increased operational costs and unforeseen expenses.

As per the Annual Report, the financial position of the Trust has been affected by repeated closures of the Brynderwyns, a post-covid tourism market that is still in recovery, adverse weather events, an economic downturn and increasing operational costs including insurance, audit fees and energy costs. Several of these factors have impacted negatively on visitor numbers and less spending by visitors.

The Deed of Guarantee balance of \$450,000 is expected to be required the 2024-2025 financial year to keep the Trust as a going concern as well as the following two years of allocated funding through the Long-Term Plan 2024-2034. Council has already approved WAT to access the remaining \$450,000 for the 2024-2025 financial year.

Section 20 of the Annual Report is the Explanation of Major Variances against Budget:

Explanation of major variances against budget

- Section 64 of the Local Government Act requires a Council Controlled Organisation to prepare a Statement of Intent that complies with Clause 9 of Schedule 8.
- The Whangarei Art Museum achieved a favourable variance of \$22,879 primarily due to the timing of budgeted website costs that will fall into the 2024/25 year.
- The Hundertwasser Art Centre had an unfavourable variance of \$702,925 primarily due to lower than forecasted revenue from Admissions, Sales of Goods and Grant income of \$316,132, \$282,294 and \$76,860 respectively and higher than budgeted expenses in wages of \$194,081.
- These were mitigated in part by savings in various cost areas.
- The reductions in Admissions and Sales of Goods have been attributed to lower-than-expected visitors to Northland in part due to multiple SH1 closures over the period. Lower Grant income has been attributed to the reduction in staffing and reallocation of the role over this period.

- Wages variance has been attributed to lower-than-expected savings in a budgeted restructure where certain roles could not be disestablished due to Health and Safety and other operational reasons.

Most significantly are the findings of the Auditor Annual Report to Trustees (Attachment 3). To keep the Whangarei Art Trust as a going concern, action must be taken by Trustees.

Council has committed to additional funding through the LTP 2024-2034 for year two \$480,000 and three \$480,000 in addition to the usual annual operating grant provided for the Whangarei Art Museum.

It is council's current direction that the WAT board seek other sources of funding to reduce the reliance on council grants by 2027-2028 onwards to maintain the Trust as a going concern.

5 Significance and engagement / Te Hira me te Arawhiti

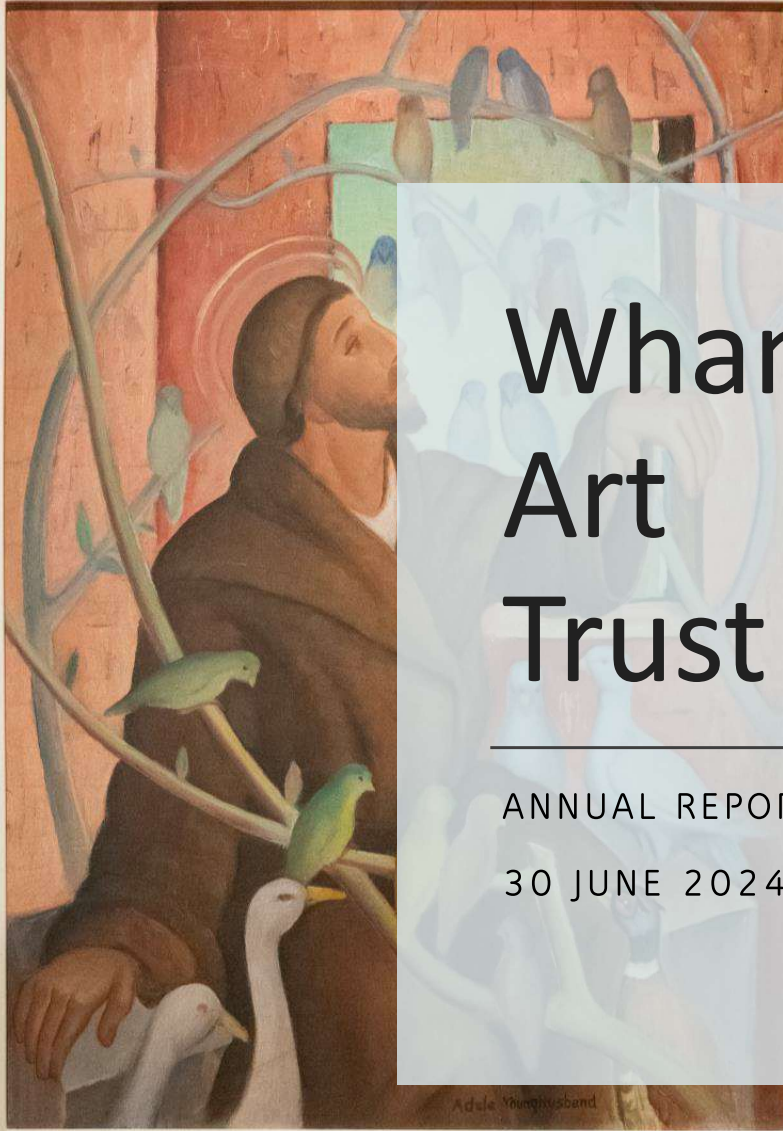
The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website.

6 Attachments / Ngā Tāpiritanga

Attachment 1 – Whangārei Art Trust Annual Report 2023-2024

Attachment 2 – Whangārei Art Trust Statement of Intent 2023-2024

Attachment 3 – Auditors annual report to Trustees 2023-2024



Whangārei Art Trust

ANNUAL REPORT

30 JUNE 2024

A Dale Younghusband

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Chair's Annual Report

The financial year 2023-24 has been a period of transition. We've moved from the Covid lockdowns to a post-Covid economic landscape, which differs from the pre-2019 environment. Despite challenges like high inflation, a cost-of-living crisis, cyclones, and infrastructure issues (including State Highway 1 closures at the Brynderwyns), Whangārei District and the Northland Region have persevered.

However, there are bright spots on the horizon. For the first time, cruise ships have brought international tourists to Northport and Whangārei. Independent research commissioned by the Whangārei District Council estimates an economic boost of over \$420,000. Additionally, five cruise ship visits scheduled for the 2024-25 summer are expected to contribute over \$970,000.

Undoubtedly, the catalyst for these cruise ship visits is the Hundertwasser Art Centre with the Wairau Māori Art Centre.

Looking ahead, major repair work on the Brynderwyns should enhance the resilience of State Highway 1. Coupled with more cruise ships and inflation decreasing faster than anticipated, we anticipate increased domestic and international visitors with greater discretionary spending power.

Despite the challenges, the Hundertwasser Art Centre has welcomed 38,150 visitors—a significant drawcard for the District. MuseumShop sales closely track visitor numbers. To encourage local visits, we're offering discounted admissions.

The Whangārei Art Museum remains integral to our art community, hosting various exhibitions. Although entry to the WAM is free, admissions fluctuate based on Brynderwyns accessibility. This report provides details the range of exhibitions developed throughout the year.

A note for readers: Operating costs for the Whangārei Art Trust exceed those of a similar-sized private business due to two factors beyond our control:

1. The Trust operates as a Council Controlled Organisation (CCO) under the Local Government Act, with specific requirements.
2. The Hundertwasser Art Centre operates under a Cooperation Agreement with the Hundertwasser Non-Profit Foundation in Vienna, resulting in additional costs.



Lastly, while the Statement of financial performance shows a deficit of \$1,335,652, the Cash flow statement reveals a net decrease in cash of \$233,989. Depreciation and amortisation, which aren't cash losses, account for \$960,182 of the deficit.



William (Bill) Shepherd
Chair

Performance Measures

Governance








Objectives	Strategies	Performance Targets	Status	2023/2024 Results
GOVERNANCE				
<ul style="list-style-type: none"> • Good Governance • Reporting to Council • Legal Compliance • Collaboration with WDC • Social, Cultural and Environmental responsibility • Financial Management 	<ul style="list-style-type: none"> • Succession planning, including recruitment of new trustees, taking diversity into consideration. • Use co-opt provisions to expand board to include all skill areas needed • Manage risk effectively - assess at least twice a year • Protect board only time • Fulfil LGA reporting requirements • Regular communication with WDC, including attendance of key WDC staff at board meetings • Oversight of financial position 	<p>All areas of trustee skills are covered by trustees and co-opted members</p> <p>The Half Year and Annual Reports are provided within the LGA timeframes</p>	 	<p>Te Huinga Māori /hapu representative passed away. There is an active recruitment program underway</p> <p>50% of reports received on time</p>

Traffic Light Status Key

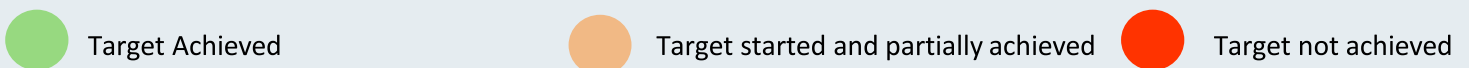


Performance Measures

Operations


Objectives	Strategies	Performance Targets	Status	2023/2024 Results
OPERATIONS				
Excellence	<ul style="list-style-type: none"> Collection management adheres to industry standards of best practice. Produce high quality exhibitions and diverse public programmes, relevant to the Northland community. Consider and plan implementation of key recommendations of environmental audit. 	Visitor numbers: 70K for HAC		38,150 visitors (2023 64,926)
<ul style="list-style-type: none"> Social, Cultural & Environmental responsibility 		5% increase on previous year for WAM		5% decrease 37,693 visitors (2023 39,528)
<ul style="list-style-type: none"> Effective Operation 		Visitor survey: At least 85% of visitors are satisfied		WAM 94% HAC 85%
		Less than 1% of art works in the WAT collection and works on loan suffer damage.		0% damage
Thriving HAC-WMAG	<ul style="list-style-type: none"> Promotion and publicity to grow visitation Maintain Qualmark gold star rating Adhere to Cooperation Agreement with the Hundertwasser Foundation 	Maintain Qualmark gold star rating		Maintained
<ul style="list-style-type: none"> Effective Operation Financial Management Social, Cultural & Environmental Responsibility 		Online bookings increase by 5%		Decrease in online bookings this year, lower admissions in total, website improvements identified
Finances	<ul style="list-style-type: none"> Approach council for annual grant Fundraising Seek efficiency savings Improvements to financial management systems 	Trust is operating within agreed budgets		Revenue targets not achieved Expense targets not achieved
<ul style="list-style-type: none"> Financial Management Effective Operation 				

Traffic Light Status Key






Performance Measures

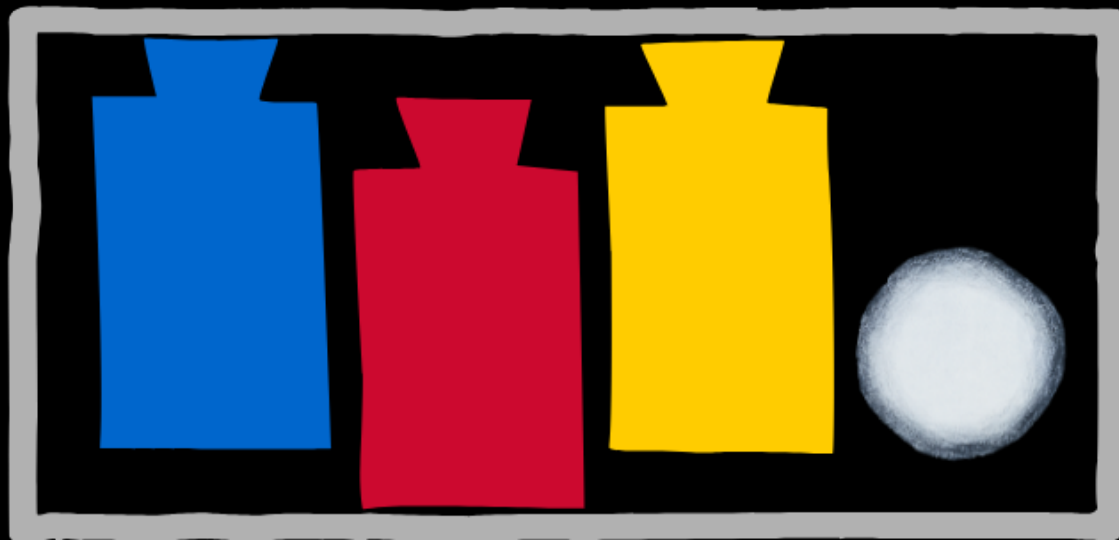
Strategic Objectives

Objective	Strategies	Performance Target	Status	2023/2024 Results
STRATEGIC Leadership <ul style="list-style-type: none"> Social, Cultural and Environmental responsibility Collaboration with WDC 	<ul style="list-style-type: none"> Engage with iwi, hapu and community organisations Work with Creative Northland Support WDC District vision and Arts Strategy 	Develop and propose at least one community initiative		A range of public programme initiatives have been delivered that support WDC District Vision and Arts Strategy

Traffic Light Status Key

	Target Achieved		Target started and partially achieved		Target not achieved
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HUNDERTWASSER



ART  CENTRE 
with Wairau Māori Art Gallery

Director's Report

The Hundertwasser Art Centre with Wairau Māori Art Gallery is one of just over 40 authentic Hundertwasser buildings in the world. The project has been more than 30 years in the making: in 1993 Whangārei Mayor Stan Semenoff asked the Austrian New Zealand artist Friedensreich Hundertwasser to design an art gallery for the city. Hundertwasser produced sketches for the building that were further developed by other architects after his death in 2000. The Hundertwasser Art Centre is the result of a groundswell community effort that raised the funds for the project to go ahead. The Centre opened its doors in February 2022 and provides a multifaceted experience to visitors. There are multiple spaces to explore: the Hundertwasser in New Zealand 1973-2000 exhibition, changing exhibitions in the Wairau Māori Art Gallery, a small film theatre, MuseumShop, Activity Centre, Afforested Roof and the Aqua Restaurant. The building exemplifies Hundertwasser's vision for architecture in harmony with nature.

From 1 July 2023 to 30 June 2024 we welcomed 38,150 visitors. The lower than projected visitor numbers can be explained by several challenges we faced over the past year: repeated closures of State Highway 1 at the Brynderwyn Hills, a tourism market that is still recovering after the Covid-19 pandemic, adverse weather events and an economic downturn that has resulted in less spending power for visitors.

We introduced new tickets for separate spaces in the Hundertwasser Art Centre with Wairau Māori Art Gallery: a ticket for the Afforested roof only and a ticket for the Wairau Māori Art Gallery only. Both tickets have a discounted option for locals and have been aimed at encouraging repeat visits from the Whangārei District. We also launched our new audio guide which gives visitors an in-depth experience of different spaces. After purchasing an audio guide they have access to it indefinitely so they are able to keep engaging with the Hundertwasser Art Centre with Wairau Māori Art Gallery after visiting.

A highlight of the year were the visits of the three first cruise ships to Whangārei in February and March 2023. As stated by Whangārei Mayor Vince Cocurullo the Hundertwasser Art Centre with Wairau Māori Art Gallery has been a major drawcard for cruise ships and it was a pleasure to welcome the first ever cruise ship passengers. This is a part of our business that we expect to grow in the coming years.

High quality goods designed by Hundertwasser were ordered from producers based in Europe and we experienced good sales with almost all items having to be reordered during the year. Quality shop items produced locally that fit with our themes of Hundertwasser, Māori, art, creativity, nature and ecological sustainability have also proved popular with our visitors and cruise ship passengers in particular.

The Hundertwasser in New Zealand 1973-2000 exhibition is fully dedicated to the painter, visual artist, architect and visionary Friedensreich Hundertwasser. It features his original paintings and visual art, architectural models, examples of his ecological work and an insight into his life in New Zealand. The exhibition is checked every six months by the Conservation Collective New Zealand who have reported back that all artworks in the exhibition are in very good condition. The Wairau Māori Art Gallery is part of the operations of the Hundertwasser Art Centre but is run by a separate trust. Wairau Māori Art Gallery exhibitions change over every four months and feature works of high-profile Māori artists.

Over the past year we have revived our outdoor sculpture exhibition. A new partnership agreement was agreed with Creative Northland. Expressions of Interest were received in February 2024. Five sculptures were selected, two were installed in April 2024 and a third installed in June 2024. Two blessings were held for the installed sculptures, led by representatives from tangata whenua Te Parawhau.

As detailed in the next sections of this report, our schools programming remains popular and immerses tamariki in Hundertwasser philosophy and mātauranga Māori. In the past year we have also organised a wider range of events and workshops for members of the public. Highlights were the Matariki Day event on Aotearoa New Zealand's first Matariki public holiday and a panel discussion about the building of the Hundertwasser Art Centre with Wairau Māori Art Gallery.

Our marketing efforts over the past year have focused on three key audiences for the Hundertwasser Art Centre with Wairau Māori Art Gallery: Whangārei locals, domestic visitors and international visitors. We have become more involved in tourism trade networks by working more intensively with Regional Tourism Organisation Northland Inc, visiting TRENZ – the largest tourism trade fair in New Zealand – for the first time and becoming a member of the Tourism Export Council New Zealand.

Feedback from visitors to the Hundertwasser Art Centre with Wairau Māori Art Gallery has been excellent. We have a 5.0 rating on Tripadvisor which has resulted in a 'Travellers Choice' award for being in the top 10% of activities on their site. Our Google Reviews rating is 4.7 stars. We have Qualmark Gold Accreditation which signifies that we are a best-in-class sustainable tourism business in New Zealand that delivers exceptional customer experiences. We participated in the national Museums Aotearoa visitor survey which showed that 85% of respondents were satisfied to extremely satisfied. The number of followers and activity on our social media platforms has increased from the previous year.

Volunteers contributed a total of 574 hours to the Hundertwasser Art Centre with Wairau Māori Art Gallery. They helped out with welcoming visitors in different parts of the building, at events and on cruise ship days. We currently have eleven active volunteers giving their time to the Hundertwasser Art Centre with Wairau Māori Art Gallery. The initial volunteer programme has been scaled down to a size more appropriate for our project. The focus has shifted from attracting large numbers of volunteers to providing a quality experience. Each volunteer plays a key role in helping the business run smoothly.

We organised our first fundraising event for sponsors and donors in June 2024 and made a small profit which will be used to support our schools and public programming. The Board appointed a fundraising subcommittee which has been working on grant applications for the Hundertwasser Art Centre and Whangārei Art Museum. We were awarded a grant for a billboard for the Hundertwasser Art Centre which is the first of many planned billboards to get more visitors to the Hundertwasser Art Centre with Wairau Māori Art Gallery. Fundraising and grant applications will remain a priority for the coming year.

Dr Joost de Bruin

Joost de Bruin
Director, Hundertwasser Art Centre

Visitor Experience

38,150
visitors

4.7

Google reviews



85%

2024 customer
satisfaction survey
result 6/10 or
higher



#2 of 45 things to
do in Whangārei

 151 reviews

Most recent Tripadvisor feedback for the Hundertwasser Art Centre with Wairau Māori Art Gallery:



Definitely worth a visit

" Fantastic experience. There is a lot to look at even just on the outside, but don't stop there! Go inside and see the exhibition of Hundertwasser's art and other creations, along with various personal photos and documents. The film is also interesting and provides an insight into his philosophy and quirkiness. The Maori gallery was showing a small selection of art by well known Maori artists (I think this exhibition changes from time to time). I was really surprised to see work by such prominent artists in a gallery in Whangārei. It was very pleasant wandering around the afforested roof and cupola, and enjoying the views from there. Unlike a lot of museums and galleries, here you are not required to exit through the gift shop, but it's worth a look as there is a range of good quality cards/prints and many other items. I think you can get a ticket for the roof or Maori gallery separately if you didn't want to see everything, but it was our first visit so we got tickets to see it all, and we're glad we did. People go to Europe to see Hundertwasser's architecture and art - we are so lucky to have this right here in NZ. Go and visit! (June 2024) - Melbourne couple



Retail

The Hundertwasser MuseumShop is an integral component of visitors' overall experience. It provides them with an opportunity to take home a tangible piece of their encounter with the Hundertwasser and Wairau Māori Art Gallery exhibitions.

Consistently receiving positive feedback, our shop boasts a diverse range of high-quality Hundertwasser applied art and Māori jewellery, ceramics and books. Some visitors even compare us favourably to renowned overseas museum stores, including the Hundertwasser Museum shop at KunstHausWien in Vienna.

Our strategic efforts are paying off. In 2024 we've expanded our inventory to include more affordable options, and adjusted stock levels based on demand. While sales haven't reached initial year levels, the trend indicates that visitors continue to make in-store purchases, even when not attending exhibitions. Shop sales are closely linked to visitor numbers.

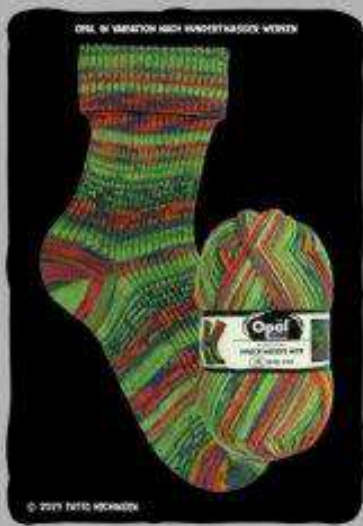
Our fledgling online shop, although limited by the current platform, has made an impact. As part of our ongoing commitment to excellence, we are actively exploring the possibility of migrating to a different platform to enhance the online shopping experience for our global audience.

In summary, the Hundertwasser MuseumShop remains dedicated to providing exceptional service and fostering a connection between art enthusiasts and Hundertwasser's legacy.

Hundertwasser MuseumShop



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Events and Programmes

1. Public Programmes
2. School Programme
3. Fundraising and Events

Public Programmes

Public programmes at the Hundertwasser Art Centre are designed for members of the public to participate in workshops and events that relate to Hundertwasser's ideas on art, architecture, ecology and how to live a life in harmony with nature.

Public Programmes

Over the course of the year a range of programmes were delivered:

- The weekly I Have a Dream after-school programme continued this year and in December 2023 we hosted the I Have a Dream end of year celebration. There were approximately 70 – 80 attendees.
- The Glass Ceiling Arts Collective visited us on 23 September 2023 to shoot a video for the Whangārei branch. The video was screened at a national event in Auckland on 2 December 2023. 5 film crew, 5 GCAC team members, 10 children and 6 parents/guardians attended.
- We designed and facilitated the following School Holiday Workshops with a total of 170 children attending. In the summer holidays we ran free drop-in sessions for families. 235 people attended.
 - Magic Houses and Painting with Pigments (July 2023),
 - Jelly Print Postcards and Harvesting Dreams (Sept. 2023)
 - Visionary Posters and Colour Creations (April 2024).
- On-going twice monthly ‘Make and Mend’ sessions were run with Eco Solutions (now at their new premises at the new He Wahi Rito Envirohub).
- We organised a Matariki Day event on 14 July 2023. Visitors had free access to the Afforested Roof where there were telescopes from the Astronomical Society. We designed and facilitated drop-in family activities in our Activity Centre. Visitors could visit the new Wairau Māori Art Gallery exhibition for free. Around 400 people attended the event.
- We designed and facilitated a drop in a miniature ‘boat building’ activity as part of the Maritime Festival on 14 October 2023. We hosted a presentation about Hundertwasser’s ship the Regentag. A total of 100 people attended the different activities.
- Two choirs visited us and performed. The New Zealand Secondary Students Choir visited us and sang outside the Centre on 25 January 2024 (50 – 60 in total, staff, and singers – 38 went through the Centre). Auckland Youth Choir Chamber Singers visited us on 26 May 2024. 24 young people gave a short community performance in our entrance space (17 went through the Centre).
- Three evenings of Panel Discussions about the building of the Hundertwasser Art Centre with Wairau Māori Art Gallery were held in February 2024, focusing on the build, the use of creativity by the tilers, and building a community. 67 people attended. The format/structure of the Panel Discussions worked well and we are planning to use it again in the future.
- We were involved in ArtBeat on 24 February 2024, promoting the Hundertwasser Art Centre with Wairau Māori Art Gallery, providing spot prizes to the organisers, Creative Northland, and running all-day drop-in art activities in the Activity Centre. ArtBeat is Northland’s largest free interactive arts festival open to the whole community. It was a busy day for us, both in paid visitors and with our free drop-in art activity in the Activity Centre. Between 200 and 250 people attended our drop-in art sessions.

School Programme

Our School Programme is delivered to the early childhood sector, primary and high schools, the home-schooling community as well as tourism career pathway programmes for young adults. We also provide special education programmes and support teen parent units and special character schools. The themes students explore during visits are able to meet visual arts, science, social sciences and local histories curriculum in a way where students can be immersed in a uniquely dynamic and vibrant learning environment inspired and informed by the work and philosophy of Friedensreich Hundertwasser.

School Programme

We offer Guided Explorations, which are fun discursive tours around our building and which are customised to suit the learning needs of the group and the teacher. Through exploring the building exterior, the Hundertwasser in New Zealand 1973-2000 exhibition and our Afforested Roof, tamariki are immediately engaged and immersed in rich authentic learning from a wide range of content. Popular focuses include local histories, art and visual arts inquiry, identity and self-expression and environmental kaupapa. All of these are delivered with a strong matauranga Māori pairing often linked to the exhibitions in Te Huarewa Toi Māori/Wairau Māori Art Gallery. We also offer a range of Art Workshops which are designed to link into the learning intentions of the teacher. Some schools are interested in longer units of learning which may also include lessons taught in the classroom, remote or digital learning experiences, or repeated visitation with bespoke planning. We continue to grow and develop our offerings to schools, stay responsive to the changing needs of the education community, and increase our staff capacity to provide high calibre education experiences.

Our School Programme remains popular and relevant to local schools who continue to face a challenging and changing education context. Notably, we are seeing government interventions to prioritise literacy and numeracy, changes to curriculum for both the primary and secondary sector, road closures (15% of our school visitations are from the Tamaki Makaurau/Auckland region) as well as broad pressures school communities such as the cost-of-living crisis (64% of our student visitation are from schools with a low equity index).

We have had a renewed focus on fundraising for the Schools and Public Programmes this year with fundraising initiatives through our ArtBeat Event and Inaugural Fundraising Event. A portion of this funding has been set aside to support schools who face access barriers, especially schools which are rural, low equity index, or special rights including teen parent units. We are looking to continue these endeavours and develop more community partnerships to sponsor school visitation including Northland Document Solutions, who are a sponsor.



	Learning Hours			Students Engaged		
	YE July 2022	YE July 2023	YE July 2024	YE July 2022	YE July 2023	YE July 2024
July - December		3320.5	3825.5		1725	1640
January – June	2094.5	1629	1079	2512	904	999
Total	2094.5	4949.5	4904.5	2512	2629	2639
Average Learning Hours	0.83	1.88	1.86			
Total as at December 2024			11948.5			7780

Fundraising and Events

We organised our first fundraising event for sponsors and donors in June 2024. The event was attended by 57 people excluding staff. We made a \$4,500 profit which will be used to support our schools and public programming. The event was also an excellent opportunity to reconnect people to the project who played a large part in the initial fundraising effort. We plan to organise this event as an annual anniversary fundraiser for the Hundertwasser Art Centre.

We engaged Make a Splash in October 2023 to help with a re-engagement campaign with our donors and supporters and as part of this we streamlined our three databases into our new IT system PatronBase for all communications and promotions. We re-launched our Friends of Hundertwasser membership scheme in January 2023 and ran a discount promotion to our supporters and we now have 110 members.

We re-launched our venue hire offering in June after completing a competitive analysis of other providers locally and nationally. As a result we modified our pricing to be more competitive and will activate a campaign to promote this more heavily both locally and nationally.

The Board appointed a fundraising subcommittee which has been working on grant applications for the Hundertwasser Art Centre and Whangārei Art Museum. We were awarded a \$10,000 grant for a billboard for the Hundertwasser Art Centre which has been installed next to State Highway 1 at Waipū. Other grant applications were denied which is not unusual in a context where funders have less money to distribute. Several grant applications to help with various projects and operating expenses are in preparation.



Marketing and Social Media

1. Marketing
2. Social Media: Website
3. Social Media: Facebook
4. Social Media: Instagram

Marketing

Our marketing campaign for the last financial year mostly focused on a domestic audience however more effort has also gone into attracting trade business both domestically and internationally. We also kept our presence in the local Whangārei market and introduced new tickets for the Afforested Roof and Wairau Māori Art Gallery with a discounted option for locals.

We put greater emphasis the trade market by working closely together with Northland Inc., the Northland Regional Tourist Organisation. We participated in an RTO trip to Australia and attended TRENZ, the largest tourism trade fair in New Zealand, for the first time. We became a member of the Tourism Export Council New Zealand. We now work with most tourism business active in Northland which should lead to an increase in business in years to come. We have improved our Trip Advisor ratings and have been awarded a 'Travellers Choice' award which puts us in the top 10% of activities on their site.

Our advertising budget was mostly spent on a summer digital campaign again through Make a Splash PR that targeted the entire North Island, this consisted of new animated banner campaign and search campaign. We advertised for the summer and spring at the Whangārei airport and also had digital and print billboards around the city. We had a presence in national tourism magazines including Motor Caravanner and DestinationNZ as well maps and guides distributed through the i-SITES. We did a small amount of local advertising in Kaipara Lifestyler for School Holidays and took advantage of a Summer NZME package of print, digital and radio. In March we took part in a Media Works live broadcast to encourage visitors to travel to Northland despite the closure of State Highway 1 at the Brynderwyn Hills.

At the beginning of the year, we engaged Whangārei based marketing and communications company Level to write a long-term marketing plan for us. We have also undertaken our first social media campaign with them using new video content and specific promotions to encourage bookings in winter.

We ended the winter with the news that State Highway 1 at the Brynderwyn Hills is re-opening and are feeling optimistic that that will help drive higher visitors in the future.

Social Media: Website

The Hundertwasser Art Centre website attracted 54,000 new users during the year to 30 June 2024. Users had an average session duration of 1:09 minutes and there were 396,000 page views in total.






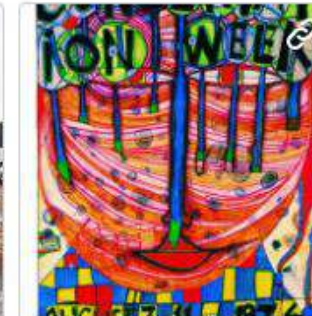
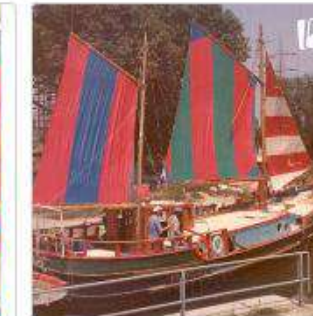



Social Media: Facebook

The Hundertwasser Art Centre has 6,783 followers, showing an increase of 9.6% from the previous year. Followers consist of 77.9% women and 22.1% men. 85.4% of followers are from New Zealand and 26.9% from the Whangārei District.

Our Facebook page experienced an 85.5% increase in activity between July 2023 and June 2024. In this period there were 11,546 interactions a week on average, with 7,572 coming from followers and 3,974 from non-followers. Our content reached 250,723 viewers in total.

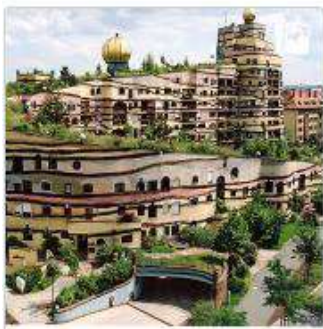

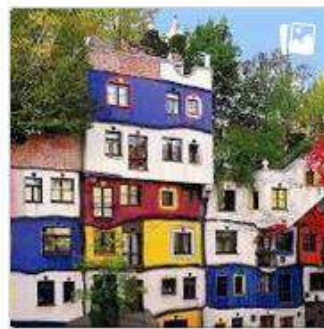





Top content reach:

 <p>Look at the amazing architectural work o...</p> <p>5 November 22:00</p> <p>↗ 23.2K ❤️ 504 💬 41 ➦ 52</p>	 <p>Celebrating the 95th birthday of...</p> <p>14 December 10:00</p> <p>↗ 15.2K ❤️ 242 💬 15 ➦ 19</p>	 <p>Tune in tonight as Kaurinui in Northlan...</p> <p>4 December 19:59</p> <p>↗ 14.8K ❤️ 147 💬 12 ➦ 12</p>	 <p>Hundreds of tourists Cruising into...</p> <p>3 February 12:43</p> <p>↗ 6.8K ❤️ 120 💬 34 ➦ 0</p>
 <p>Outdoor Sculpture Exhibition: Call for...</p> <p>18 January 18:19</p> <p>↗ 6.8K ❤️ 56 💬 24 ➦ 0</p>	 <p>In 1974, Hundertwasser...</p> <p>20 February 20:06</p> <p>↗ 6.7K ❤️ 148 💬 22 ➦ 0</p>	 <p>Hundertwasser's ship the Regentag In 196...</p> <p>11 October 23:01</p> <p>↗ 6.5K ❤️ 134 💬 6 ➦ 9</p>	 <p>Exciting News! We are launching a new tick...</p> <p>29 June 21:15</p> <p>↗ 6.4K ❤️ 230 💬 70 ➦ 18</p>

Social Media: Instagram

The Hundertwasser Art Centre Instagram page has 3,656 followers, an increase of 20% compared to the previous year. Followers consist of 76.4% women and 23.6% men. 44.1% of followers are from New Zealand and 8.2% from the Whangārei District. Posts reached 7,887 people.

Top content reach:

 <p>Look at the amazing architectural work o...</p> <p>5 November 22:00</p> <p>~ 1.4K ❤️ 161</p> <p>💬 1 📌 7</p>	 <p>Outdoor Sculpture Exhibition: Call for...</p> <p>18 January 18:19</p> <p>~ 1.3K ❤️ 145</p> <p>💬 2 📌 2</p>	 <p>Hundertwasser said that a human being i...</p> <p>17 September 23:00</p> <p>~ 1.2K ❤️ 105</p> <p>💬 0 📌 5</p>	 <p>👁️👁️👁️ Don't miss out on our workshop...</p> <p>15 April 12:00</p> <p>~ 1.2K ❤️ 154</p> <p>💬 0 📌 2</p>
 <p>Recall the days when people used to journ...</p> <p>26 May 15:00</p> <p>~ 1.2K ❤️ 136</p> <p>💬 0 📌 3</p>	 <p>👁️ We're running the following workshops...</p> <p>23 September 22:00</p> <p>~ 1.1K ❤️ 85</p> <p>💬 0 📌 4</p>	 <p>Volunteer's appreciation: A shou...</p> <p>17 July 23:00</p> <p>~ 1.1K ❤️ 82</p> <p>💬 2 📌 0</p>	 <p>We have a membership programme that offe...</p> <p>4 August 00:00</p> <p>~ 1K ❤️ 60</p> <p>💬 0 📌 0</p>

A photograph of two women looking at a book together in a library or museum setting. The woman on the left has long brown hair and is wearing glasses and a dark hoodie with 'HUTT' printed on it. The woman on the right has short, multi-colored hair and is wearing a green top. They are both smiling and looking down at the book. In the background, another person is visible, and the setting appears to be a modern, well-lit space with large windows.

Whangārei Art Museum

FEEDBACK FOR THE WHANGĀREI ART MUSEUM:

"SURPRISING AMAZING BOOK SELECTION! LOVED THE EXHIBITIONS AND WEEKEND ACTIVITIES."

"EXCELLENT FACILITY. HELPS PROMOTE TOWN BASIN/RIVER."

"VERY INTERESTING. ALWAYS LOOK FORWARD TO NEW EXHIBITIONS."

Whangārei Art Museum: Director's Report

For Whangārei Art Museum, 2023-24 has been a year of incremental improvements. With 37,693 visitors welcomed, we can be proud of the fact that the Whangārei Art Museum is one of the most frequented regional galleries in New Zealand, despite the disruptions Northland has faced throughout the year, and despite being one of the country's lowest funded public art galleries.

WAM's ability to consistently create compelling exhibitions remains its greatest asset: Over the last 12 months, our ambitious exhibition program has drawn visitors to Whangārei from around the country and received media attention from some of the world's most prestigious art magazines. A particular highlight for me was *A House for Adele...*, which presented thirty works by Adele Younghusband from the Whangārei Art Museum Collection. These works were displayed on and alongside structures and objects designed by Melbourne-based artist Esther Stewart and Wellington-based architect Gerard Dombroski. This exhibition celebrated Younghusband, the founder of the Whangārei Art and Literature Society in 1921, which later became the Whangārei Art Museum, and her battle for the importance of a public art gallery in Whangārei—a mission that our small but dedicated team continues to this day.

At the start of the year, we received funding from Creative Northland to begin developing an Education Programme, which is an aspiration the Whangārei Art Museum has had long before my tenure. We are extremely grateful to WDC for including funding in their LTP to continue this work in the next financial year. However, with limited control over the building we operate in, the Whangārei Art Museum's Education Programme remains very much a work in progress. We were also excited to receive funding confirmation from Chartwell Trust to begin the production of a video series for art teachers across Northland, which started in June.

Looking to the coming financial year, in addition building on our 2023-24 successes, we plan to roll out a refreshed website and branding for Whangārei Art Museum, improve our entrance, increase the revenue generated by our retail operations and push through a host of other improvements that will deliver a world-class public art gallery for Whangārei and Northland.

Simon Bowerbank

Simon Bowerbank
Director, Whangārei Art Museum

Visitor Experience

37,693
visitors

4.6
Google reviews


94%
2024 customer
satisfaction survey
results 6/10 or
higher

Top result matching "whangarei art"



THINGS TO DO
Whangārei Art Museum
●●●●● 29
Whangarei, New Zealand
29 reviews and opinions

"...Best place to visit in Whangarei!..."



Feedback for the Whangārei Art Museum:

" Surprising amazing book selection! Loved the exhibitions and weekend activities."

"Excellent facility. Helps promote town Basin/River."

"Very interesting. Always look forward to new exhibitions."

Visitor Experience

Nova Paul

Ngā Pūrākau Nō Ngā Rākau

30 June – 8 October 2023

"Local stories make me want to connect more with local Iwis. Beautiful scenery"
 "Came specially to Whangārei to see this exhibition."

David Cauchi

Less Complicated Than Simple

29 October 2023 – 28 January 2024

"Challenging points of view. Good to have this type of exhibition in the North!"
 "Great collection. Thank you & really enjoyed by us both. Clever works - well done and very stimulating"

Andrew Beck, Tyler Jackson & Jackie Jenkins, Clinton Watkins, Lauren Winstone, Mo H. Zareei

In Inverse Unit of Time

29 October 2023 – 25 February 2024

"Really enjoyed the exhibition, linear display of images made an overwhelming number of images quite cinematic and narrative. Enjoyed the use of unusual shaped spaces in the Inverse Unit of Time. Great to be introduced to new artists."
 "Fabulous installation."

Adele Younghusband, Esther Stewart, Gerard Dombroski

A House for Adele...

10 February 2024 – 28 April 2024

"Oh wow, the Adele Younghusband is AMAZING. So cleverly hung too!!! Thank you."

"The way the art was presented in an abstract placement in the room was a really nice effect and put the paintings in a new light."

"Completely INSPIRED! WOW- Brave, exciting, refreshing and so,so clever + creative - LOVE IT!! She was a pioneer + this does her justice!! ♡ ♡"

John Ward Knox

Walk on Waking

17 March 2024 – 16 June 2024

"Amazing atmosphere, technical execution. They remind me of my maunga and lakes - will be back to read about your kaupapa. Stunning, thank you John Ward Knox."
 "Loved both the exhibitions."

Dan Arps

Studio Paraniaoa

12 May – 1 September 2024

"Outstanding! Best show Dan has done in a long time. Congrats to the Whangārei team."
 "Dan Arp's show was great, thank you. Lots of fun."

Exhibitions

1. NOVA PAUL
NGĀ PŪRĀKAU NŌ NGĀ RĀKAU
30 JUNE – 8 OCTOBER 2023
2. DAVID CAUCHI
LESS COMPLICATED THAN SIMPLE
29 OCTOBER 2023 – 28 JANUARY 2024
3. ANDREW BECK, TYLER JACKSON & JACKIE JENKINS, CLINTON WATKINS, LAUREN WINSTONE, MO H. ZAREEI
IN INVERSE UNIT OF TIME
29 OCTOBER 2023 – 25 FEBRUARY 2024
4. ADELE YOUNGHUSBAND, ESTHER STEWART, GERARD DOMBROSKI
A HOUSE FOR ADELE...
10 FEBRUARY 2024 – 28 APRIL 2024
5. JOHN WARD KNOX
WALK ON WAKING
17 MARCH 2024 – 16 JUNE 2024
6. DAN ARPS
STUDIO PARANIOA
12 MAY – 1 SEPTEMBER 2024



1.Nova Paul
Ngā Pūrākau Nō Ngā Rākau
 30 June – 8 October 2023

Shot between Aotea and Whangārei, places that Paul has both whakapapa and community connections to, this exhibition played out across four screens to weave together relational connections. *Ngā Pūrākau Nō Ngā Rākau* continued an experimental approach to materiality that Paul embarked upon while making her 2022 work *Rākau* to create a cyclical narrative in which scenes of self-determination and collective learning alternate with imagery of *rākau*.



2. David Cauchi

Less Complicated Than Simple
29 October 2023 – 28 January 2024

Across a display of nearly 200 paintings, *Less Complicated Than Simple* displayed Cauchi's deft navigation of the interstitial space between cartooning and fine art. Employing both humour and profundity, Cauchi's paintings evoke a comic book sensibility while maintaining the gravitas of traditional painting. This exhibition underscored Cauchi's meticulous craft and conceptual rigour, inviting viewers to simultaneously engage with both a cohesive visual dialogue and an immense collection of distinct narrative moments.



3. Andrew Beck, Tyler Jackson & Jackie Jenkins, Clinton Watkins,
Lauren Winstone, Mo H. Zareei
In Inverse Unit of Time
29 October 2023 – 25 February 2024

By combining light, sound, and materiality, *An Inverse Unit of Time* created an interplay between time, frequency, and sensory perception to explore the ways we measure and experience the passage of time. From electromechanical sound sculptures and immersive light installations to iridescent glass panels and rhythmically textured ceramics, each piece engaged with the physicality of time and its impact on our perception.



4. Adele Younghusband, Esther Stewart, Gerard Dombroski *A House for Adele...* 10 February 2024 – 28 April 2024

This exhibition presented thirty works by Adele Younghusband from the collection of the Whangārei Art Museum, displayed on and alongside structures and objects designed by Esther Stewart Gerard Dombroski. Constructed out of recycled materials from the various properties, projects and exhibitions of the Whangārei Art Trust, this exhibition aimed to ground Younghusband's work in the day-to-day materials of the physical exhibition space and the work of the institution, while also offering her a metaphorical homecoming to the organisation she fought so hard for as the original founder.



5. John Ward Knox
Walk on Waking
17 March 2024 – 16 June 2024

Walk on Waking was a large-scale sculptural investigation of the symbiotic relationship between humanity and the natural world. The installation transitioned seamlessly from a lyrical celebration of spring's fecundity to a poignant meditation on anthropogenic impact. Inspired by roadside flora, Knox constructed delicate fabric peaks using tensile steel wires to conjure a landscape that invited viewers to reflect on the enduring tension between nature's perseverance and humanity's ever-encroaching influence.



6. Dan Arps
Studio Paranoia
12 May – 1 September 2024

Studio Paranoia portrayed the artist's studio as a realm of organised chaos where art emerges from a primordial mix, discovered as much as created. Arps employed a "paranoiac-critical method" to explore the tension between randomness and deliberate action. The installation questioned whether the studio, as a disorganising principle, can untangle societal anxieties outside the gallery's reflective loop, revealing the chaotic, entropic system where unfinished works and unresolved ideas thrive.



Public Programmes

This year, Whangārei Art Museum complimented its exhibition schedule with an engaging array of public programs. Among the highlights was an evening celebration of Puanga Matariki, presented in collaboration with Te Parawhau during the Nova Paul exhibition, Ngā Pūrākau Nō Ngā Rākau. To conclude An Inverse Unit of Time, we featured audio performances by Neil Feather, Clinton Watkins, Current Bias, M4URI M4STA, and WaiWhai with Parks. We also hosted a series of seven drawing workshops alongside David Cauchi's exhibition, led by drawing tutors John Pusateri and Duncan Pepe Long.

The A House For Adele... exhibition saw local writer Zana Bell and artist Ellen Smith sharing their insights and research on the life and work of Adele Younghusband. This was complemented by a separate public talk from the exhibition's construction team, who discussed the intricacies of collaborating with artists, architects, and designers in exhibition creation.

These events helped to provide our visitors with a greater understanding and appreciation of the exhibitions at Whangārei Art Museum.

**Whangarei Art Trust
Financial statements
for the year ended 30 June 2024**

Whangarei Art Trust

Financial statements - 30 June 2024

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Entity Information

Legal name

Whangarei Art Trust (WAT).

Type of entity and legal basis

WAT is incorporated in New Zealand under the Charitable Trusts Act 1957. WAT is controlled by the Whangarei District Council and is a council controlled organisation as defined in section 6 of the Local Government Act 2002.

WAT's objective

WAT actions and directions are determined by the Trust Deed which details the objectives of WAT. These include the operation of the Whangarei Art Museum (WAM) and the requirement to support and stimulate the artistic and cultural life of the Whangarei District. The trust also operates the Hundertwasser Art Centre with Wairau Maori Art Gallery (HAC-WMAG), which opened to the public on 20 February 2022.

Structure of the Trust's operations, including governance arrangements

WAT comprises a Board of seven Trustees who oversee the governance of the Trust, four appointed by the Whangarei District Council and three appointed by WAT directly. At balance date there were three vacancies actively being recruited for. Two will be appointed by the Whangarei District Council and one by the WAT Board.

The Director of HAC is responsible for all operations of HAC, and the director of WAM is responsible for all operations of WAM.

Main sources of the Trust's cash and resources

Operating grants received from Whangarei District Council, Central Government Agencies, earnings from admissions and retail sales at the HAC-WMAG are the main sources of revenue. In addition, memberships, events, fundraising and donations also contribute to revenue. WAT also receives funding through donations to be used specifically for either HAC-WMAG or WAM, depending on the intended use of the donation.

WATs Outputs

WAT displays WAT and Council owned art and facilitates art exhibitions for the general public in the Whangarei Art Museum. WAT also operates the HAC-WMAG, a ticketed art centre with 2 galleries, a retail shop, an activity centre for school and public programmes, and a roof garden. The cafe in the HAC-WMAG is operated by a tenant who leases the space. In the Financial Statements below, 'WAT' includes Trust operational costs not attributable to the WAM gallery or the HAC-WMAG.

Authorisation

The Board of the Whangarei Art Trust authorised these financial statements presented on the following pages 38 to 52.

For and on behalf of the Board.



Chairperson
Date: 27-09-2024



Trustee
Date: 26-09-2024

Whangarei Art Trust
Statement of financial performance
For the year ended 30 June 2024

Statement of financial performance
For the year ended 30 June 2024

	Note	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Revenue				
Donations	3	107,197	62,480	70,769
Council funding	4	757,339	657,339	1,209,819
Other revenue	5	99,336	267,341	49,527
Interest revenue	6	75,808	5,500	45,039
Income from operations	5	<u>1,243,291</u>	<u>1,845,100</u>	<u>1,503,223</u>
Total revenue		<u>2,282,971</u>	<u>2,837,760</u>	<u>2,878,377</u>
Expenditure				
Employee related costs	8	1,285,113	1,075,800	1,466,856
Depreciation and amortisation	12	960,182	950,000	961,671
Other expenditure	7	<u>1,373,328</u>	<u>1,467,566</u>	<u>1,636,338</u>
Total operating expenditure		<u>3,618,623</u>	<u>3,493,366</u>	<u>4,064,865</u>
Surplus/(deficit)		<u>(1,335,652)</u>	<u>(655,606)</u>	<u>(1,186,488)</u>
Surplus/(deficit) attributable to:				
WAM		24,375	1,496	(38,484)
HAC-WMAG		<u>(1,360,027)</u>	<u>(657,102)</u>	<u>(1,148,004)</u>
		<u>(1,335,652)</u>	<u>(655,606)</u>	<u>(1,186,488)</u>

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

Whangarei Art Trust
Statement of financial position
As at 30 June 2024

Statement of financial position
As at 30 June 2024

	Note	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
ASSETS				
Current assets				
Bank accounts and cash	9	564,569	1,864,606	798,558
Debtors	10	533,486	70,000	844,703
Inventories	11	<u>504,228</u>	<u>350,000</u>	<u>413,971</u>
Total current assets		<u>1,602,283</u>	<u>2,284,606</u>	<u>2,057,232</u>
Property, plant and equipment	12	<u>30,124,924</u>	<u>30,114,417</u>	<u>31,032,969</u>
Total non-current assets		<u>30,124,924</u>	<u>30,114,417</u>	<u>31,032,969</u>
Total assets		<u>31,727,207</u>	<u>32,399,023</u>	<u>33,090,201</u>
LIABILITIES				
Employee cost payable		78,491	-	69,940
Creditors and accrued expenses	13	<u>99,036</u>	<u>20,000</u>	<u>134,929</u>
Total current liabilities		<u>177,527</u>	<u>20,000</u>	<u>204,869</u>
Total liabilities		<u>177,527</u>	<u>20,000</u>	<u>204,869</u>
NET ASSETS		<u>31,549,680</u>	<u>32,379,023</u>	<u>32,885,332</u>
Equity				
Retained earnings	14	31,549,670	32,379,013	32,885,322
Contributed equity	14	<u>10</u>	<u>10</u>	<u>10</u>
Total equity attributable to Whangarei Art Trust		<u>31,549,680</u>	<u>32,379,023</u>	<u>32,885,332</u>

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

Whangarei Art Trust
Cash flow statement
For the year ended 30 June 2024

Cash flow statement

For the year ended 30 June 2024

	Actual 2024 \$	Actual 2023 \$
Cash flows from operating activities		
Council funding	571,239	983,053
Donations received	107,197	33,824
Income from operations and other revenue	1,353,243	1,667,625
Payments to suppliers and employees	(2,571,945)	(3,221,927)
Interest received	35,646	30,819
	<u>(504,620)</u>	<u>(506,606)</u>
Cash flows from investing activities		
Purchase of PPE	(30,464)	(53,421)
Receipts from sale of PPE	1,095	-
Net cash flow from investing activities	<u>(29,369)</u>	<u>(53,421)</u>
Cash flows from financing activities		
Guarantee funds transferred to Whangarei District Council	-	(1,250,000)
Guarantee funds received from Whangarei District Council	300,000	500,000
Total cash provided from financing activities	<u>300,000</u>	<u>(750,000)</u>
Net (decrease)/increase in cash, cash equivalents, and bank overdrafts	(233,989)	(1,310,027)
Bank accounts and cash, and bank overdrafts at the beginning of the year	<u>798,558</u>	<u>2,108,585</u>
Cash, cash equivalents, and bank overdrafts at the end of the year	<u>564,569</u>	<u>798,558</u>

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

* The budget cashflow was not prepared as part of the 2023/2024 Statement of Intent

1 Statement of accounting policies for the year ended 30 June 2024

1.1 Reporting entity

The Whangarei Art Trust (WAT) is incorporated as a trust under the Charitable Trusts Act 1957, is domiciled in New Zealand and registered under the Charities Act 2005, registration number CC28917. It is a council controlled organisation under Section 6 of the Local Government Act 2002.

2 Summary of material accounting policies

2.1 Basis of preparation

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

The financial statements of the Trust have been prepared in accordance with the requirements of the LGA, which include the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

The financial statements of the Trust have been prepared in accordance with Generally Accepted accounting Practice in New Zealand ('NZ GAAP'). They comply with New Zealand equivalents International Financial Reporting Standards for Public Benefit Entities ('NZ IFRS PBE').

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

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

The financial statements have been prepared on a going concern basis. WAT is reliant on Council's continued support of its operations. Council has included funding for WAT in its 2024-2034 Long Term Plan.

The Board has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting – Accrual (Public Sector) on the basis that WAT does not have public accountability (as defined) and has previously had total annual expenses of less than \$5 million.

Going Concern

The Trust is reliant on Whangarei District Council's financial support to be certain it can continue to operate as a going concern. The Trust has prepared the financial statements on the basis that it will need Council support to continue as a going concern for the foreseeable future.

Goods and services tax

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

Functional and presentation currency

The financial statements are presented in New Zealand dollars.

Revenue and expenses

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

(i) Grants and donations

Grants and donations are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

(ii) Pledges

Pledges are not recognised as revenue as HAPT is unable to control the access to the funds. Pledges are disclosed as a contingent asset when the money is pledged and recognised as revenue when the pledged money is received.

(iii) Admission Fees

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

2 Summary of material accounting policies (continued)

(iv) Donated assets

Revenue from donated assets is recognised upon receipt of the asset if the asset has a useful life of 12 months or more, and the value of the asset is readily obtainable and significant.

(v) Interest income

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

(vi) Sale of goods

Revenue from the sale of goods is recognised when the goods are sold to the customer.

(vii) Volunteer services

Volunteer services received are not recognised as revenue or expenditure as WAT is unable to reliably measure the fair value of the services received.

(viii) Advertising, marketing, administration, overhead, and fundraising costs

These are expensed when the related service has been received.

(ix) Employee related costs

Wages, salaries, and annual leave are recognised as an expense as staff provide services and become entitled to wages, salaries, and leave entitlements. Superannuation contributions are recognised as an expense as staff provide services.

(x) Cost of inventory (goods) sold

Cost of inventory sold is recognised when the goods are sold

2.2 Bank accounts and cash

Bank Accounts and cash comprise petty cash, cheque or savings accounts, and deposits held at call with banks.

2.3 Debtors

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

2.4 Inventory

Inventory is recognised at the lower of cost or net realisable value. When inventories are sold, exchanged, or distributed, the carrying amount of those inventories shall be recognised as an expense in the period in which the related revenue is recognised.

2.5 Property, plant and equipment

Property, plant, and equipment (excluding donated assets) are recorded at cost, less accumulated depreciation and impairment losses. WAT does not revalue its property, plant and equipment. WAT undertakes periodic impairment assessments of its property, plant and equipment.

(i) Artworks and donated assets

Purchased artworks are recognised at cost. Donated assets are recognised upon receipt of the asset if the asset has a useful life of 12 months or more, and the current value of the asset is readily obtainable and significant. Significant donated assets for which current values are not readily obtainable are not recognised. Artworks have an indefinite useful life and are not depreciated. Impairment is recognised if identified as below.

(ii) Asset sales

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

(iii) Use of assets

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

2 Summary of material accounting policies (continued)

Depreciation

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

Class of PP&E	Estimated useful life	Depreciation rates
Leasehold improvements	10-100 years	1%-10%
Office equipment	2-10 years	10%-50%
Plant and equipment	3-60 years	1.6%-33%
Computer software and website	2-5 years	20%-50%
Artworks	Indefinite	-

2.6 Investments

Investments comprise investments in term deposits with banks, listed bonds, and listed shares.

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

2.7 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

2.8 Lease expense

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

2.9 Tier 2 PBE Accounting Standards applied

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

2.10 Changes in Accounting Policies.

There are no changes in accounting policies.

3 Donations

	Note	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Donations - general		37,892	57,480	57,820
Donations - HAC-WMAG		<u>69,305</u>	<u>5,000</u>	<u>12,949</u>
Total Donations		<u>107,197</u>	<u>62,480</u>	<u>70,769</u>

Donations for HAC-WMAG are explained in note 15.

4 Council funding

	Note	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Council funding		<u>757,339</u>	<u>657,339</u>	1,209,819
Total council funding		<u>757,339</u>	<u>657,339</u>	<u>1,209,819</u>

4 Council funding (continued)

Grants received from Council relate to an annual operating grant of \$471,239 (2023: \$523,719), an additional grant of \$100,000 (2023: \$500,000) and a rent concession of \$186,100 (2023: \$186,100).

5 Other revenue

	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Other	<u>99,336</u> 99,336	<u>267,341</u> 267,341	<u>49,527</u> 49,527
Income from operations			
Admission Fees	710,822	1,000,000	871,990
Sales of Goods	<u>532,469</u>	<u>845,100</u>	<u>631,233</u>
	<u>1,243,291</u>	<u>1,845,100</u>	<u>1,503,223</u>

6 Interest revenue

	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Interest received - general	11,097	4,000	5,166
Interest received - HAC-WMAG	<u>64,711</u>	<u>1,500</u>	<u>39,873</u>
Total interest received	<u>75,808</u>	<u>5,500</u>	<u>45,039</u>

7 Other expenses

	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Rent paid	186,100	186,100	186,100
Other expenses	166,029	221,707	284,589
Exhibition costs	61,603	60,000	61,715
Management fees	10,000	10,000	10,000
Auditors fees for financial statements	46,977	29,000	36,520
Other expenses - HAC-WMAG	<u>902,619</u>	<u>960,759</u>	<u>1,057,414</u>
Total other expenses	<u>1,373,328</u>	<u>1,467,566</u>	<u>1,636,338</u>

Other expenses includes \$4,807 relating to loss of disposal

8 Employee related costs

	Actual 2024 \$	Budget 2024 \$	Actual 2023 \$
Salaries and wages	<u>1,285,113</u>	<u>1,075,800</u>	<u>1,466,856</u>

Note

8 Employee related costs (continued)

Total employee related costs	<u>1,285,113</u>	<u>1,075,800</u>	<u>1,466,856</u>
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For the year ended 30 June 2024, The Whangarei Art Trust made no severance payments to employees (2023: \$55,000).

9 Bank accounts and cash

	Actual 2024 \$	Actual 2023 \$	
Cash on hand	4,495	4,891	
Bank balances - general	34,387	26,780	
Bank balances - HAC-WMAG	<u>525,687</u>	<u>766,887</u>	
Total bank accounts and cash	<u>564,569</u>	<u>798,558</u>	

Bank balances - HAC-WMAG are explained in note 15.

10 Debtors and other receivables

	Actual 2024 \$	Actual 2023 \$	
Sundry debtors	521,054	726,976	
Receivables	<u>12,432</u>	<u>117,727</u>	
Total debtors and other receivables	<u>533,486</u>	<u>844,703</u>	

Sundry debtors includes \$450,000 held by WDC as part of the underwrite as explained in Note 15. (2023: \$750,000)

11 Inventories

	Actual 2024 \$	Actual 2023 \$	
<i>Inventories</i>			
Inventories	<u>504,228</u>	<u>413,971</u>	

12 Property, plant and equipment

2022	Plant and equipment \$	Intangibles \$	Leasehold improvements \$	Office equipment \$	Artwork \$	Work in progress \$	Total \$
Balance as at 1 July 2022	621,080	64,397	30,606,434	97,586	551,722	-	31,941,219
Year ended 30 June 2023							
Additions	-	-	-	-	-	75,054	75,053
Disposals	(21,632)	-	-	-	-	-	(21,632)
Depreciation charge	(80,854)	-	(853,154)	(13,788)	-	-	(947,796)
Amortisation	-	(13,875)	-	-	-	-	(13,875)
Transfers	3,000	-	64,331	7,722	-	(75,054)	-
Balance at 30 June 2023	521,594	50,522	29,817,611	91,520	551,722	-	31,032,969
Balance as at 1 July 2023	521,594	50,522	29,817,611	91,520	551,722	-	31,032,969
Additions	-	-	-	-	-	58,039	58,039
Disposals	-	-	(2,897)	(3,005)	-	-	(5,902)
Depreciation charge	(77,342)	-	(854,644)	(14,321)	-	-	(946,307)
Amortisation	-	(13,875)	-	-	-	-	(13,875)
Transfers	16,820	-	3,819	9,824	-	(30,463)	-
Balance at 30 June 2024	461,072	36,647	28,963,889	84,018	551,722	27,576	30,124,924

The additions were: WAM reception desk, single seater noodle lounge chair and fabrication of cage in the art handling room.

Included in the artwork asset class are a number of donated assets recorded at nil value because values are not readily obtainable.

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

Whangarei Art Trust
Notes to the financial statements
30 June 2024
(continued)

13 Creditors and accrued expenses

	Actual 2024 \$	Actual 2023 \$
Other creditors and accrued expenses	93,660	115,970
Trade creditors	<u>5,376</u>	<u>18,959</u>
Total creditors and accrued expenses	<u>99,036</u>	<u>134,929</u>

14 Equity

	Actual 2024 \$	Actual 2023 \$
a) Equity		
Retained earnings	31,549,670	32,885,322
Capital contribution	<u>10</u>	<u>10</u>
Balance at 30 June 2024	<u>31,549,680</u>	<u>32,885,332</u>
b) Retained earnings		
Balance at 1 July	32,885,322	34,071,810
Surplus/(deficit) for the year	<u>(1,335,652)</u>	<u>(1,186,488)</u>
Balance 30 June	<u>31,549,670</u>	<u>32,885,322</u>
c) Contributed equity		
Capital contribution	<u>10</u>	<u>10</u>
Balance 30 June	<u>10</u>	<u>10</u>

15 Contingencies

WAT has no contingent liabilities (2023: nil)

Update on Hundertwasser Art Centre Wairau Maori Art Gallery (HAC-WMAG) Background

The HAC-WMAG building was opened on 20 February 2022. Since its opening, various significant factors have affected international tourism numbers in Northland, including covid restrictions, cyclone Gabrielle and significant weather disruptions.

The road closures at Brynderwyns over the past year have significantly impacted tourism in Northland, New Zealand, creating barriers to accessing key attractions and disrupting travel plans for visitors. These closures often resulted in detours and delays, reducing the convenience and appeal of visiting the region. Local businesses, particularly those such as WAT who are reliant on passing traffic, experienced decreased footfall and revenue as a result. The closures underscored the vulnerability of Northland's tourism infrastructure to natural events, highlighting the need for resilient transportation solutions to support the region's tourism industry in the face of future challenges.

Operator and Guarantees and Indemnities

Whangarei Art Trust (WAT), a CCO of Whangarei District Council will operate the HAC-WMAG on an on-going basis.

Council provides an annual grant to cover the operating costs of the Whangarei Art Museum (WAM).

In April 2024, Council provided a one-off \$100,000 grant to cover the shortfall in operating income for the HAC-WMAG, caused by repeated weather-related SH 1 closures. A further \$90,000 grant has been approved for 2025. (2023: \$500,000)

At inception, underwriting mechanisms were established to cover any trading losses/operating deficits and re-entry and termination costs up to \$2 million over a 10 year period, with the maximum amount to be drawn down in any one single year of \$500,000.

The underwriting process involved the fundraisers for the HAC - WMAG depositing \$1.25 million into a Westpac deposit account, to be held by Westpac as first guarantor. \$1m was raised by Prosper Northland Trust, with the remaining \$250,000 raised by the then Whangarei Art Museum Trust (WAMT). The Ngatiwai Trust Board agreed to be the third guarantor, for a further sum of \$750,000.

Subsequent to the setting up of the Westpac and Ngatiwai Trust Board underwrites, the Covid-19 pandemic has substantially changed trading conditions. Consequently, in 2022 Westpac withdrew from the underwrite arrangements as permitted by the Deed of Guarantee. In September 2023 Council exercised its discretion to release Ngatiwai Trust Board (NTB) from the Deed of Guarantee and Indemnity dated 13 April 2018 in favour of Council.

Following the withdrawal of Westpac's guarantee in 2022, Council has taken over directly administering the underwrite agreement and controlling access to WAT's \$1.25 million deposit under the terms of the agreement. The Whangarei District Council now has controls in place to directly monitor the financial performance of the HAC – WMAG in accordance with the deed.

During 2023, Council approved the release of \$500,000 from WAT's \$1.25 million fund to alleviate cash flow difficulties resulting from the circumstances noted above. Of the \$500,000, Council transferred \$200,000 to the BNZ transactional account controlled by the WAT Board to fund operational costs. \$300,000 was transferred to a WAT Board controlled savings account. Restructuring has enabled the Board to hold the \$300,000 for use in November 2023.

Therefore as at 30 June 2023 the Council held \$750,000 on behalf of the Trust.

In May 2024, the Council transferred a further \$300,000 from the fund to the Trust to cover operating deficits resulting from lower admissions and increased costs.

The balance of the fund at 30 June 2024 is \$450,000 and this is expected to be required in the 2nd half of the 2025 financial year.

WAT has incurred a deficit of \$1,335,652 (prior year \$1,186,488) in the year and has positive working capital and net assets.

The Trustees have undertaken a review of the forecasts for the period of 12 months from the date of the financial statements. These forecasts indicate that the cash on hand combined with the underwrite funds of \$450,000 will enable the Trust to satisfy the going concern basis for the preparation of the financial statements. The Trustees also considered the Council funding commitments made to it through the LTP process which totalled \$694,859 for the financial year 2025 and \$1,084,859 for both FY26 and FY27.

15 Contingencies (continued)

Lease and Ownership of the HAC-WMAG Structure

Council and WAT have entered into a Lease for the HAC-WMAG. The Lease has a nominal annual rental of \$1 and a lease term of 34 years and 11 months. The lease commenced on 11 June 2018 and expires on 11 May 2052. The portion of land being leased has not been subdivided and is part of a wider parcel owned by council. It would have been Council's preference to lease the land in-perpetuity but under the Resource Management Act, 35 years is the maximum period that a lease can be issued for a sub parcel of land. WAT will retain substantially all the risk and rewards incidental to ownership of the HAC-WMAG building. Due to this control, WAT has recognised the HAC-WMAG building in its financial statements.

Pledges

Upon receipt, funds associated with an overall pledge are recognised as sponsorship and deemed as revenue. Pledges failing to meet the asset criteria outlined in IPSAS 23 are not recorded as assets, but rather disclosed as contingent assets in accordance with IPSAS 19.

Given the inherent uncertainty pertaining to pledge collection, their collectability necessitates assessment. As of 30th June 2024, the assessed pledge amounted to \$140K, with a low collectability.

'In Kind' Products and Services

There are in kind trade products and services that have been or will be donated to the overall project. All in-kind trade products & services provided were of a minor nature and therefore have not been quantified.

Professional services – various professional services in the form of time have and will continue to be donated to the overall project. These include, legal, accounting, project and other management, planning, architectural, design etc. For the year end 30 June 2024, material professional services to the value of nil (2023: nil) have been quantified and recognised.

Additionally, professional services to the value of nil (2023: nil) have been quantified but not recognised.

16 Capital commitments and operating leases

Capital commitments

WAT have budgeted commitments of \$10k. At 30 June 2024, \$nil was committed (2023: \$nil).

	Actual 2024 \$	Actual 2023 \$
Not later than one year	2	2
Later than one year and not later than five years	6	4
Later than five years	<u>24</u>	<u>24</u>
Total non-cancellable operating leases	<u>32</u>	<u>30</u>

Council and WAT have entered into a lease for the HAC-WMAG. The lease has a nominal annual rental of \$1 and a lease term of approximately 35 years.

Land Information New Zealand and WAT have entered into a lease for 98-100 Walton and Roberts Streets. The lease has a nominal annual rental of \$1 and a lease term of 3 years. The right of renewal expires in May 2027

17 Trustee fees

All trustees work on a voluntary basis and receive no fees (2023: nil).

18 Related party transactions

The related party disclosures below are for transactions that are not within a normal supplier or client/recipient relationship. This means that the terms and conditions on those transactions are either more or less favourable than those expected in a normal transaction. Any other related party transactions are no more or less favourable.

Related party transactions significant to WAT requiring disclosure

	Actual 2024 \$	Actual 2023 \$
Receipts awarded from Council		
Grants	<u>757,339</u>	<u>1,209,819</u>

Details of grants awarded from Council are detailed in note 4.

19 Events occurring after the balance date

There were no events after the balance sheet date.

20 Explanation of major variances against budget

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

The Whangarei Art Museum achieved a favourable variance of \$22,879 primarily due to the timing of budgeted website costs that will fall into the 2024/2025 year.

The Hundertwasser Art Centre had an unfavourable variance of \$702,925 primarily due to lower than forecasted revenue from Admissions, Sales of Goods and Grant income of \$316,132, \$282,294 and \$76,860 respectively and higher than budgeted expenses in wages of \$194,081.

These were mitigated in part by savings in various cost areas.

The reductions in Admissions and Sales of Goods have been attributed to lower than expected visitors to Northland in part due to multiple SH1 closures over the period. Lower Grant income has been attributed to the reduction in staffing and reallocation of the role over this period.

Wages variance has been attributed to lower than expected savings in a budgeted restructure where certain roles could not be disestablished due to Health and Safety and other operational reasons.

INDEPENDENT AUDITOR'S REPORT

TO THE READERS OF WHANGAREI ART TRUST'S FINANCIAL STATEMENTS AND PERFORMANCE INFORMATION FOR THE YEAR ENDED 30 JUNE 2024

The Auditor-General is the auditor of Whangarei Art Trust (the Trust). The Auditor-General has appointed me, Bryce Henderson, using the staff and resources of Deloitte Limited, to carry out the audit of the financial statements and performance information of the Trust on his behalf.

Opinion

We have audited:

- the financial statements of the Trust on pages 39 to 51, that comprise the statement of financial position as at 30 June 2024, the statement of financial performance and cash flow statement for the year ended on that date and the notes to the financial statements that include accounting policies and other explanatory information; and
- the performance information of the Trust on pages 4 to 6.

In our opinion:

- the financial statements of the Trust:
 - present fairly, in all material respects:
 - its financial position as at 30 June 2024; and
 - its financial performance and cash flows for the year then ended; and
 - comply with generally accepted accounting practice in New Zealand in accordance with Tier 3: Public Benefit Entity Simple Format Reporting – Accrual (Public Sector) Standards; and
- the performance information of the Trust presents fairly, in all material respects, the Trust's actual performance compared against the performance targets and other measures by which performance was judged in relation to the Trust's objectives for the year ended 30/06/2024.

Our audit was completed on 27 September 2024. This is the date at which our opinion is expressed.

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

Basis for our opinion

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

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

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

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

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

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

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

The Trust's responsibilities arise from the Local Government Act 2002 and the Trust Deed of the Trust.

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

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

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

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

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

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

- We identify and assess the risks of material misstatement of the financial statements and the performance information, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- We obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- We evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trust.
- We evaluate the appropriateness of the reported performance information within the Trust's framework for reporting its performance.

- We conclude on the appropriateness of the use of the going concern basis of accounting by the Trust and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements and the performance information or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- We evaluate the overall presentation, structure and content of the financial statements and the performance information, including the disclosures, and whether the financial statements and the performance information represent the underlying transactions and events in a manner that achieves fair presentation.

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

Our responsibilities arise from the Public Audit Act 2001.

Other Information

The Trust is responsible for the other information. The other information comprises the information included on pages 2 to 3 and 7 to 38, but does not include the financial statements and the performance information, and our auditor's report thereon.

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

In connection with our audit of the financial statements and the performance information, our responsibility is to read the other information. In doing so, we consider whether the other information is materially inconsistent with the financial statements and the performance information or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on our work, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Independence

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

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



Bryce Henderson
 Deloitte Limited
 On behalf of the Auditor-General
 Auckland, New Zealand
 27 September 2024

Thank you to the following



Whangārei Art Trust
Statement of Intent

For the year 1 July 2023 to 30 June 2024

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1 *Introduction from the Interim Chair and Acting Chief Executive*

The Whangārei Art Trust (previously known as Hātea Art Precinct Trust) has completed its first year of running the Hundertwasser Art Centre with Wairau Māori Art Gallery, which finally opened in February 2022 and has since attracted over 70,000 visitors. The Trust also governs Whangārei Art Museum which has welcomed around 25,000 visitors in the last financial year. These two museums are located beside the popular Hātea loop walk and the marina in Whangārei's Town Basin.

Some 27 years in the making, the Hundertwasser Art Centre is an original Hundertwasser architectural project. It celebrates art and ecological sustainability in a remarkable building dedicated to the legacy of artist Friedensreich Hundertwasser in New Zealand. It contains the Hundertwasser exhibition, the Wairau Māori Art Gallery with changing exhibits (run independently), a museum shop, an activity centre and a restaurant with a terrace overlooking the waterfront (leased). In keeping with Hundertwasser's philosophy, the building restores nature with 'tree tenants' and a forest of plants on the roof including fruit trees and rare native species.

WAT oversees and manages Whangārei Art Museum, Northland's public art gallery, which is dedicated to exhibitions of works of national standing, including by Northland artists.

In November 2022, the three facilities were each awarded a Qualmark Gold Sustainable Business Tourism Award - the Hundertwasser Art Centre, Wairau Māori Art Gallery and Whangārei Art Museum – in recognition of the quality of our visitor experience, operations, marketing, culture, communications and leadership. That success has opened the door to international exposure in collaboration with Tourism NZ and established the Town Basin as a significant destination, helping drive cultural, economic and social regrowth while delivering a world-class tourism offering.

The biggest challenge we faced in the 2022/23 year was the operation of the Hundertwasser Art Centre in a world-wide environment of upheaval due to the ongoing impact of Covid, the war in Ukraine and rising inflation. While these factors have created financial challenges leaving WAT somewhat short of operating capital, and needing a financial boost from Council, New Zealand's borders have now opened to international tourists and this is becoming slowly noticeable in visitation statistics. It is offering a significant opportunity for 2023/24 after two years of isolation.

The Hundertwasser Art Centre has been supported strongly by local and domestic visitors. The loss of international visitors has been calculated as an unexpected loss of revenue from ticket sales alone of \$800,000 since opening. We expect the remainder of 2023 and the following two-three years to continue to be below predictions and to remain challenging for financial sustainability. We will keep a close eye on income and expenditure, continuously reviewing our operations regarding customer needs and our financial sustainability. Revenue from admissions, the museum shop, and school programming activities as well as Council, philanthropic, government and corporate donations will be critical to our survival.

WAT faces other challenges. Whangārei Art Museum is the lowest funded regional art gallery in New Zealand - on both a per capita basis and a gross funding basis. This makes our ongoing sustainability problematic. In addition, Council plans to commercialise the Hātea Studio and top floor of the building housing both WAM and staff office for WAT. It remains to be seen the impact of these plans on the operation of WAT and WAM.

With good policies in place and a highly skilled, diverse and capable staff, we are ready to meet these challenges and, with Council support, look forward to the year ahead with optimism.

Dr Jill McPherson
Interim Chair

2 Purpose of the Statement of Intent

In accordance with section 64 of the Local Government Act 2002, this annual Statement of Intent publicly states the activities and intentions of the Whangārei Art Trust (WAT) for the next three financial years, and the objectives to which those activities will contribute. This Statement of Intent has been created through liaison with Whangārei District Council (WDC) and includes performance measures and targets as the basis of organisational accountability.

3 Nature of the Organisation

WAT was established in 1996 as a Council Controlled Organisation (CCO) and incorporated as a Board under the Charitable Trusts Act 1957. The Trust's name was changed from Whangārei Art Museum Trust to Hātea Art Precinct Trust in June 2021 and has changed again (under request from the Hundertwasser Foundation and with WDC approval) to Whangārei Art Trust in April 2023.

4 Purpose of the Organisation

WAT was established 26 years ago to collect, display, conserve, and promote art in Northland.

The purpose of WAT is to operate and manage two separate art facilities in Whangārei; 1.) Whangārei Art Museum, the public art gallery of the Whangārei District, 2.) The Hundertwasser Art Centre with Wairau Māori Art Gallery, which opened to the public on February 20th 2022 as an independent-autarkic institution. Therefore, it is under strict and total activity separation from Whangārei Art Museum (WAM). The HACwWMAG is internationally oriented, carried by Hundertwasser's reputation and his existing brand-value. The HAC is operated in co-operation with the Hundertwasser Non Profit Foundation (HNPF).

5 Approach to Governance

The governance of WAT is the responsibility of a Trust board of seven Trustees, four appointed by the Whangārei District Council with the Trust able to appoint a further three Trustees.

WAT actions and direction are determined by the Trust Deed, which details the objectives of the Trust. These include both the operation of the Art Museum and the requirement to support, stimulate and enhance the artistic and cultural life of the Whangārei District.

Hundertwasser Art Centre

The Hundertwasser Art Centre is operated under a Cooperation agreement with the Hundertwasser Foundation located in Vienna, Austria. The agreement gives the Foundation authority over the nature of the operations, and the protection of the authentic presentation of Friedensreich Hundertwasser's legacy in New Zealand. As required under this agreement, The Hundertwasser Art Centre is managed by a Director responsible for the operation of the Centre with the corporate services supplied by a separate unit of WAT. There is space for public programmes, fixed Hundertwasser exhibition galleries, a museum shop, and a café-restaurant leased to a private operator.

Whangārei Art Museum

WAM is managed by a Director, and also receives corporate services from another unit of WAT. WAM is responsible for maintaining, cataloguing, conserving and displaying works of art held in the Council's art collection. WAM organises and holds local exhibitions, including both internally curated exhibitions and touring exhibitions, designed to showcase the full diversity of creative art practice in Northland, New Zealand, and beyond.

Corporate services

Corporate services are also a separate unit of WAT supplying operational assistance to both facilities including finance, HR, property maintenance and Board Services. Revenue and expenses for each facility are tracked separately for internal business purposes, although the Trust remains a single financial entity.

Wairau Māori Art Gallery

Wairau Māori Art Gallery Board (WMAGB) is an independent Charitable Trust, responsible for funding and curating art exhibitions for the Wairau Māori Art Gallery, which is located within the Hundertwasser Art Centre. The collaborative relationship between the WAT and WMAGB is governed by an Operational Agreement (yet to be agreed), which enables daily functioning and support for the Wairau Maori Gallery by WAT.

6 *Whangārei District Council Vision*

WAT will operate in support of the WDC vision and community outcomes. Council's vision is to be "*an inclusive, resilient, and sustainable District*". This is achieved through the following community outcomes:

- Efficient and resilient core services
- Positive about the future
- Caring for the environment
- Proud to be local

WAT plays a key role in creating a vibrant, attractive, and thriving District through art. It particularly supports the values of being proud to be local and being positive about the future.

Whangārei Art Museum provides a great opportunity for people of all ages, both visitors and residents, to experience art. Hundertwasser Art Centre is a significant drawcard and a reputation giver, a cultural and touristic asset, both with the international acclaimed Hundertwasser more human architecture, art, ecology and philosophy for Whangārei.

7 *He Rautaki Toi ā Rohe ō Whangārei, a strategy for arts, culture and heritage in the Whangārei District 2019-2029*

WAT is well positioned to be a key partner to WDC and Creative Northland in carrying out He Rautaki Toi ā Rohe ō Whangārei strategy, which aims to support the vitality of the arts in the Whangārei District and further afield.

8 *Local Government Act – Accountability Measures*

WAT has agreed to a set of performance measures and targets, which form the basis for accountability to deliver on Council's strategic direction, priorities and targets. These are reported in accordance with Local Government Act 2002 requirements.

WAT will continue to work internally, and with Council, on the development of performance measures, as it continues to refine the long-term strategic direction.

Council's expectations for WAT are provided in Appendix 1. WAT's strategic plan, action areas and performance measures fall out of these expectations.

8.1 *Objectives*

WAT's Strategic Plan has five goals:

1. Good governance is assured
2. We are known for excellence
3. HAC-WMAG will continue to thrive
4. We will grow our financial resources to fund future aspirations
5. We will be a leader in Northland creative arts

8.2 Performance Measures and Targets

WAT Strategic Objectives	WDC Expectation Focus Areas	Action Areas	Performance Measures 2024 - 2026
1. Governance	<ul style="list-style-type: none"> ● Good Governance ● Reporting to Council ● Legal Compliance ● Collaboration with WDC ● Social, Cultural and Environmental responsibility ● Financial Management 	<ul style="list-style-type: none"> ● Succession planning, including recruitment of new trustees, taking diversity into consideration. ● Use co-opt provisions to expand board to include all skill areas needed ● Manage risk effectively - assess at least twice a year ● Protect board only time ● Fulfil LGA reporting requirements ● Regular communication with WDC, including attendance of key WDC staff at board meetings ● Oversight of financial position 	<p>1. All areas of trustee skills matrix are covered by trustees and co-opted members</p> <p>2. The Half Year and Annual Reports are provided within the LGA timeframes</p>
2. Excellence	<ul style="list-style-type: none"> ● Social, Cultural & Environmental responsibility ● Effective Operation 	<ul style="list-style-type: none"> ● Collection management adheres to industry standards of best practice. ● Produce high quality exhibitions and diverse public programmes, relevant to the Northland community. ● Consider and plan implementation of key recommendations of environmental audit. 	<p>3. Visitor numbers: Target of 70K for HAC and 5% increase on previous year for WAM</p> <p>4. Visitor survey: At least 85% of visitors are satisfied</p> <p>5. Less than 1% of art works in the WAT collection and works on loan suffer damage.</p>
3. HAC-WMAG Thriving	<ul style="list-style-type: none"> ● Effective Operation ● Financial Management ● Social, Cultural & Environmental responsibility 	<ul style="list-style-type: none"> ● Promotion and publicity to grow visitation ● Maintain Qualmark gold star rating ● Adhere to Cooperation Agreement with the Hundertwasser Foundation 	<p>6. Maintain Qualmark gold star rating</p> <p>7. Online bookings increase by 5%</p>
4. Finances	<ul style="list-style-type: none"> ● Financial Management ● Effective Operation 	<ul style="list-style-type: none"> ● Approach council for annual grant ● Fundraising ● Seek efficiency savings ● Improvements to financial management systems 	<p>7. Trust is operating within agreed budgets</p>

WAT Strategic Objectives	WDC Expectation Focus Areas	Action Areas	Performance Measures 2024 - 2026
5. Leadership	<ul style="list-style-type: none"> • Social, Cultural and Environmental responsibility • Collaboration with WDC 	<ul style="list-style-type: none"> • Engage with iwi, hapu and community organisations • Work with Creative Northland • Support WDC District vision and Arts Strategy 	8. Develop and propose at least one community initiative

9 Information to be Provided Throughout the Financial Year

9.1 Half-yearly Report

The half-yearly report will be provided to Council within 2 months of the first half of the financial year ending (28 February 2024). It will include:

- Commentary on operations for the relevant six-month period, including commentary on both the financial and non-financial results.
- A comparison of performance against the objectives and performance targets set out in the statement of intent, such as:
 - a comparison of actual spending against the budget
 - annual survey results on visitor experience
 - evidence of community initiatives developed or in development
 - changes in visitor numbers.
- Un-audited financial statements including a statement of financial performance, statement of financial position, cash flow statement, and notes to the financial statements.

9.2

Annual Report

The annual report will be provided to Council within 3 months of the financial year ending (30 September 2024). The annual report will include all the information necessary to enable an informed assessment of operations, including:

- A comparison of the performance targets and measures outlined in this statement of intent, and the actual performance of WAT for the financial year, such as:
 - a comparison of actual spending against the budget
 - annual survey results on visitor experience
 - evidence of community initiatives developed or in development
 - changes in visitor numbers
 - collection management.
- Any material variances from the expected performance of WAT, and explanations for those variances.
- The amount of any compensation WAT has undertaken to obtain, or has obtained, from Council.
- Audited consolidated financial statements for the financial year including a statement of financial performance, statement of financial position, cash flow statement, and notes to the financial statements.
- An independent auditor's report on the financial statements and the performance targets and other measures by which WAT's performance against its objectives may be judged.

9.3

No Surprises Approach

To ensure there is timely notification of any major issues, WAT commits to a no surprises approach beyond the formal reporting requirements. This means that WAT will inform Council via email or phone as soon as possible of any major issues that arise in the course of operations. WAT will proactively inform Council when

their operations could; create a major issue for WAT or Council, trigger significant public interest, have political implications, or gain significant media attention.

10 Compensation Sought or Obtained

Council Funding

WAT receives funding from WDC for WAM, and through community donations and grants. The financial statements show the split between funding from WDC, and other sources of revenue.

In 2022/23 WAT received \$423,719 via a grant from WDC for WAM and \$186,100 as a rent concession for WAM. A further one off LTP grant of \$100,000 was received in the 2022/23 year.

This Statement of Intent is prepared based on the assumption that the level of community grant funding received from WDC will be similar to the base funding for 2022/23. If there is any significant variance in funding, we will modify the Statement of Intent under the Local Government Act 2002, and any variance will be noted in the annual report.

HAC is a major tourist attraction for Whangārei. It brings in both domestic and international visitors. The attached accounts show an operational deficit for HAC of between \$450,000 and \$550,000 annually. Financial support from WDC has been agreed for 2023-24. Changes are in progress to make the operations more efficient without compromising quality and Hundertwasser's legacy. The funds will be used for:

- Capital expenditure such as IT systems
- Operational deficit
- Contingency

While we do not expect the challenges of COVID, storms and a predicted recession, which occurred in 2022-23, we wish to be prepared.

Fundraising

The Trust is responsible for fundraising for the HAC. This is a significant undertaking for the Trust, given that few art museums in New Zealand operate without local government support. WAT is committed to continued delivery against the principles of the founding Trust Deed, delivery of the actions relating to the Museum in this Statement of Intent, and preservation of the Centre's authentic representation of Hundertwasser's art and philosophy.

WAM relies on continued support from the community through fundraising, to ensure the sustainability of art acquisition, restoration, and conservation of the collection. The collection is something for Whangārei to treasure and WAT is committed to its ongoing preservation.

Friends of the Art Museum was established to celebrate and support the work of WAM. WAT will seek to reactivate Friends Membership subscriptions via a database and direct marketing activities. This was intended to begin before now, but operational challenges have delayed this. A Friends group is also planned for HAC.

- *Appendix 1: Council expectations*

Council's Expectations

WAT is subject to reporting requirements under the LGA.

Council's expectations are separated into the categories listed below. WAT's Statement of Intent will include objectives and performance measures/targets formulated around these expectations.

Expectation	Focus Areas
Legal compliance	<ul style="list-style-type: none"> ● Comply with relevant legislation including the Local Government Act 2002, Public Records Act 2005, Local Government Official Information and Meetings Act 1987, and Health and Safety at Work Act 2015. ● Comply with the Trust Deed. ● Ensure that the organisation's information on the Charities Register and the Charitable Trust Register is accurate and up to date.
Effective operation	<ul style="list-style-type: none"> ● Develop and review business plans addressing marketing, exhibition planning, long-term planning, collection management, for the Hundertwasser Art Centre (HAC) with Wairau Māori Art Gallery. This planning is done exclusively by HAC employees in co-operation with the HNPF. ● Develop and review business plans addressing marketing, exhibition planning, long-term planning collection management by WAM. ● Maintain steady operations. ● Promote health and safety and operate as a PCBU under the Work Act 2015 with the primary duty of care. ● Promote and maintain a best practice health and safety policy and a current up to date H and S register and site-specific safety plans for HAC in co-operation with HAC director. ● Promote and maintain a best practice health And safety policy and a current and up to date H and S register and site specific safety plans for WAM in co-operation with the WAM Director ● Identify and manage risk including reputational, legal, operational, and financial risk. ● Reveal yearly HAC budget ● Work to agreed WAM budget
Reporting to Council	<ul style="list-style-type: none"> ● Provide Half-Yearly and Annual reports to Council at the appropriate times under the LGA. ● Provide a draft and final Statement of Intent to Council at the appropriate times under the LGA. ● Update any changes or amendments to practice or financial performance to keep Council abreast of ongoing operational delivery situation. ● Provide board meeting full agendas and after board meetings the minutes to the GM Community. ● Provide updates through board meetings on the health of the relationship between WAT and the Hundertwasser Foundation.

Expectation	Focus Areas
Good Governance	<ul style="list-style-type: none"> ● Maintain a trustee skills matrix. ● Provide an induction for any new board members. ● Be a good employer. ● Maintain a good reputation. ● Have a clear purpose and to stay focused on it. ● Have clear roles and responsibilities that separate governance and management. ● Invest in effective relationships built on trust and respect. ● Be clear about accountabilities and transparent about performance against them; manage risk effectively and ensure that you have good information, systems, and controls. ● Take proactive measures to build, maintain and ensure a positive relationship is held with the Hundertwasser Foundation from a governance and operations perspective, including following all requirements of the Cooperation Agreement.
Collaboration with Council	<ul style="list-style-type: none"> ● Maintain a good relationship with Council. ● Work with Council and support the District Vision. ● Commit to a no surprises approach. ● Invite relationship points of contact to Board meetings to maintain clear communication and relationships. ● Engage effectively with General Manager Community and Manager Community Development as relationship points of contact and, when required, relevant departments and staff to ensure an all-informed network. ● Contact General Manager Community or Manager Community Development by email or phone when needed. ● Update council on the ongoing health of the relationship between WAT and the Hundertwasser Foundation.
Social, cultural, and environmental responsibility	<ul style="list-style-type: none"> ● Decision-making reflects te Tiritio Waitangi/ the Treaty of Waitangi, consideration of Māori values, and promotes better outcomes for Māori. ● Collaborate with iwi and hapū. ● Mitigate negative environmental impacts. ● Promote diversity on the board. ● Work towards a zero-waste events strategy. ● Engage with the community. ● Commit to working with Creative Northland and supporting Artist Groups in the community to promote and encourage the Arts and be involved in a district Arts Strategy. ● Build and maintain the relationship with the Hundertwasser Foundation and carry out the requirements of the Cooperation Agreement.

Expectation	Focus Areas
Financial management	<ul style="list-style-type: none"> ● Demonstrate financial sustainability and solvency. ● Achieve good value for money and work within agreed budgets. ● Seek opportunities to widen revenue base and fundraise. ● Prepare financial statements in accordance with generally accepted accounting practice.

Reporting Timeframes for 2023

Requirement	Date required
WAT to produce the 2022/23 Half-Yearly Report to Council	Within two months after end of the first half of the financial year – by 28 February 2023
WAT to provide the 2023/24 Draft Statement of Intent (SOI)	On or before 1 March 2023
Council to consider and provide commentary on any changes to the 2023/24 Draft SOI	WAT to consider any commentary made within two months – by 1 May 2023
WAT to provide the 2023/24 Final SOI to Council	Delivered to Council on or before 30 June 2023
WAT to provide an Annual Report for 2022/23	Within three months after the end of the financial year – by 30 September 2023
WAT to provide an agenda overview and minutes of each board meeting	Within 2 weeks of a board meeting

- *Appendix 2: Accounting Policies*

1 Statement of accounting policies for the year ended 30 June 2024

1.1 Reporting entity

The Whangārei Art Trust (WAT) is incorporated as a trust under the Charitable Trusts Act 1957, is domiciled in New Zealand and registered under the Charities Act 2005, registration number CC28917. It is a Council controlled organisation as defined under Section 6 of the Local Government Act 2002.

2 Summary of significant accounting policies

2.1 Basis of preparation

All transactions in the financial statements are reported using the accrual basis of accounting. The financial statements are prepared on the assumption that WAT will continue to operate in the foreseeable future.

The financial statements have been prepared on a going concern basis. WAT is reliant on Council's continued support of its operations. Council has included funding for WAT in its 2018-2028 Long – Term Plan. The level of funding for the 2019/2020 financial year is expected to assume the same level of funding. Funding is reviewed on an annual basis. WAT has also received a letter of support from Council to ensure its going concern basis for a period of one year from the date of the approval of the 2017/18 financial statements.

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

Goods and services tax

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

Functional and presentation currency

The financial statements are presented in New Zealand dollars.

Revenue and expenses

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

(i) Grants and donations

Grants and donations are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grant is initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

(ii) Pledges

Pledges are not recognised as revenue as WAT is unable to control the access to the funds. Pledges are disclosed as a contingent asset when the money is pledged and recognised as revenue when the pledged money is received.

(iii) Donated assets

Revenue from donated assets is recognised upon receipt of the asset if the asset has a useful life of 12 months or more, and the value of the asset is readily obtainable and significant.

(iv) Interest income

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

v) Sale of goods

Revenue from the sale of goods is recognised when the goods are sold to the customer.

(vi) Volunteer services

Volunteer services received are not recognised as revenue or expenditure as WAT is unable to reliably measure the fair value of the services received.

(vii) Advertising, marketing, administration, overhead, and fundraising costs

These are expensed when the related service has been received.

2.2 Bank accounts and cash

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

2.3 Debtors

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

2.4 Property, plant and equipment

Property, plant, and equipment (excluding donated assets) are recorded at cost, less accumulated depreciation and impairment losses. WAT does not revalue its property, plant and equipment. WAT undertakes periodic impairment assessments of its property, plant and equipment.

(i) Artworks and donated assets

Purchased artworks are recognised at cost. Donated assets are recognised upon receipt of the asset if the asset has a useful life of 12 months or more, and the current value of the asset is readily obtainable and significant. Significant donated assets for which current values are not readily obtainable are not recognised. Artworks have an indefinite useful life and are not depreciated. Impairment is recognised if identified as below.

(ii) Asset sales

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

(iii) Use of assets

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

Depreciation

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

Class of PP&E Leasehold improvements	Estimated useful life	Depreciation rates
Office equipment	10-100 years	1%-10%
Plant and equipment Computer equipment	2-10 years	20%-50%
Artworks	6-60 years	1.6%-17%
	2-5 years	20%-50%
	Indefinite	-

2.5 Investments

Investments comprise investments in term deposits with banks, listed bonds, and listed shares.

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

2.6 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

2.7 Lease expenses

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

2.8 Tier 2 PBE Accounting Standards applied

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

- *Appendix 3: Forecast Financial Information*

PROSPECTIVE STATEMENT OF COMPREHENSIVE INCOME

	BUDGET 30 June 2024	BUDGET 30 June 2025	BUDGET 30 June 2026
Income			
Sales	820,100	861,100	905,200
Admission Revenue	1,025,000	1,080,000	1,138,500
Other Revenue	267,341	273,299	279,280
Council Funding	657,339	657,339	657,339
Interest revenue	5,500	4,200	4,200
Donations	62,480	62,480	62,480
Total Income	<u>2,837,760</u>	<u>2,938,418</u>	<u>3,046,999</u>
Less Expenses			
Employee Related Costs	1,075,800	1,088,290	1,142,663
Other expenses	1,467,566	1,418,071	1,455,372
Total Expenses before depreciation	<u>2,543,366</u>	<u>2,506,361</u>	<u>2,598,034</u>
Net Surplus (Loss) before depreciation	<u>294,394</u>	<u>432,057</u>	<u>448,965</u>
Depreciation	<u>950,000</u>	<u>925,000</u>	<u>901,000</u>
Net Surplus (Loss) before tax	<u>(655,606)</u>	<u>(492,943)</u>	<u>(452,035)</u>
Tax Expense	-	-	-
Net Surplus / (Deficit)	<u>(655,606)</u>	<u>(492,943)</u>	<u>(452,035)</u>
Capital Expenditure			
HAC and WAM construction and fitout	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>
Total capital expenditure	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>

PROSPECTIVE STATEMENT OF MOVEMENTS IN EQUITY

	30 June 2024	30 June 2025	30 June 2026
Opening Equity as at 1 July	33,034,628	32,773,015	32,752,758
Plus Profit (Loss) for the year	<u>(655,606)</u>	<u>(492,943)</u>	<u>(452,035)</u>
Total increase/(decrease) in equity	<u>(655,606)</u>	<u>(492,943)</u>	<u>(452,035)</u>
Closing Equity as at 30 June	<u>32,379,023</u>	<u>31,886,080</u>	<u>31,434,045</u>

PROSPECTIVE STATEMENT OF FINANCIAL POSITION

	30 June 2024	30 June 2025	30 June 2026
Equity	32,379,023	31,886,080	31,434,045
Total Equity	<u>32,379,023</u>	<u>31,886,080</u>	<u>31,434,045</u>
Current Assets			
Cash and Cash equivalents	1,864,606	2,291,663	2,745,628
Stock on Hand	352,000	352,000	352,000
Trade and other receivables	<u>70,000</u>	<u>50,000</u>	<u>20,000</u>
	2,284,606	2,691,663	3,115,628
Current Liabilities			
Trade and other payables and accruals	20,000	20,000	20,000
Working Capital	<u>2,264,606</u>	<u>2,671,663</u>	<u>3,095,628</u>
Non Current Assets			
Property plant and equipment	30,114,417	29,214,417	28,338,417
Long Term Liability			
Deferred income tax liability	-	-	-
Total Net Assets	<u>32,379,023</u>	<u>31,886,080</u>	<u>31,434,045</u>



Whangarei Art Trust
Report to the Trustees
for the year ending 30 June 2024

26 September 2024

Purpose of report

This report has been prepared for the Trustees of the Whangarei Art Trust and is part of our ongoing discussions as auditor in accordance with the Officer of the Auditor-General (“OAG”) audit engagement, our engagement letter dated 8 April 2024 and as required by the Auditor-General’s Auditing Standards.

This report is intended for the Trustees and should not be distributed further. We do not accept any responsibility for reliance that a third party might place on this report should they obtain a copy without our consent.

This report includes only those matters that have come to our attention as a result of performing our audit procedures and which we believe are appropriate to communicate to the Committee. The ultimate responsibility for the preparation of the financial statements rests with the Trustees.

Responsibility statement

We are responsible for conducting an audit of the Whangarei Art Trust for the year ended 30 June 2024 in accordance with the Auditor-General’s Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board. Our audit is performed pursuant to the requirements of the Charities Act 2005, with the objective of forming and expressing an opinion on the financial statements that have been prepared by management with the oversight of the Trustees. The audit of the financial statements does not relieve management or the Trustees of their responsibilities.

We are also required to report to the Office of the Auditor-General (“OAG”) the results of our audit within six weeks of signing the audit report. This reporting includes signed financial statements, audit report, summary of audit findings and the final report to the Trustees.

Our audit is not designed to provide assurance as to the overall effectiveness of the Trust’s controls but we will provide you with any recommendations on controls that we may identify during the course of our audit work.

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Developing in financial reporting

Controlling sensitive expenditure

Using “functional leadership” to improve government procurement



To navigate within this report, you may click on the icons on the right-hand side of the page



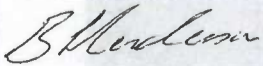
1. Executive summary

We are pleased to present this report to the Trustees on the financial statement audit of Whangarei Art Trust for the year ended 30 June 2024.

Included in this report are the results and insights arising from our audit which we consider appropriate for the attention of the Trustees. These matters have been discussed with management and their comments have been included where appropriate. We also include those matters we are required to report to you in accordance with the auditing standards.

This report is intended for the Trustee and should not be distributed further.

We would like to take this opportunity to extend our appreciation to management and staff for their assistance and cooperation during the course of our audit.



Bryce Henderson, Partner
for Deloitte Limited
Auckland | 26 September 2024

Status of our audit



The audit is largely complete, with a few remaining areas outstanding as noted below:

- Completion of ad hoc review points;
- Reviews of the annual report;
- Completion of subsequent event to date of signing;
- Receipt of representation letter; and
- Receipt of signed annual report, SSP and financial statements.

Key areas of audit focus

Key areas of audit focus	Findings
Revenue recognition	✓
Management's ability to override controls	🔍
Going Concern	🔍
OAG areas of focus	✓



Completed, no issues noted



Completed, insights identified



Completed, significant findings identified



1. Executive summary (cont.)



Unadjusted differences

In performing our audit, we have not identified unadjusted differences that could individually or in aggregate have a material effect on the financial statements for the year ended 30 June 2024.

The Trust's materiality was set at \$145k, and we have reported to you any misstatements identified over our current year Trust reporting threshold of \$72k.



Other matters

- The PBE SFR-A-NFP template is not being utilised for the creation of the financial statements. It is recommended to conduct a comparison with the templates to ensure compliance with the required standards.



Control observations

We have not identified any significant deficiencies in internal controls which would impact upon our ability to provide our opinion. However, we did note some control observations which have been reported within this report.



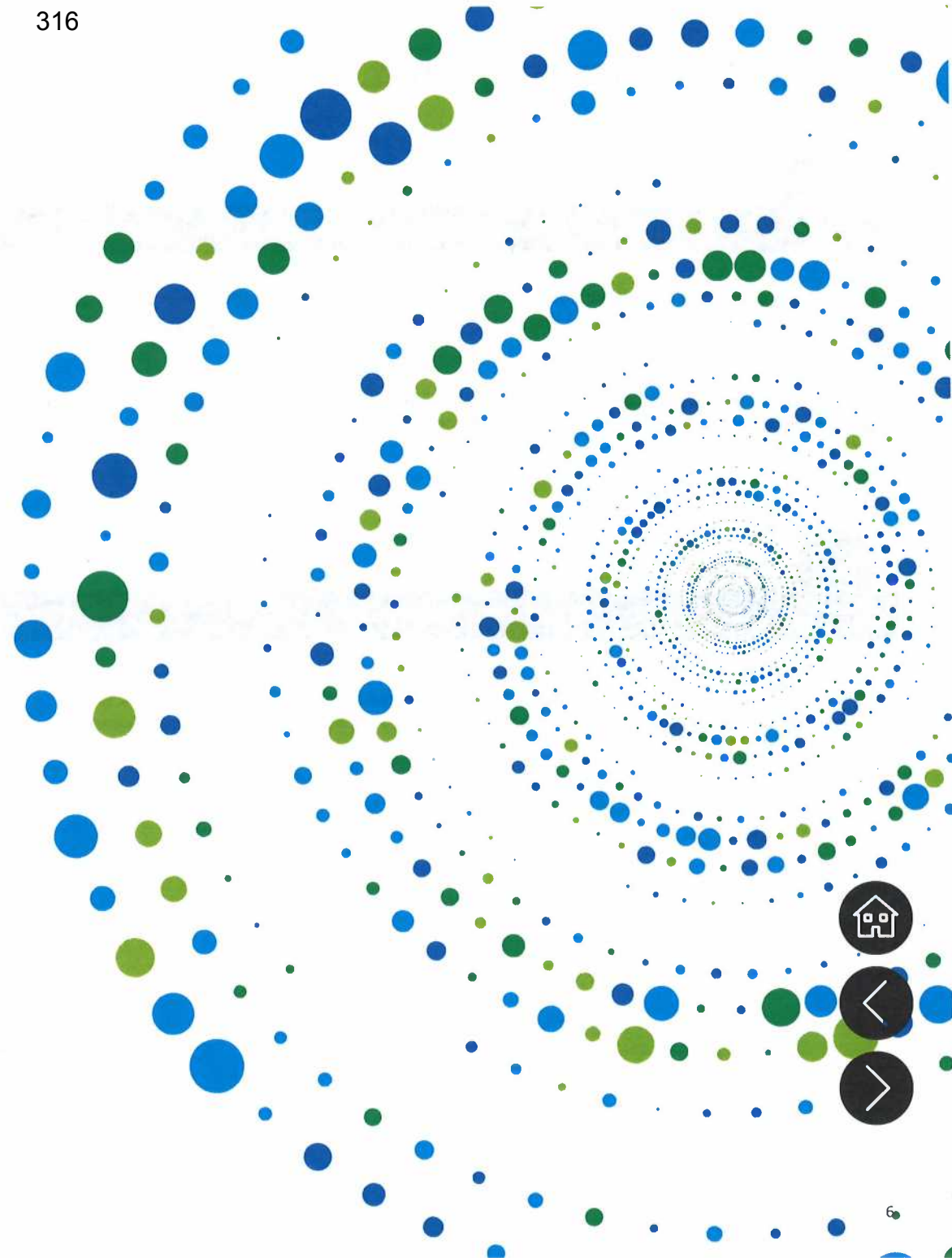
Quality and Independence

We take our independence and the quality of the audit work we perform very seriously. We confirm that we have maintained our independence in accordance with Professional and Ethical Standards.

There are no non-audit services or relationships which may reasonably be thought to bear on our independence.



2. Results of the audit



2A. Identifying the areas of audit focus

Identification of audit risks

Our audit approach was underpinned by the identification of relevant audit risks and tailoring appropriate audit responses to address those risks. We considered a number of factors when deciding on the significant areas of audit focus, such as:

- the risk assessment process undertaken during the planning phase of our engagement;
- our understanding of the business risks faced by the Group;
- discussions with management during the course of our audit;
- the significant risks and uncertainties previously reported in the financial statements, including any NZ IAS 1 critical accounting estimates or judgements;
- our assessment of materiality; and
- any changes in the business and the environment it operated in since the last annual report and financial statements.

The next page summarises the significant risks and other areas that we have focussed on during our audit.

Determining materiality

We considered materiality primarily in terms of the magnitude of misstatement in the financial statements that in our judgement would make it probable that the economic decisions of a reasonably knowledgeable person would be changed or influenced (the 'quantitative' materiality). In addition, we also assessed whether other matters that came to our attention during the audit that would in our judgement change or influence the decisions of such a person (the 'qualitative' materiality). We used materiality both in planning the scope of our audit work and in evaluating the results of our work.

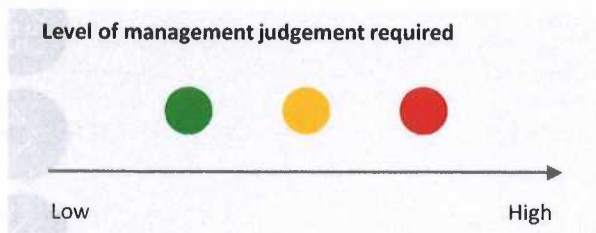
Our quantitative materiality for the 2024 audit was based on Expenses as this is deemed to be a key driver, it is a critical component of the financial statements and is a focus for users of those statements. This was determined to be \$145,000.

The extent of our procedures were not based on materiality alone but also on local considerations of subsidiaries and divisions of the group, the quality of systems and controls in preventing material misstatement in the financial statements, and the level at which known and likely misstatements are tolerated by you in the preparation of the financial statements.



2B. Areas of audit focus – dashboard

Area of audit focus	Significant risk	Fraud risk	Level of management judgement required	Findings
Revenue recognition	✓	✓	●	✓
Management's ability to override controls	✓	✓	N/A	🔍
Going Concern	✓	✗	●	🔍
OAG areas of focus	✗	✗	●	✓



2B. Areas of audit focus (cont.)

Area of audit focus	Our approach	Audit findings
<p>Revenue recognition</p> <p>ISA (NZ) 240 <i>The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements</i> requires the auditor presume a significant risk in relation to revenue recognition.</p> <p>Deloitte note that in line with ISA 240, the presumed significant risk of revenue recognition is applicable to this entity. We have pinpointed the significant risk to the assertion of cut-off due to the nature of income from operations. We note that cut-off presents the most significant risk for revenue recognition as Cut-off covers the risk of revenue being recognised in the wrong period in order to manipulate performance results.</p>	<p>In response to the risk identified, we have:</p> <ul style="list-style-type: none"> Selected a sample of revenue transactions in June and July 2024 and assessed the timing of revenue recognition to supporting documentation or an external source. 	<p>No material issues were identified</p>
<p>Management's ability to override controls</p> <p>We are required to design and perform audit procedures to respond to the risk of management's override of controls.</p>	<p>We have:</p> <ul style="list-style-type: none"> Obtained an understanding and evaluated the financial reporting process and the controls over journal entries and other adjustments made in the preparation of the financial statements. Tested the appropriateness of a sample of journal entries and adjustments and made enquiries about inappropriate or unusual activities relating to the processing of journal entries and other adjustments.. Performed a retrospective review of management's judgements and assumptions relating to significant estimates reflected in last year's financial statements. Obtained an understanding of the business rationale of significant transactions that we became aware of that were outside the normal course of business or that otherwise appeared to be unusual given our understanding of the entity and its environment. 	<p>No material issues were identified</p> <p>Refer to section 2C for general observations</p>



2B. Areas of audit focus (cont.)

Area of audit focus	Our approach	Audit findings
<p>Going Concern</p>	<p>We have:</p> <ul style="list-style-type: none"> Evaluate management’s assessment of the entity’s ability to continue as a going concern and inquired of management regarding knowledge of events or conditions beyond the period of management’s assessment Performed a retrospective review of management’s judgements and assumptions relating to significant estimates Reviewing management’s plan to address the current risks and uncertainties and taking into account any external factors that may impact the company’s ability to operate as a going concern Assessing events or conditions occurring after the reporting period that may provide further evidence about the company’s ability to continue as a going concern 	<p>The Trust's ability to continue operating as a going concern relies on sustained support from the WDC. Forecasts incorporate WDC's additional commitments outlined in the Long-Term Plan (LTP) plus the remaining bond facilities indicate the Trust is solvent for the foreseeable future. Additional funding for FY26 and FY27 is the major reason ensuring continued solvency as operational forecasts are not materially different.</p> <p>We recommend that management prepare quarterly position papers to the Trustees articulating updates on cashflow forecast to actuals results, reasons for variances, and plans/sensitivities available to ensure such forecasts are met etc. In the longer term, strategies will be reacquired to consider what reduced funding from WDC may mean for the WAT.</p> <p>In addition, management and the Trustees should affirm that the capitalised museum costs are not impaired. No impairment would occur where the assets continue to be used and the value to the entity in using the asset has not fallen below the carrying amount of the asset (for example, WAT no longer providing the service supported by the asset).</p>



2B. Areas of audit focus (cont.)

Area of audit focus	Our approach	Audit findings
<p>OAG areas of focus</p> <p>The Trust is subject to specific Office of the Auditor-General (“OAG”) reporting requirements. :</p> <p>The OAG requires us to carry out specific audit work on sensitive expenditure and consider compliance with the Trust own policies, as well as the OAG’s best practice guides.</p>	<p>The OAG sector brief requirements have been integrated into our overall fieldwork. This has included:</p> <p>To address the sensitive expenditure work required we have:</p> <ul style="list-style-type: none"> Tested a sample of expenses for appropriateness against good practice and other guidance issued as relevant. Our tests focused primarily on sensitive expenditure such as board and senior management pay, travel and expenses and related party transactions. 	<p>No material issues have been noted and no other matters have been reported to the OAG.</p>



2C. Internal control findings

Assessment of internal control

Our audit approach requires us to obtain an understanding of an entity's internal controls, sufficient to identify and assess the risks of material misstatement of the financial statements whether due to fraud or error.

We remind you that our audit is not designed to express an opinion on the effectiveness of the controls operating within the Trust, although we have reported to management any recommendations on controls that we identified during the course of our audit work. The matters being communicated are limited to those deficiencies that we have identified during the audit and that we have concluded are of sufficient importance to merit being reported. Our recommendations for improvement should be assessed by you for their full commercial implications before they are implemented.

Observations and recommendations in the current period

We have not identified any significant deficiencies in internal controls which would impact upon our ability to provide our opinion. However, we did note a number of control observations and these have been noted below.



2C. Internal control findings

Matter	Observation	Deloitte recommendation	Management's response
No review of manual journals	Deloitte note that there is no review of Journals posted into TechOne by the Assistant Accountant and Accounting Administrator.	Deloitte highlights that while TechOne is a simplistic software and Journals that are posted manually are easily identified, a separate Journal reviewer would be an adequate control to put in place.	Management will review it post year end
Inventory Management	DTT has observed that Melanie Straka, the Retail Coordinator, receives the adjustment listing and subsequently enters this adjustment into the system for posting. It was noted by DTT that until 2022, a two-step process was in place, wherein the stock controller would adjust the stock and then submit it for review and approval by the Retail Manager. However, these two roles have since been merged.	DTT recommends that WAT reintroduce the two-step process and ensure a distinct separation between the individual responsible for adjusting the stock and the individual responsible for approval.	Management will review it post year end



2C. Internal control findings (cont.)

Matter	Observation	Deloitte recommendation	Management's response
<p>Incorrect information has been identified in the Statement of Intent, along with inconsistencies between the Statement of Intent and the financial statements.</p>	<p>During the audit work, it was observed that the Statement of Intent contains incorrect disclosure regarding Stock on Hand. Additionally, inconsistencies were noted in relation to accounting policies.</p>	<p>We recommend conducting a thorough review before issuance to ensure that the financial statements align with the Statement of Intent.</p>	<p>Management will review it post year end</p>
<p>The new employee contracts lack director's signatures</p>	<p>Deloitte notes that new contracts are not signed off by directors or equivalent personnels.</p>	<p>We recommends that directors or equivalent personnel formally sign the final employee agreements between employees and WAT.</p>	<p>Management will review it post year end</p>



2D. Summary of adjusted differences

The following differences were identified up to the date of this report which have been corrected by management. We nonetheless communicate them to you to assist you in fulfilling your governance responsibilities, including reviewing the effectiveness of the system of internal control.

Differences identified and adjusted	Assets Dr/(Cr) (\$)	Liabilities Dr/(Cr) (\$)	Equity Dr/(Cr) (\$)	Profit or loss Dr/(Cr) (\$)	If applicable, control deficiency identified
Current year:					
Provision for over-due receivables	(35,000)			35,000	
Offset of payable against receivable for Aqua Restaurant and Bar	(31,713)	31,713			
Total	(66,713)	31,713		35,000	
Prior year:					
Provision for Aqua	(91,626)			91,626	

Note: Immaterial balance sheet and income statement reclassifications have not been included in the summary of unadjusted differences



2E. Summary of omitted disclosures

In performing our audit, no material uncorrected disclosure deficiencies were detected in the financial statements. The following omitted disclosures remain uncorrected in the financial statements and management has determined that these do not result in a material misstatement of the financial statements or non-compliance with the applicable legislative framework.

Omitted disclosures assessed by management as not being material	Ref	Amount (where applicable)	Management's response
None			



2F. Quality of accounting records

Trustees' legislative responsibility to keep appropriate accounting records has taken more of a spotlight in recent times.

Regulators (including the FMA) have identified this as one of their focus areas.

Regulators are concerned with the quality of information provided to investors. The FMA specifically carries out a financial reporting surveillance programme of financial statements and expects to see proper accounting papers documenting:

- the support for entities' significant judgements and estimates; and
- how the accounting for complex transactions complies with GAAP.

Regulators' interest in the area also arises because they continue to see a connection between the quality of accounting records and audit quality.

Although the lack of appropriate accounting records alone will rarely be the sole cause of a business to fail, issues with the financial statements commonly feature in liquidation cases. Such breaches are easy to identify retrospectively and can result in directors becoming personally liable to creditors of the business as well as fines.

Accounting continues to become increasingly complex while at the same time, the level of regulatory scrutiny rises. While you are not regulated by the FMA, the guidance and expectations are still relevant.

While Trustee members are not expected to be accounting experts, there must be records demonstrating that they have:

- Adequately questioned and assessed the key accounting treatments applied;
- Applied professional scepticism when assessing management's views on areas on significant judgements and estimates; and
- Acted on a fully informed basis, in good faith and with due diligence and care.



3. Other reporting matters



3A. Fraud responsibilities and representations



Your responsibilities:

The primary responsibility for the prevention and detection of fraud rests with management and those charged with governance, including designing, implementing and maintaining internal controls over the reliability of financial reporting, effectiveness and efficiency of operations and compliance with applicable laws and regulations.



Our responsibilities:

- We are required to obtain representations from those charged with governance regarding internal controls, assessment of risk and any known or suspected fraud or misstatement. A copy of the representation letter to be signed on behalf of the Board has been circulated separately.
- As auditors, we obtain reasonable, but not absolute, assurance that the financial statements as a whole are free from material misstatement, whether caused by fraud or error.
- As set out in the areas of audit focus section of this document, we identified the risk of fraud in revenue recognition and management override of controls as a significant audit risk for your organisation.
- As required, we also considered any significant related party transactions outside the entity's normal course of business.



Fraud characteristics:

- Misstatements in the financial statements can arise from either fraud or error. The distinguishing factor between fraud and error is whether the underlying action that results in the misstatement of the financial statements is intentional or unintentional.
- Two types of intentional misstatements are relevant to us as auditors – misstatements resulting from fraudulent financial reporting and misstatements resulting from misappropriation of assets.



3B. Independence and fees

The professional fees earned by Deloitte Limited in the period from 1 July 2023 to 30 June 2024 are as follows:

	CY (\$)	PY (\$)
Structure of audit fees		
Net audit fee (excluding OAG Audit Standards and Quality Support charge and disbursements)	37,801	32,716
OAG Audit Standards and Quality Support charge and disbursements	4,570	3,804
GST	6,356	5,478
Total Audit fee (excluding disbursements)	48,727	41,998



3B. Other communications

The following matters are communicated in accordance with the requirements of New Zealand auditing standards:

Accounting policies / Financial reporting

There were no changes in accounting policies during the year ended 30 June 2024

We have not become aware of any significant qualitative aspects of the accounting practices, including judgements about accounting policies, accounting estimates and financial statement disclosures that need to be communicated to the Trustees.

Related parties

No significant related party matters other than those reflected in the financial statements came to our attention that, in our professional judgement, need to be communicated to the Trustees.

Written representation

A copy of the representation letter to be signed on behalf of the Trustee has been circulated separately.

Specialists

No specialist used.

Other information

As at the date of preparing this report we have not read the other information (the financial and non-financial information other than the financial statements) contained within the annual report. We will update you if we identify any areas of discrepancy.



4. Financial reporting and other developments



Developments in financial reporting – overview

The following table provides a high level summary of the major new accounting standards, interpretations and amendments that are relevant to the Group. A full list of the standards on issue but not yet effective is released quarterly and is available here:

https://www2.deloitte.com/nz/en/pages/audit/articles/accounting-alert.html?cid=top_accounting-alert

Major new standard, interpretation or amendment	Effective date (periods beginning on or after)
PBE IPSAS 40 PBE Combinations	1 January 2021
PBE FRS 48 Service Performance Reporting	1 January 2022
PBE IFRS 9 Financial Instruments	1 January 2022*
PBE IPSAS 41 Financial Instruments	1 January 2022
PBE IFRS 17 Insurance Contracts	1 January 2023

*Will be superseded by PBE IPSAS 41 but early adoption is still permitted if the date of initial application was before 1 January 2020

Early implementation efforts recommended

Early effort to consider the implementation of these standards is recommended in order to provide stakeholders with timely and decision-useful information. Implementation steps are outlined opposite.

Steps for implementation

Determine extent of impact & develop implementation plan

Monitor progress and take action where milestones are not met

Identify required changes to systems, processes, and internal controls

Determine the impact on covenants & regulatory capital requirements, tax, dividends & employee incentive schemes



Controlling sensitive expenditure

There is heightened public sensitivity when public sector employees are perceived to benefit – or do benefit – personally from sensitive expenditure incurred during the conduct of a public organisation’s business.

In October 2020, the Auditor-General published ‘[Controlling sensitive expenditure: Guide for public organisations](#)’ to help public organisations improve, where necessary, their organisational approach to, and control of, sensitive expenditure.

The Guide:

- outlines the Auditor-General’s list of best practices for dealing with sensitive expenditure; and
- will be used by the Auditor-General when carrying out work, including in annual audits.

It is expected that public organisations will implement the principles discussed in this Guide into their sensitive expenditure policies and procedures.

In addition to carrying out regular reviews, monitoring compliance, considering high-risk areas, and making changes to policies and procedures as necessary, the Auditor-General expects that public organisations will implement the principles discussed in this Guide into their sensitive expenditure policies and procedures.

In particular, the Guide specifically emphasises that public organisations should carefully consider the underlying principles listed in [paragraph 2.4](#) (listed below) and the advice in [Parts 4-9](#) (also listed below) before taking a different approach.



Extract from paragraph 2.4:

“There are principles that underpin decision-making about sensitive expenditure. Expenditure decisions should:

- *Have a justifiable business purpose...*
- *Preserve impartiality...*
- *Be made with integrity...*
- *Be moderate and conservative...*
- *Be made transparently...*
- *Be made with proper authority...”*

Extract from table of contents:

- “Part 4: Using credit cards and purchasing cards
- Part 5: Expenses when travelling
- Part 6: Entertainment and hospitality expenditure
- Part 7: Goods and services expenditure
- Part 8: Staff support and well-being expenditure
- Part 9: Other types of expenditure”



Using “functional leadership” to improve government procurement

From the work performed by the OAG, it was found that many public organisations have difficulty bringing together the financial and contract management information. Being able to do this would make it easier for the organisations to assess value for money.

The OAG has published a report, ‘Using “functional leadership” to improve government procurement’, to present their findings and recommendations. The full report is accessible [here](#).



The summary includes some questions that executive leaders should ask in order to ensure that they have a comprehensive understanding of the organisation’s procurement spending.

The summary is accessible [here](#).

The questions to consider include:

- What are we buying?
- Who are we buying from?
- Is all buying going through all-of-government contracts when it should be?
- Who is buying?
- How often do we buy?
- When did we buy?
- How much did we pay?
- Are we getting what we had been promised?
- What location were the items delivered to?
- How does the data compare to previous years?

The aim should be for senior leaders to:

- Be confident that procurement is helping achieve the strategic outcomes;
- Have easy access to good quality procurement spending data which is regularly analysed to improve cost-effectiveness;
- For all-of-government contracts, be confident that all spending is going through those contracts.





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5.6 Community Services Group Operational Report – November 2024

Meeting: Community Development Committee
Date of meeting: 21 November 2024
Reporting officer: Victoria Harwood, General Manager Community Services

1 Purpose / Te Kaupapa

To provide an overview of operational activities occurring in the previous month across the Community Services Group that the Community Development Committee govern under their Terms of Reference.

2 Recommendation / Whakataunga

That the Community Development Committee receives the Community Services Group Operational Report for October 2024.

3 Background / Horopaki

This report provides an overview of operational activities and highlights for October 2024, including the five Community Services Group Departments and two Council Controlled Organisations (CCO's) and provides commentary on future activities planned.

3.1 Financial/budget considerations

Any significant financial risks are raised in the individual agenda items. Financial and budget activities within the Operations Report are business as usual activities.

4 Significance and engagement / Te Hira me te Arawhiti

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

5 Attachments / Ngā Tāpiritanga

Attachment 1: Community Services Group October Operational Report for the November 2024 Community Development Committee.

Operations Report Community Group

November 2024 Meeting

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1. Community Group Overview

1.1 Health and Safety

Current Community Group Focus:

- Health, Safety and Wellbeing for front facing staff in the Community Services Group of departments.
- Ensuring the Community Services Group public facilities are maintained and meet health and safety requirements

1.2 Current Priorities

GM Community Group current focus areas:

- Delivery of Key Priority Projects as per list within Operations report Section 3.
- Northland Events centre 2021 Trust relationship management.
- Northland Events Centre, Stadium Asset Management Plan review.
- Whangarei Art Trust relationship management.
- Whangarei Art Trust changes in operations – Board Trustee Recruitment.
- Five council departments staffing and operations.
- Long-term plan 2024-2034 –work programme delivery 2024-2025.
- Community Group Department strategies completion.
- Procurement and contracts for service – Library roof repairs, library carpet and aircon.
- Pensioner housing new, independent review for future development and delivery model.
- Infrastructure Projects – Old Municipal Building restoration, Stadium Roof replacement, new tsunami siren network, CDEM Multi-agency Coordination Centre.

Agenda items outside the Community Development Committee

- Council Briefing – Customer Request System update
- Council meeting November - Road Closures

Other Operations

- Request system continual improvements and reporting.
- Support District Development staff in the isite café procurement and upgrades to 91 Dent Street information area.
- Cruise ship planning – Customer Services at Town Basin and isite.
- Events Strategy

1.3 Current challenges/issues

- Group budgeting for unexpected repairs and maintenance.
- Whangarei Art Trust Trustee roles (recruitment)

1.4 Future focus areas

- Working alongside the Knowledge Precinct Project Advisory Board and the Forum North Trust
- Advisory Group Review

2. Council Controlled Organisations – Monthly reporting

2.1 Whangarei Art Trust including the Hundertwasser Art Centre (HAC) with Wairau Māori Art Gallery and the Whangarei Art Museum (WAM).

2.1.1 Hundertwasser Art Centre

Admission and shop sales

Admission sales and shop sales were at 68% and 79% of budget for the month of September. Admission sales and shop sales for October were at 60% and 49% on 23 October, with still eight days to go.

Budget revisions

For the remainder of the financial year, costs have been cut for cleaning (\$16k), software (\$3k), wages (\$44k) and marketing. Additionally, HAC will no longer absorb credit card and payWave fees, which could save up to \$20k per year.

Marketing

Level designed and carried out a marketing campaign for the school holidays. The aim of the campaign was to generate engagement, awareness and ticket sales. The main offer was a 50% discount on tickets for Whangārei District residents. As there were several festivals in Whangārei during the school holidays, this offer was chosen to give locals an incentive to visit.

The offer was used 253 times but only one booking was made online, which once again illustrates that PatronBase has not been successful in generating online bookings. The campaign, which consisted of video ads on Facebook and Instagram, reached 44,751 people across the Whangārei District, with 1,807 landing page views. Social media comments were monitored by Level. Overall, there was less negativity in the comments compared to previous social media communications.

After the approval of the Marketing Strategy for the Hundertwasser Art Centre at the last Board meeting, the strategy was forwarded to the Hundertwasser Non-Profit Foundation, who sent a very positive response. The next step is to agree on a marketing action plan for the year.

Billboard

The Whangārei District Council has agreed that we can put a Hundertwasser Art Centre billboard along State Highway One at the Otaika Sports Park (the Blue Goose site). However, since the recommended site is within 200 metres of an intersection resource consent is required. A Duty Planner was met with who advised that applying for resource consent will cost approximately \$8.5k. This cost is made up of \$5k to hire an expert to write the application and \$3.5k to submit it.

Grants

A grant application for \$100k for public programming at the Hundertwasser Art Centre and Whangārei Art Museum was submitted to Foundation North and is currently under review. The HAC and WAM Directors met with a representative from the Oxford Sports Trust after the grant application for panic buttons and security cameras at the Hundertwasser Art Centre and Whangārei Art Museum was declined four times in a row. It was discovered this was not the right project for the Trust and that an application should be for an education-focused project.

Staff changes

A new staff member has started as Engagement and Events Coordinator for the Hundertwasser Art Centre, responsible for generating income from grants, donations, sponsorship, events and memberships. Another staff member has started as casual Art Facilitator which frees up other staff to design a staff training programme. The role title has been changed from Art Facilitator to Schools Programme Coordinator to more accurately reflect the job.

The two new roles replace the Hundertwasser Ambassador and Fundraising and Marketing Coordinator roles as a result of resignations of the two staff members who held those roles. Hours for three Visitor Experience Hosts have been reduced (12.5 hours per week in total).

The annual savings based on these changes are \$47k.

Public Programming

In the last month HAC was engaged in the Silver Festival, Fringe Festival, Maritime Festival and Northland Fashion Awards, sponsoring the Fringe Festival and had a free art activity on offer for four days in a row. The usual School Holiday Workshops were also offered. Talks for the Maritime Festival were hosted in the Activity Centre and offered a new half-hour “water tour” for free to encourage visitors to buy an admission ticket.

Two garments were displayed for the Northland Fashion Awards in the foyer and were the final stop for a treasure hunt activity for the Northland Fashion Awards.

The LYNKZ Art Exhibition 2024 was hosted in the Activity Centre in collaboration with NorthAble Disability Services. The LYNKZ crew are a group of diverse adults living life to the fullest with the support of NorthAble. They created a variety of artworks visiting the Hundertwasser Art Centre, which were shared with their community through the exhibition.

These initiatives show that HAC are part of and support local communities in Whangārei.

IT Review

The new online shop went live on the IBIS platform on 16 October. The team is currently working on moving front of house and online ticket sales from PatronBase to IBIS, which should be completed within the next two weeks. The final phase of implementing the recommendations of the IT Review will be to move our CRM from PatronBase back to Civi. Bookings for the School Holiday Workshops were run through Civi for the first time and it was a much better experience for both customers and staff than previous systems used.

Flood

There was a major flooding incident at the Hundertwasser Art Centre with Wairau Māori Art Gallery on 10 October. A water pipe connecting an osmosis unit to a dishwasher in the Aqua Restaurant broke and water started spilling out. This happened at 11pm on 9 October but was not discovered until 6am the next day. By that time there was water on the floor of the Hundertwasser and Wairau exhibition spaces, as well as water dripping from the ceiling.

There was no damage to the Hundertwasser or Māori art or shop stock and humidity levels remained stable. There is considerable damage to the floors in both exhibition spaces which will have to be assessed over time. The doors to the Centre did not open on 10 October and the Wairau Māori Art Gallery did not open until 12 October. We offered visitors access to the Afforested Roof on 10 October and 144 people came through.

All contractors were extremely helpful on the day and in the following weeks. Karabiner Cleaning Services went above the call of duty by helping all day on 10 October. A case for insurance is currently being prepared which should reimburse expenses made with contractors as well as a day of lost business.

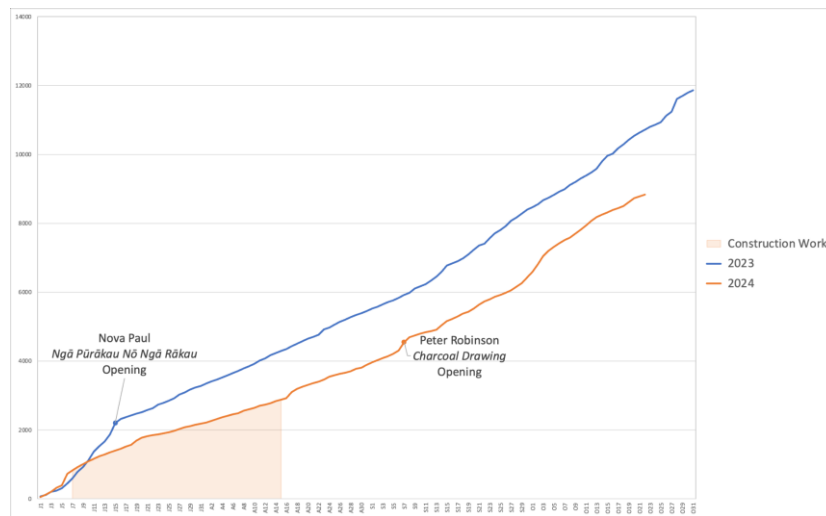
Temperature and humidity readings

Temperature and humidity readings for the Hundertwasser exhibition for September were sent to the Hundertwasser Non-Profit Foundation in early October. All readings were within the target range (target range temperature: 20-22 degrees; target range humidity: 45-55%).

2.1.2 Whangārei Art Museum

Visitor Numbers

2,403 visitors so far in October as of 22 October. This represents a 3.6% increase compared with this time October last year.



Exhibitions

- Peter Robinson's *Charcoal Drawing* closes December 8.
- ArtNews New Zealand will be featuring *Charcoal Drawing* in their next issue.
- The WAM Director met with a curator from Te Papa in Wellington to discuss the possibility of touring *Charcoal Drawing* at the museum. While the conversation was productive, no final decisions have been made at this stage.
- To mark the closing of *Charcoal Drawing*, a public sculpture by Peter Robinson will be installed outside the foyer of the Whangārei Art Museum. This sculpture is the result of a very productive collaboration between the Whangārei Art Museum and Whangārei District Council staff. Currently, the sculpture is stored outside the Army Hall, awaiting its installation. See image below.
- Jon Rafman's exhibition, *Oh, the humanity!* as well as Sean Kerr's exhibition, *Dududududududududududu pssssshhhht!* both open December 20th.

The WAM Director met with the Senior Curator of City Gallery Wellington to explore the potential for bringing this exhibition to a Wellington venue or for involving him, along with another curator from The Dowse, in public programming for the exhibition in Whangārei.



Property

The museum is considering the following in relation to the Foyer area of the building

- The WAM Director is working with Council staff on plans for the new HVAC system in the WAM galleries.
- To support informed decision-making on WAM's use of the foyer and other spaces within its building, the WAM Director invited several councillors for a guided tour to address any questions they might have. Councillors who were unable to attend the tour offered in July 2023 were specifically reached out to, as well as those with less frequent contact with WAM operations.

2.2 Northland Events Centre 2021 Trust

Health and Safety

- Two additional contractor prequalification documents completed (Mahi Drones & Kia Tupato)
- Safety Awareness Training for full staff and duty managers booked for November.

Current Priorities

- Finalising Kotahi plan with CAPEX/OPEX allocation.
- NPC season complete with last game held in October.
- Delivery of the Whangarei Fireworks Spectacular on 2 November in collaboration with the Whangarei Lions.
- Finalised line up for Northland Fritter Festival. Kora, stellar*, Lost Tribes of Aotearoa, The Crooked Cops and 5K announced. Tickets going on sale on 15 November. Confirming food vendors, breweries and vineyards and Alcohol Management plan
- Contracted Waitangi Vibes Twilight Concert on 7 February 2025, planning and promotion underway.
- Working on trying to secure a Kitchen Lease for 12 months.
- Working to secure a Super Rugby game (Moana Pasifika), Super Rugby Aupiki (Blues Women), Whangarei Ice Rink and Northern Region Football Finals in 2025.



Performance measures and compliance

- Stadium Building Warrant of Fitness (BWoF) Complete

Current challenges/issues

- Water and gas cost increases
- Challenging environment for ticket events currently
- Alcohol Management Plan challenges

Overview of Operational Activities for September

- October internal (lounges) bookings – 15 total spaces hired. 391 attendees. 56 days of upcoming internal events. 100% of hirers surveyed would use the venue again. 36% overall occupancy across all lounges.
- NPC season complete with last Northland game held on 4 October against Otago in a double header with Hokianga v Bay of Islands as the curtain raiser with a Hoedown BBQ theme. Overall season saw ticket sales up on last year.
- E ast and West Carpark Entrance gates installed.
- Funding application submitted to Grassroots Trust to help with health and safety measures
- Locky Dock commissioned and operational.



Future Planning / What's coming next?

- Awaiting NRL 2025 draw to secure Warriors Pre-Season & lock in a date for the NRL in-season game
- Awaiting written confirmation of key sporting fixture.

3. Community Projects

Owner	Project	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25		
GM Community	Draft Long-Term Plan delivery	COMPLETED																		
GM Community	Draft Annual Plan Delivery																			
GM Community	Community Group Strategies																			
GM Community	Community centricity																			
GM Community	Stadium Lease	COMPLETED																		
GM Community	Forum North – renovation and future																			
GM Community	NECT2021 Resource Consent additional large events																			
GM Community	Justice of the Peace Services to Te Iwitahi						COMPLETED													
GM Community	WAT Trustee Recruitment																			
Libraries	Recarpet procurement Central Library																			
Libraries	Aircon procurement Central Library																			
Libraries	Central Library Roof Repairs																			

Owner	Project	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25		
Libraries	Book Supplier Contract Renewal						COMPLETED													
Libraries	Asset Management Plan library				COMPLETED															
Customer Services	Town basin customer service area / isite																			
Customer Services	Afterhours call centre contract procurement	COMPLETED																		
Customer Services	Establish new Request Team																			
Customer Services	Digital Experience Platform (DXP) Project																			
Customer Services	isite café operator																			
Customer Services	Customer request system remedial plan	COMPLETED																		
Customer Services	Customer Service presence at isite	COMPLETED																		
Customer Services	Cruise Ship Season Planning																			
V&E	Events Strategy (External)																			
V&E	Canopy bridge lighting	COMPLETED																		
V&E	Arts Culture and Heritage Strategy 24 -29	COMPLETED																		

Owner	Project	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
V&E	Stadium Asset Management Plan AMP																	
V&E	Stadium Roof replacement																	
V&E	Stadium Flooring in changing rooms																	
V&E	Forum North Garden Area transformation					COMPLETED												
V&E	Forum North Roof																	
V&E	Painting Forum North Foyer																	
V&E	Painting Forum North – Cafler Suites	COMPLETED																
V&E	Art on Boxes																	
V&E	Forum North Fire Safety Improvements																	
V&E	Forum North Elevator Repair																	
V&E	Replace all foyer Lights with LED Colour Changers	COMPLETED																
V&E	Crowded Spaces Strategy																	
Com Dev	Community Funding Review	COMPLETED																
Com Dev	Community Led Projects List Review																	

Owner	Project	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	
Com Dev	Pensioner housing new builds + future delivery																		
Com Dev	Pensioner Housing Management Contract	COMPLETED																	
Com Dev	Old Municipal Building Restoration																		
Com Dev	Old Municipal Building Future use	COMPLETED																	
Com Dev	Old Municipal Building Confirm tenancy																		
Com Dev	Regional accessibility Strategy	COMPLETED																	
Com Dev	CitySafe contract	COMPLETED																	
Com Dev	Hikurangi Business Association proposal for King Street	COMPLETED																	
Com Dev	Draft Welcoming Communities Stock Take	COMPLETED																	
Com Dev	Welcoming Communities Plan																		
Com Dev	Advisory Group Review																		
CDEM	New Tsunami siren network installation																		

Owner	Project	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
CDEM	Multi-agency Coordination Centre (MACC) development phase																	
CDEM	Tsunami Boards new inundation modelling signage.																	
CDEM	EOC Equipment Renewal																	

4. Community Development

4.1 Health and Safety

Community Safety

CitySafe Community Officers have had five non-injury Health and Safety incident reports for September, with all incidences occurring during the day involving persons with three involving youths and two with suspected mental health issues and homelessness for:

- apprehending a youth who had broken into a car that was parked in the Vinery Lane carpark and detaining until the Police arrived.
- breaking up a fight afterschool between a group of youths at the Forum North carpark entrance and keeping the youths separate until Police arrived, and later taking two wooden fence palings off two youths as they approached the Rose Street Bus Stop.
- keeping two homeless males with mental health issues separate after they had an altercation in the Cameron Street Mall, until Police arrived.
- being verbally abused and having a liquor bottle thrown at a female CitySafe officer by a male with known mental health issues after advising him that he was breaching the liquor ban, with the Police being advised of the incident.

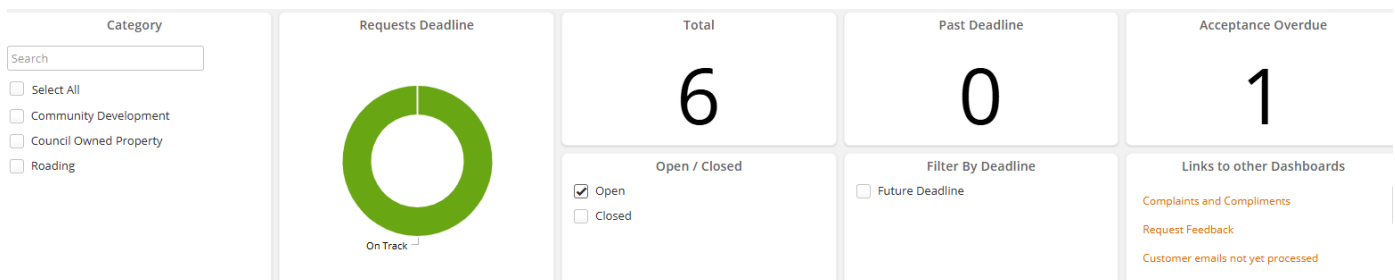
4.2 Current Priorities

- Continued implementation of the SmartyGrants grants management portal.
- Progressing future growth and delivery options for Pensioner Housing.
- Community Led Projects Programme review presentation to Te Kārearea Strategic Partnership Standing Committee
- Council Advisory Groups review.

4.3 Performance measures and compliance

Measured annually.

4.4 Request system dashboard update



4.5 Current challenges/issues

- Increased supply, labour, and materials costs, e.g. scaffolding to be used in exterior building maintenance painting works and pensioner housing refurbishments.
- Unremoved graffiti vandalism in the Inner City, shopping centres, and on the main arterial routes, that continues to detract from the city's image of being a safe and welcoming city.

4.6 Overview of Operational Activities for October

Advisory Groups

- The **Positive Ageing Advisory Group** (PAAG) received a presentation from the Senior Landscape Designer about the upcoming John Street upgrade. The intent was to provide a heads up before any designs or brief is developed. Feedback included concerns for parking and safety –

which members highlighted is key to CBD use by older adults. The PAAG are advocating for council to be a leader in accessibility and catering for our rapidly older ageing population – using Age Friendly designs for everyone.

- The International Day of Older Adults was celebrated at Forum North with a high tea event 'Cuppa for a Cause' organised by Alzheimer's Northland and the Positive Ageing Advisory Group as the finale of the Silver Festival.



- The **Disability Advisory Group (DAG)** received a presentation from Tracey Moore about the John Street upgrade. The intent was to provide a heads up before any designs or brief is developed. Feedback included appreciation of getting a Universal Design specialist to assist designers, no bark, visual cues for Deaf people's safety, emergency planning for CBD to consider Deaf and disabled people, colour/tactile separation of road and footpaths.

Two members attended a Te Kamo Shared Path safety community meeting and provided an update on issues and suggested solutions.

- In collaboration with the Strategy Department, the **Youth Advisory Group (YAG)** engaged in a consultation evening on the Knowledge Precinct in October at Te Iwitahi. Around 20 young people from around the district attended and provided input on the planned precinct development. The Youth Advisory Group has created a survey to assess the availability and use of public facilities in their communities and around the district. This survey will be conducted throughout November. The Youth Advisory Group is currently recruiting for three new members.

External review of Council Advisory Groups

The external review of Council Advisory Groups has started, with Decision Works appointed to undertake the review. The review is expected to be completed in March 2025. Upon completion, a report detailing the findings of the review and recommendations moving forward will be submitted to the Community Development Committee mid-2025. As part of the review, Decision Works has been tasked to engage with Advisory Group members, Elected Members and Council staff.

The Community Development Manager spoke to all advisory groups this month about the review and asked members about preference for continued operation during the review period. PAAG and DAG chose to continue as normal with the current membership. Due to the number of members leaving at the end of the year, YAG chose to continue to recruit new members.

Community Led Projects (CLP)

- **Onerahi CLP Lead Group** – two members of the group spoke briefly at a *Working Together for Community-led Change Workshop* as a local example. They talked about working with others to develop community projects benefiting the Onerahi community. This was very well received.



- **Maungatapere Village Inc (MVI)** has been working behind the scenes, advocating with Council and NZTA Waka Kotahi to improve safety on the highways passing through their community.
- Key issues raised include lowering speed limits, pedestrian crossings outside the school and advocating for planning for growth. The group is encouraging their community to report near misses. They are also furthering beautification in the area and have secured further funding externally for their community coordinator role.
- The **Waipu Riverwalk** track construction is now complete. The next steps are the installation of environmental and historical signage. A sculptural installation is also being created by local hapū Patuharakeke. This will also be installed when weather permits. The committee intend to invite elected members to celebrate the completion of the riverwalk once a date has been confirmed.



- The **TikiPride** Chair met with the Community Development Adviser to get a clear understanding on where things are at with their project plan. Will try again to progress agreement on naming for the welcome sign and also look at other aspects of the plan to progress.
- The **Raumanga Community Roopu** received a presentation from Strategy on the Placemaking programme and provided feedback for early engagement.

Community Development

- The Working Together for Community-led Change full day and evening workshops were successful with a total of 46 participants combined. Many are keen to participate in future training and networking opportunities.
- Another 'Best Practice for Grant-Seekers' workshop was held proving popular with 28 registrations and positive feedback received. This workshop was run in partnership with Volunteering Northland and Strategic Grants. Further workshops will be held in early 2025.



Welcoming Communities

- Drafting cultural advice report to Citizenship Ceremonies
- Organising activities and introduction about Welcoming Communities programme, and youth and ethnic communities' services for Mayoral Welcome to International Students.

Community Funding

- The revised Community Associations Grant opened for applications this month, and all marae trusts and resident and ratepayer groups were invited to apply for the \$750 administration grant. This is the first fund being offered on the new SmartyGrants platform.
- SmartyGrants grants management system user training and configuration continues.
- The Creative Communities Scheme Round 2 closed this month, with the independent assessment committee meeting on 30 October to determine allocations. This is a significant round with over \$110,000 requested, compared to \$30,000 budgeted for the round.
- Funding applications continue to be accepted and worked through for the Whangarei Communities Fund and Youth Week Fund.

Community Property

- Old Library, Rust Ave – entry steps to the Old Library and tiling of the steps have been completed to repair and replace broken tiles. Outstanding paint works to the bottom sections of the exterior walls have also been completed which was delayed during the construction works of the deck.



- Pensioner Housing refurbishments – working together with refurbishment contractors to continuously improve quality of living in pensioner housing units. New refurbishment layouts were designed to find cost effective opportunities. Plans and drawings for kitchens and bathrooms were made to maximise space, improve storage, modernise the layout, improve efficiency and achieve a higher quality refurbishment within the same budget.

The new approach was trialled at 8/21a Otaika Rd. Improvements were made in the kitchen by installing LED lighting and installing an integrated stovetop and wall oven (rather than a traditional standalone oven). In the bathroom new vanity, shower, heating and lighting was replaced.



Community Safety

The recent announcement by Police of reinstating Community Beat Teams is expected to have a significant impact on behaviours in the inner city, however, these teams are not expected to be operational until July 2025.

- **Overall anti-social (ASB) behaviour**
Reporting for overall anti-social behaviour in September has seen an 18% increase, with an even split in day and night reporting. Daytime reporting has experienced a 19% increase in anti-social behaviours, which is primarily due a significant increase in drunks, fighting, public urination and vomit reporting, however, there has also been a significant decrease in assaults, dishonesty and gang reporting. Night-time anti-social behaviours have seen a 17% increase, with a significant increase in damage, disorder, drunks, fighting, public urination and vomit reporting, but a decrease in assaults, dishonesty and gang reporting. The new bar in Vine Street has brought more patronage back into the Vine Street and Bank Street areas, however, around two-thirds of reported night-time antisocial behaviour is still occurring in the vicinity of Laurie Hall carpark. The Night-time vibe average of 8.1 has been the highest reported monthly average under the dashboard reporting system, however, there has been a drop in the number of liquor vessels being picked up.

Preliminary reporting for October shows slightly less antisocial behaviour reporting for the month, which has seen decreases in both daytime and night-time reporting with a significant decrease in disorder, fighting and vomit during the day, and a significant decrease in nighttime vomit and a slight improvement in night-time vibe (7.8 average), but no improvement in the number of liquor vessels being picked up.

- *Homelessness and Mental Health reporting:*

Reporting for homelessness has seen an increase in total reported activities (150, up from 128), however, the reported anti-social behaviours are the same as the preceding month (46 c.f. 47), predominantly for disorder, breach of the liquor ban, drunks and drugs.

There continues to be a number of men and women rough sleeping or living in tents in the Inner City under the Canopy Bridge, in the vicinity of the Aquatic Centre, Forum North Events Centre, Walton Street Bridge, Okara Reserve (up to 10 men at the old Old-Boys Rugby Grounds), Cobham Oval Carpark and the Bascule Bridge Carpark, with others living in vehicles or tents on Park reserves at Beach Road Onerahi, Whangarei Otuihau Falls, the Otaika Sports Park (Blue Goose) and other diverse locations about the district. All our homeless residents have been referred to Open Arms for assistance.

Preliminary reporting for October has seen a slight increase over the reporting month, but the amount of anti-social behaviour reported has slightly decreased. The majority of the “homeless” reporting by the CitySafe Community Officers has been exacerbated by our local residents with alcohol or drug addictions, and some who have mental health or brain injury issues, who are coming into the Inner City and Town Basin areas to socialise and to take advantage of the social services being offered.

Monthly interagency meetings have been transferred to Community Development in respect to oversight of the homeless situation in Whangarei and the meeting with Te Whatu Ora staff has been held, with a further meeting being scheduled in November for the Te Whatu Ora staff to meet with the CitySafe Governance Group to discuss options available to assist our homeless, and, in particular, those with mental health conditions.

- *Youth reporting*

Reporting for youth has seen a 17% drop, with a substantial drop in the number of truancy reports (down 50%), but there has been a 38% increase in reported youth antisocial behaviours to 18 (c.f. 13), consisting of alcohol, damage, drugs, dishonesty and fighting. Preliminary Youth reporting for October has seen a further 48% drop in overall reporting, with a further drop in the number of truancy reports, as well as, a drop in reported antisocial youths behaviours to 11 (c.f. 18), consisting of assault, disorder, drugs, and dishonesty.

- *CCTV Network*

The Transport and Roading Department Stage 5 cameras on the Kamo Shared Pathway have yet to be connected to the network, along with the additional 4 cameras installed outside the Whangarei Primary School, that were installed due to safety concerns arising from youth anti-social behaviours on the pathway outside the school.

Planning under the Structure Change proposal for the CCTV Network installation and oversight to be transferred to Business Support and the ICT Department, is being carried out, however, a date to this transfer has yet to be determined.

- *Graffiti reporting*

Graffiti removal reporting in the Stop Tags database for the month was 107 tags remove over 54 jobs, predominantly for the city centre, Whau Valley, Tikipunga and Onerahi areas. Preliminary reporting for October has 42 jobs with the focus on the Tikipunga, Regent and inner-city areas.

CitySafe Trends Reporting

Trend Key:

Trend Key	
Significant increase over previous month's reporting	↑
Slight increase over previous month's reporting	↗
Similar to the previous month's reporting	→
Slight decrease under previous month's reporting	↘
Significant decrease under previous month's reporting	↓

- CitySafe Monthly Totals*

No change in overall reporting for the month	→
18% increase in Anti-Social Behaviour (ASB) reporting	↗
18% decrease in Bylaw reporting	↘
9 % decrease in other reporting	↘
October provisional overall reporting is slightly down on the reporting month	↘

- CitySafe – Day ASB*

19% increase in daytime ASB that comprises 50% of total reported ASB	↗
Drunks, fighting, public urination and vomit	↑
Breach of liquor ban, damage, disorder and drugs	↗
Nil	→
Nil	↘
Assaults, dishonesty and gangs	↓
October provisional daytime ASB reporting shows slightly less reporting for the month to date and has seen a significant increase in gang reporting, but a significant decrease in disorder, fighting and vomit	↘

- CitySafe – Night ASB*

17% increase in nighttime ASB that comprises 50% of total reported ASB	↗
Damage, disorder, drunks, fighting, public urination and vomit	↑
Nil	↗
Breach of liquor ban	→
Drugs	↘
Assaults, dishonesty and gangs	↓
CitySafe nighttime General Vibe: 73 - average 8.1 per night	↗
CitySafe nighttime Bottle Count: 456 - average 50.7 per night	↘
October provisional overall nighttime ASB reporting is slightly down, with significant increases in drugs and gangs, but a significant decrease in vomit; a slight improvement in nighttime vibe to 47 (7.8 average), but no real improvement in the number of liquor vessels picked up, at 296 (49.3 per night)	↘

- CitySafe Bylaw and Other Reporting*

11% decrease in general bylaw and other reporting this month	↘
Bylaw Reporting: 18% decrease in total bylaw reporting, but there have been significant increases in begging, busking and skateboards; a slight decrease in bikes and dogs; and a significant decrease in scooters	↘
Other Reporting: 9% decrease in overall activity reporting, with a significant decrease in insecure buildings and truancy; a slight decrease in abandoned trolleys, suspicious behaviour, truancy checks and vehicles; cars, suspicious, truancy and vehicles; and a significant increase in assists, mental health, trespass and youths	↘
CitySafe Maintenance Requests: 49 predominantly for graffiti, with some rubbish, parks, toilets and roading maintenance, being 6.1% of the total CitySafe reporting	↗
October provisional bylaw and other reporting is just slightly up; with bylaw reporting being significantly up, and a slight increase in other reporting. Maintenance requests are slightly down on the reporting month, being 5.3% of the total CitySafe reporting	↗

4.7 Risk to the Tiriti Relationship

Nothing to report.

4.8 Delegated Financial Authority Policy

Nothing to report.

4.9 Legislation changes or updates

Nothing to report.

4.10 Future Planning / What's coming next?

Community Development

- Development of Te Tai Tokerau Regional Accessibility Strategy implementation plan
- Advisory Group Review

Community Funding

- Planning for online workshops for Youth Week Fund and Whangarei Communities Fund.
- Planning for 2025 community capability development initiatives and learning opportunities.

Community Property

- Finalising the Asset Management Plan for the Community Property portfolio.
- Scoping processes to initiate condition reports of Community Properties, halls and buildings.
- Internal discussions between departments to establish a process, selection criteria and assessing community groups for tenant occupation in the Old Municipal Building (OMB) by approximately June 2025.

Community Safety

- Continuing to progress CCTV installation at Whangarei, Kamo and Hikurangi for Year 2 of the Proceeds of Crime funded programme.
- Awaiting Transport team to install cameras on Stage 5 of the Kamo Shared Pathway to be connected to the CCTV network, and the commencement of the Rose Street Bus Stop upgrade that will have a diminished camera capability during the removal and construction of the new bus terminus.
- Transitioning CCTV to Business Support and ICT.

Welcoming Communities

- Mayoral Welcome to International Students
- Preliminary work for Welcoming Plan
- Newcomers guide update

4.11 Capital Works

Major Projects – Community Development	Current Stage	Estimated Construction Start Date	Estimated Completion Date
Old Municipal Building (OMB)	Construction	17/7/2023	June 2025

Summary:

The Project is around 56% complete.

The Project is on Budget.

The Project is schedule to be complete for hand over *June 2025*

The roof reconstruction has taken 10% longer than programmed and is 90% complete due to be completed late at the start of December.

The Lift annex foundations start in November.

Contractor: Arco



5. Customer Services

5.1 Health and Safety

Claphams Clocks

Hazard reported 3rd October following heavy rain roof tiles and insulation collapsed above Archie Clapham interpretation display. Contractors called in; clocks removed to storage in workshop and area cleaned up and fenced off from visitors. Contractors working on leak in internal guttering that caused the collapse.

5.2 Current Priorities

Customer Services – Te Iwitihi, Ruakāka

Team Leaders of Service Centre's, Customer Experience, Property Assessment team and the Customer Request Analyst are visiting Tauranga City Council, Taupo District Council and Auckland Council in early November. Our learning focus is as follows:

- **LIMS/PIMS:** Learn about how these councils manage their Land Information Management Systems (LIMS) and Property Information Management Systems (PIMS). Focus on their data integration, accuracy, and accessibility.
- **Customer Requests:** Explore their processes for handling customer requests, including response times, tracking systems, and feedback mechanisms.
- **Information Management:** Understand their strategies for managing information, including data governance, security, and compliance with regulations.
- **Customer Services:** Investigate customer service models, training programs for staff, and how they measure customer satisfaction.
- **Contact Centre:** Investigate their contact centre operations, including technology used, call handling procedures, and performance metrics.
- **Digital Strategy:** Discuss their digital transformation initiatives, including online services, mobile applications, and use of emerging technologies.
- **Cruise:** If relevant, see how they manage cruise ship visits, including coordination with port authorities, tourism strategies, and economic impact assessments.

isite

Café – District Development have agreed commercial terms with new operators. The lease is yet to be signed so the identity of the operator is not in the public domain yet. It is hoped that the café will undertake immediate renovations and be open at the beginning of December.

Display Operators – new membership year begins 1 December, invoicing for renewal next month.

Claphams Clocks

Final edits front of house brochures and rack cards to be printed for circulation to Te Taitokerau isites by 23rd October. Planning for cruise days – late openings and rostering.

Property Assessment Team

- Change management with team move to the Building Department within the organisational structure change at beginning of December.
- Upskilling across the team to commercial and complex properties and projects.
- Keeping across updates to District Plan PC1 and PC2 and planning for upcoming legislative changes, particularly with regard to the changes in LIM report natural hazard identification.

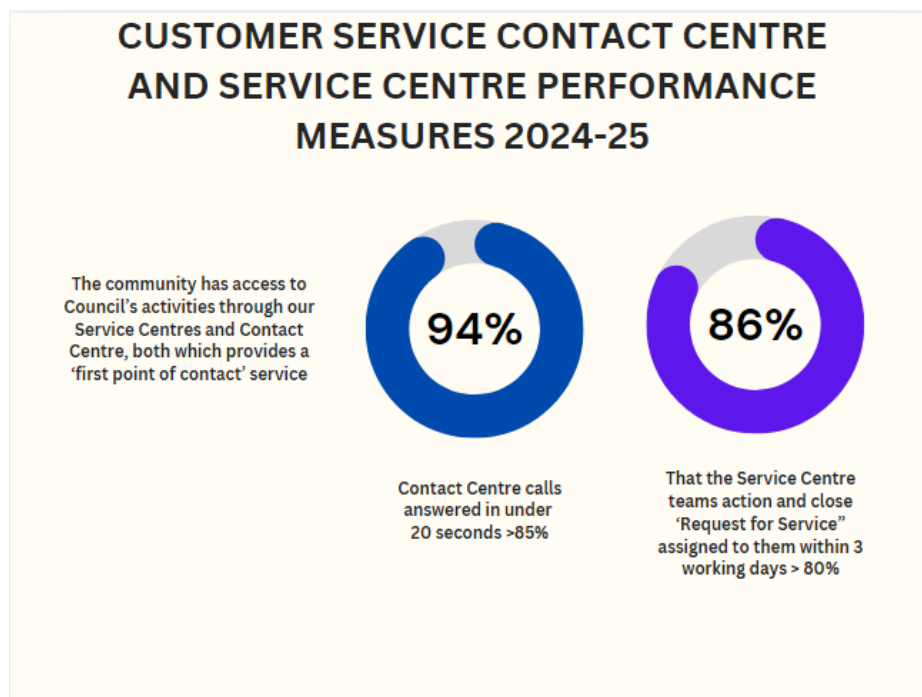
Customer Requests

Emphasis on communications within Requests and keeping the customers informed.

Continue to bring acceptance timeframes down.

Reporting to councillors in a briefing on 14 November 2024

Performance Measures and Compliance



CLAPHAMS NATIONAL CLOCK MUSEUM PERFORMANCE MEASURES 2024-25

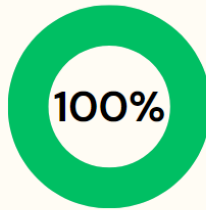
The bespoke Claphams Clock Museum team provide a welcoming and enjoyable museum experience for our local and visiting communities



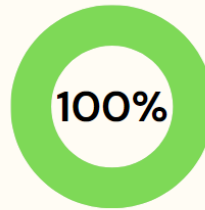
That visitor satisfaction with the Claphams Clock Museum experience scores an Excellent or Very Good 90%

PROPERTY ASSESSMENT PERFORMANCE MEASURES 2024-25

Provision of Land Information Memorandums (LIMs) and Project Information Memorandums (PIMs) to the public within statutory time frames



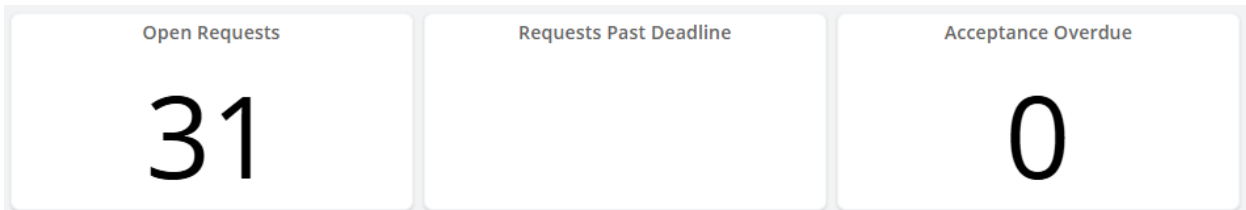
That LIMs are issued within 10 working days 95%



That PIMs are issued within 20 working days 95%

5.3 Request system dashboard update

Request system dashboard update for Customer Services



5.4 Current challenges/issues

Te Iwitahi/Ruakaka Customer Services

Ensuring the commitment of other departments to prioritise our Tikanga in enhancing customer experience, particularly in the context of changes to dog registration process.

Property Assessment Team

- Continued balancing workload with team member leave with our consultant planner working 2 or 3 days per week to support and upskill.

Claphams Clocks

Staffing the museum continues to be challenging with a recent spate of sickness plus one team member who returned from overseas with flu. Working with other CS TLs to ensure coverage, particularly during the busy school holidays.

Isite

Cleans of **Public toilets** not being completed regularly.

5.5 Overview of Operational Activities for October

Clapham Clocks

- Focus on final shop ordering pre busy season.
- School holidays - busy with good visitation and shop purchasing.
- 2nd Maritime Festival – 12th/13th October. We were not overwhelmed with visitors (as anticipated – as people wanted to enjoy the outside vibe) – however the day was steady in terms of sales and the Festival was a great success for the Town Basin area.
- TL attended an excellent Interpretation Network of New Zealand (INNZ) conference in Auckland for 2 days in late October. The event was a mixture of presentations and 'field trips', TL made some great contacts and networks, and learned a great deal about planning 'story telling' /interpretation.

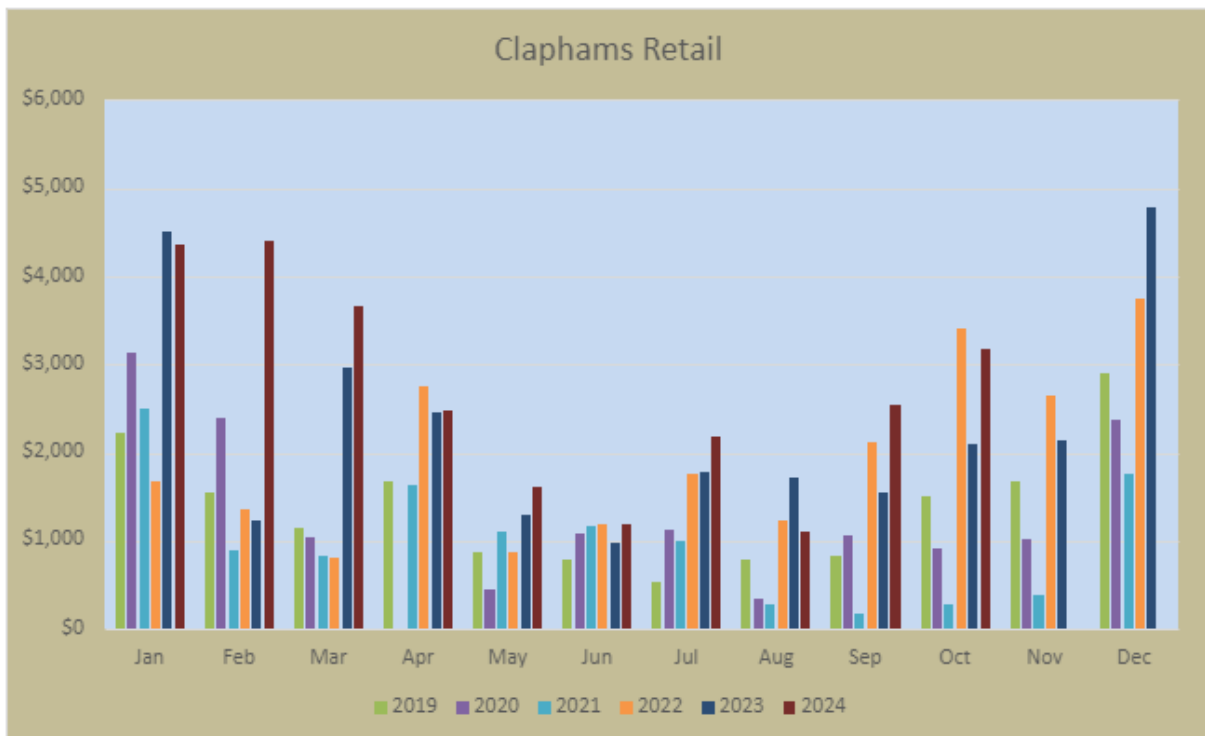
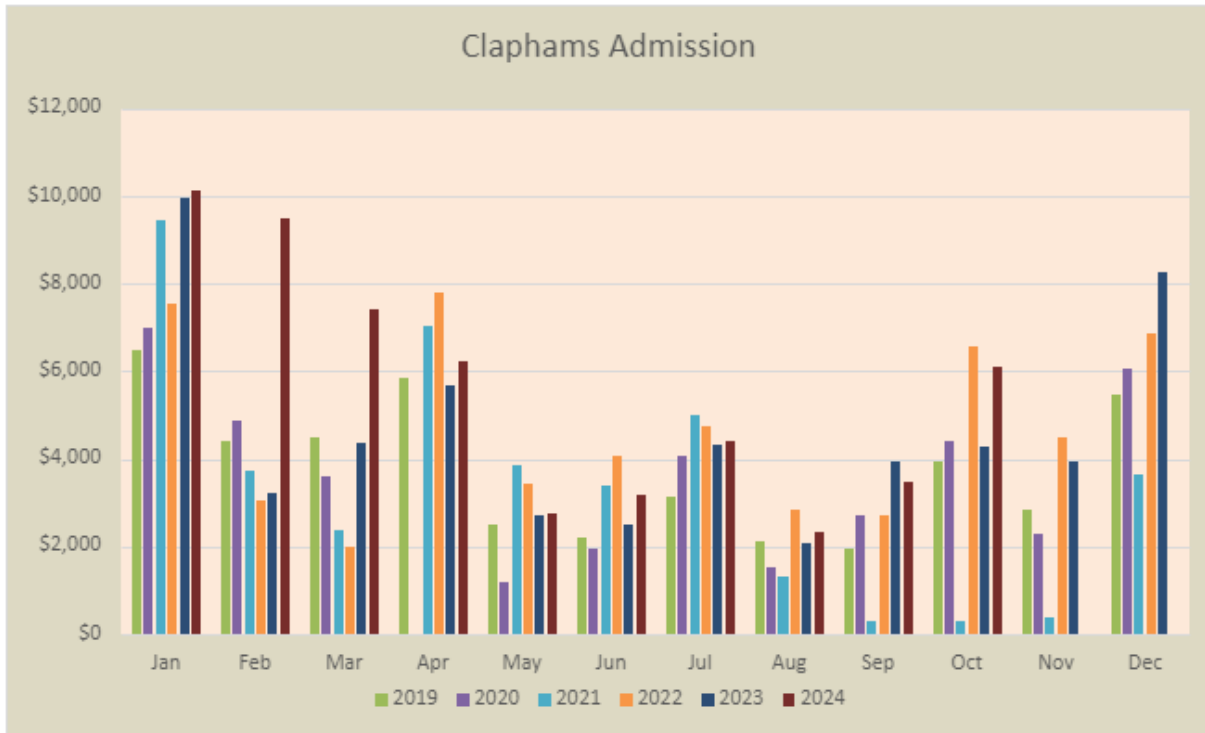
Visitor numbers (door count) – 4019 (up 15% on October 2023)

Paid admission numbers – 862 (up 24% on October 2023)

Admission revenue - \$6084 (up 42% on October 2023)

Net retail revenue - \$3178 (up 52% on October 2023)

Total revenue for October 2024 - \$ 9262 (up 45% on October 2023)



Contact Centre

Monthly calls and monthly requests stats

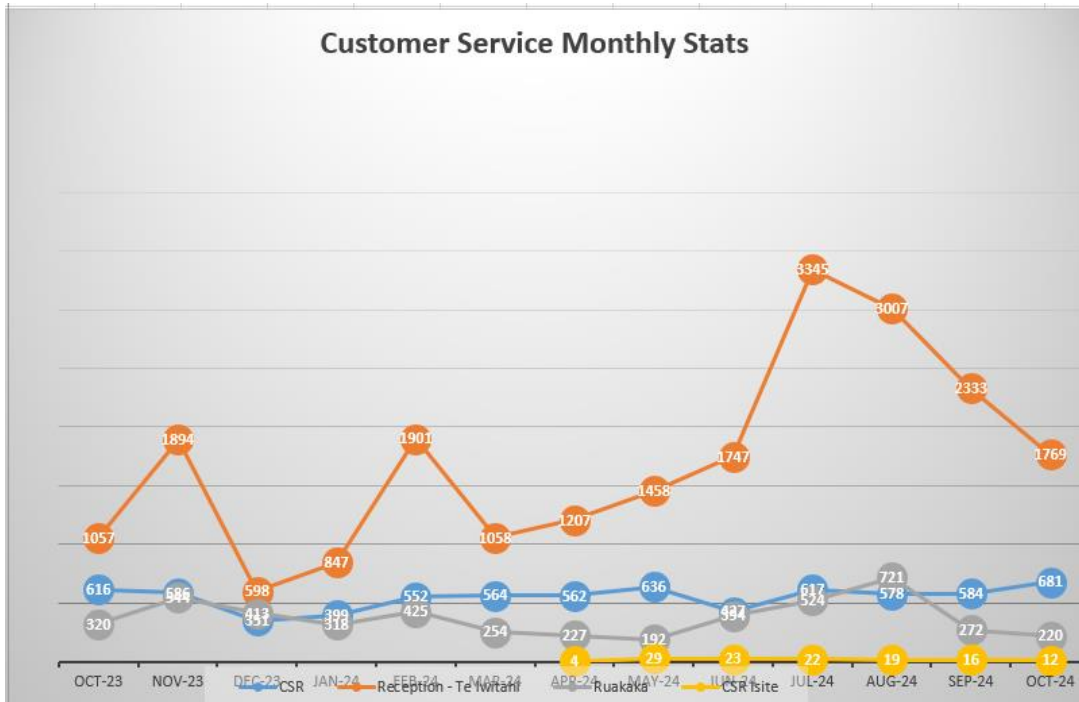


Customer Services – Te Iwitihi Civic Centre and Ruakākā

- We now have a Justice of the Peace operating from Te Iwitihi on Tuesday and Friday between 9.30am – 12.30pm. We have already seen a high volume of customers using this service.

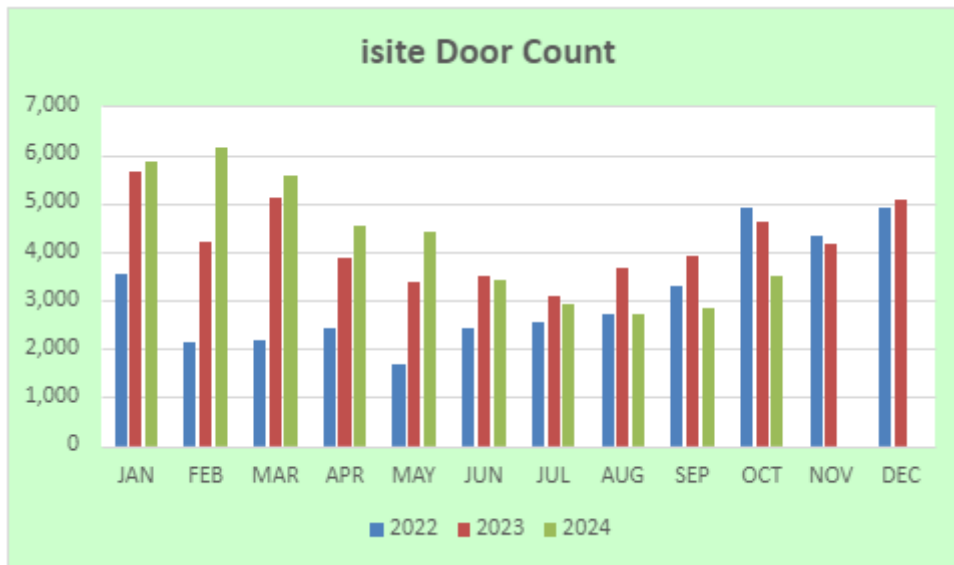
The following graph shows the activity for Customer Services Representatives and Coordinators.

- The orange line is the number of applications received at the front counter which includes over 70 parking, LIM requests and any other over the counter applications.
- The blue line is the number of applications dealt with by the Customer Services Representatives at the Civic Centre such as building consents, vehicle crossings and public utility applications.
- The grey line is the number of applications handled by our satellite Service Centre at Ruakākā.
- The yellow line is the new Customer Services desk at the isite



Isite

Visitor numbers were 3,487 down 24% on October 2023



Booking revenue was \$435 down 9% on October 2023



Retail revenue was \$3,112 up 3% on October 2023



Facilities (toilets and showers) as recorded by NDS static guard 9 am – 4.30 pm daily

Toilets – 9086 for the month.

Shower users – 384

Staffing

A staff member recently resigned end of September, having been with Council since May 2023.

With a new cadet starting early November, and with additional support from the Customer Relations team, the isite will have sufficient staff for the busy season ahead.

Current staff who are 0.8 can also extend their hours if required.

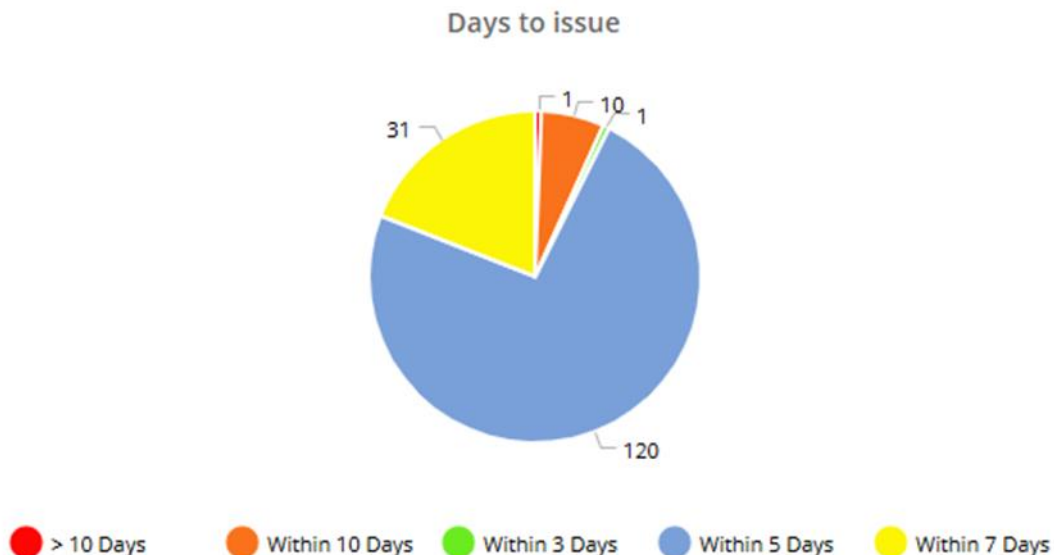
Maggie Gross

Maggie celebrated her 20-year anniversary at Council. Current staff as well as some who have since left joined Maggie at the isite for morning tea on 22 October. She was presented with certificate, prezzy card and letter from CE. We are thankful that Maggie has stayed this long, her experience and knowledge is invaluable!



Property Assessment team

- PCS report requests remained low however large properties being assessed. LIM report applications continued to increase in line with increased spring activity and housing stock for sale this month. We are also continuing to see higher numbers of commercial property applications received.
- October saw an increase in PIM applications received together with over 20 exemptions. Overall we continue to see a steady number of building consent applications across a range of projects, new dwellings, multi-units and alterations with several more school projects lodged.
- Project Information Memorandums (PIMs): **17**
- Planning checks of Building consents: **86**
- Total PIM, Building Consents Exemptions and amendments, CoAs received – **124**
- Potential Contaminated Site Reports: Received **8**. Completed: **8**, **100% <20-day internal target**
- LIMs received:**180**. Completed:**163**, average days to report **5**, **99% <10 days**
- LIM Summary report:



Customer Requests

Training and refresher workshops have finished and received well. These sessions were tailored to specific areas of requests such as communications and timeframes around Requests.

Maintain the monthly open Q&A sessions to assist staff in addressing their areas of difficulty.

5.6 Risk to the Tiriti Relationship

Nothing to report.

5.7 Delegated Financial Authority Policy

Nothing to report.

5.8 Legislation changes or updates

- Local Government Amendment Act 2023, Natural Hazard Information in LIMs submissions on guidance closed. Awaiting finalised guidance document planned for first quarter 2025 with legislation effective 1 July 2025.
- District Plan PC1 and PC2 change to be finalised later this year
- Government announced proposed BCA Reform Programme, consultation to commence first half 2025.

5.9 Future Planning / What's coming next?

Contact Centre

DXP is a TechOne product which is a simple, intuitive extension of our core enterprise systems that offers communities a more streamlined digital experience. The Contact Centre will be part of the implementation project group to ensure that the right information from our current knowledge base is migrated across to DXP.

Customer Requests

- Maintain the monthly open Q&A sessions to assist staff in addressing their areas of difficulty.
- Enhancing the 'Create Customer Request' page for our community by implementing minor adjustments to simplify the process for users to submit their requests.

isite

- Cruise – future planning for coming season, ongoing
- Famils and on-going training
- Pre-season team meeting

Property Assessment Team

- Online LIM application form which is currently in test and refreshed LIM branding expected to go live in October.
- Working with RMA, Rates and Information Management team on internal process for improving property records, particularly with moving and associating applications at time of development.
- Updating content on WDC website

Clapham Clocks

Kete file system review, part 2, with ICT to sort file storage and document retrieval is ongoing. Tidy up of small museum Interpretation signage during November.

6 Libraries

6.1 Health and Safety

Appointment of Kaitiaki

There has been a change of focus for the role of the security guard to that of a full time Kaitiaki. There will continue to be responsibilities regarding security while at the same time building relationships with the community and supporting library staff. Staff have worked with Northern Districts Security on this initiative which included changing the uniform to less “guard like.” The support and co-operation we receive from Te Iwitahi security and City Safe is very much appreciated.



6.2 Current Priorities

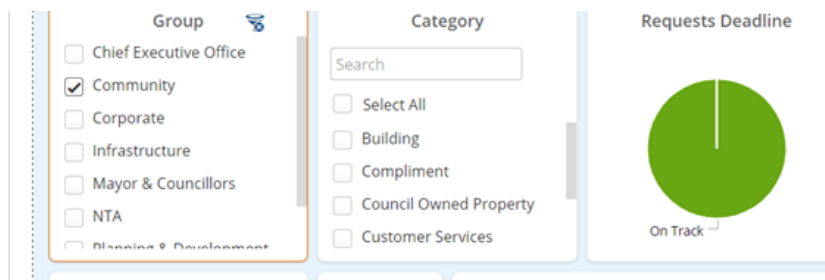
- Central Library roof repairs – Central Library will be **closed** Sunday 10th November and Sunday 17th November for scaffolding to be erected and removed for the works to take place. Public information will be sent out through council comms to inform the community.
- Recruitment including new cadet
- Air conditioning procurement process for Central Library

6.3 Performance measures and compliance

These are reported annually.

6.4 Request System dashboard update

There are no outstanding requests for libraries



6.5 Current challenges/issues

Maintaining service levels while recruiting new staff

6.6 Overview of Operational Activities for October

Fringe Festival

The library was very involved with promoting and presenting events held during Whangarei Fringe Festival Week. All events were free and well supported.

Night Library and Café

This event was very well attended with both the library and café full of people enjoying the events, music and café facilities from 7.00pm – 10.00pm



Photo credit: Astrid Kelly

Human Library

The Human Library is a library of people where participants spend time with a person instead of a book, listen to their stories and ask questions. Some of the titles were unemployed, refugee, bipolar and single parent and by listening to the stories encouraged not judging a book by its cover. We have held this event several times and it is always popular.



Dragons and Dungeons

Adults and children 11 years and older were welcome to come into the library for a morning of board games, card games and tabletop role playing games with dragons and warlocks all of whom were experts in storytelling and adventuring.



Books n Beats

The mobile library was an excellent venue for the dance party held as part of the “Light the City” Fringe Festival events. The mobile complete with coloured lights and a mirrored ceiling attracted a great deal of attention from fun-loving party goers.



Kaitui

We were fortunate to have well- known Northland authors present for this event which included the opportunity for people to meet the authors in person and talk with them about writing and publishing their books. The author talks were a very informative and interesting part of the event as the authors spoke of their personal life experiences.



Celebrating Northland authors and writers
Saturday 12 October
Whangārei Central Library

AUTHOR TALKS



JADE KAKE
 10am - 10:45am
Freelance writer and architectural designer.



WENDYL NISSEN
 12pm - 12:45pm
Journalist, writer and broadcaster.

AUTHOR PANEL
 11am - 11:45am



HEALING THROUGH WORDS
Lauren Roche, Dr Melissa Gilbert & Janet Balcombe.

Booking required for Author Talks & Author Panel

WRITERS GALLERY
 10am - 12:45pm
Meet authors among the bookshelves. Sit down and have a chat. Book sales & signings.

<p><i>NZ Society of Authors</i></p> <p><i>Writing courses</i></p> <p><i>Getting started in writing</i></p> <p><i>Getting published</i></p> <ul style="list-style-type: none"> • Justine Baddeley • Trish Fenton • Lesley Marshall <p><i>Fiction</i></p> <ul style="list-style-type: none"> • Sherry Clark • Coo Harkens • Catherine Lea • Kim Martins • Lauren Roche • Anna Williams 	<p><i>Children's picture books & illustration</i></p> <ul style="list-style-type: none"> • Justine Baddeley • Narine Groome • Aki Fukuoka • Geoff MacDonald • Clare Matravets <p><i>Children's chapter books & novels / Young Adult</i></p> <ul style="list-style-type: none"> • Donna Blaber • Marie Ireland • Jeannette Keukellar • Heather Whelan • Janine Williams 	<p><i>Poetry & scriptwriting</i></p> <ul style="list-style-type: none"> • Jac Jenkins • Piet Nieuwland • Andi Podesta • Cameron Tor <p><i>Flash Fiction</i></p> <ul style="list-style-type: none"> • Sue Barker • Deb Jowitt <p><i>Non-fiction</i></p> <ul style="list-style-type: none"> • Kate Ballard • Jim Carter • Suzanne Chappell • Jenny Purchase • Desiree Taylor
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Free entry
 For more details and booking visit:
www.wdc.govt.nz/library/fringe-festival





Early Birds and Bookworms

Actor Tahi Mapp-Borren and musician Chris O'Connor catered for young audiences with their interactive story telling of old favourites in a new way. Live music, props and puppets enhanced the 30 minute book-reading sessions. The event was presented by Sweet Beats and Whangarei Fringe Festival.



Gerry Paul and the Elephant Tree

Gerry Paul, an award winning Irish-Kiwi songwriter, musician, author, producer who has played at over 500 festivals worldwide made a special appearance in the library as part of the Fringe Festival. His entertaining musical show musical was designed for the young and young at heart.



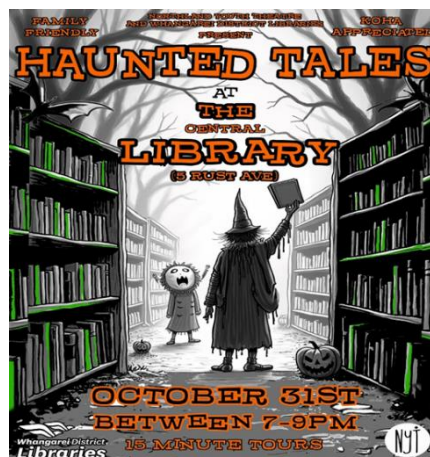
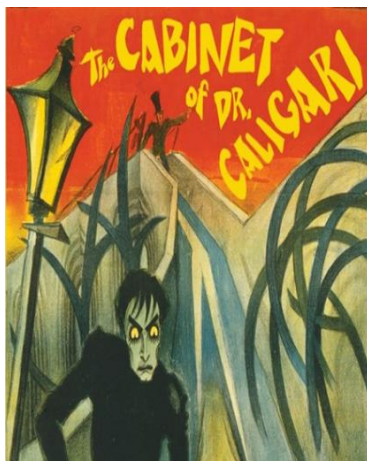
Heritage Talk



June Pitman spoke about the epic sailing adventures of Duncan Morrison, captain of one of the traditional Polynesian canoes in the Pacific Voyagers Fleet. The Fleet consisted of seven traditional canoes and 120 crew from around the world who retraced the paths of their Polynesian ancestors.

Halloween

Northland Youth Theatre took guided family friendly tours through the darkened library while encountering mysterious characters scary surprises around every corner while the library hosted a screening of a 1920 horror movie.



School Holiday Programmes

October is also school holiday programmes time when children and teens come into the library and participate in a variety of activities.



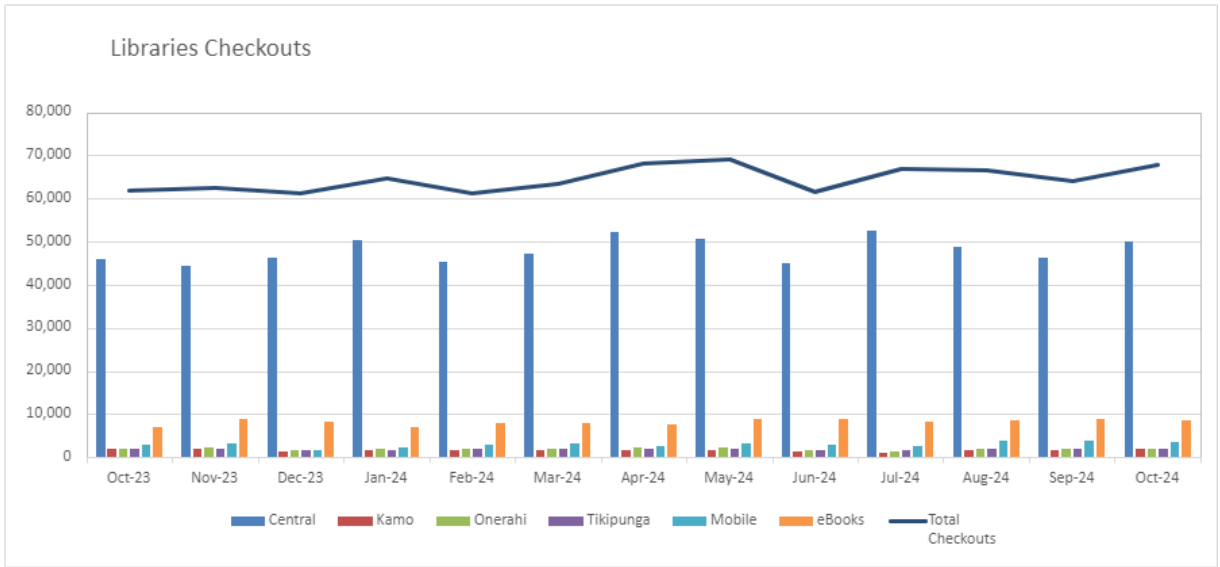
Butterflies



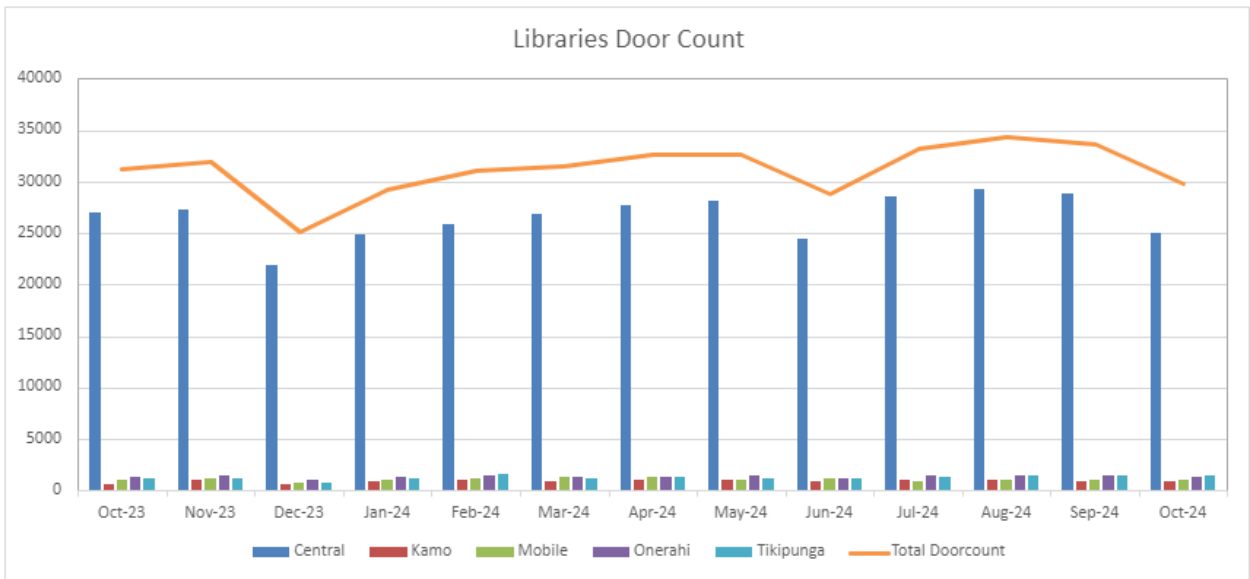
Wednesday - Week 1

Statistics

The number of items borrowed during October 2024 was 67,970 compared to 61,960 over the same period last year. This is a 9% increase.



The visitor count to all libraries during October 2024 was 29,909 compared to 31,285 in October 2023. An average of 2.2 items were borrowed per visit.



6.7 Risk to the Tiriti Relationship

Nothing to report.

6.8 Delegated Financial Authority Policy

Nothing to report.

6.9 Legislation changes or updates

Nothing to report.

6.10 Future Planning / What's coming next?

- Extended closing date for air conditioning tenders
- Regular lego and book clubs
- Final Heritage Talk for 2024
- Library's contribution to the Te Tai Tokerau Regional Accessibility Strategy

7 Venues and Events

7.1 Health and Safety

A few minor incidents with members of the public tripping on some sunken bricks outside Forum North. These have been filled in and are now safe.

7.2 Current Priorities

Up Coming Major Events Programme

The Venues and Events department has focused on delivering the Major Events budget for 2024-2025. The team actively worked on several key events, including:

Savour Northland

Maritime Festival

Fringe Festival

Māori Hockey Tournament

International Rally NZ

The Kiwi Art Trail

Art on Boxes

Wrap-up of the Silver Festival

Additionally, the team has been engaged in planning future local community events.

The bi-monthly Events Round Table meeting remains a cornerstone for interdepartmental communication within the council. It continues to foster strong relationships with key community services, enhancing operational efficiency and reinforcing community safety and preparedness. This month's meeting reviewed thirteen permitted events on council land and processed two road closures along as noting opportunities for improvements of future planning for events.

Community Events/Festivals

CommUnity After 5 (CA5) 2024 - Inspiring Communities (Partnering with WDC Community Development)

On the 15th of October V&E in partnership with Community Development held a CA5 in Te Iwitahi. The session was attended by 20 members of the public from a range of community groups/organisations.

Civic Honours 2024

On the 25th October Civic Honours 2024 was held in Council Chamber in Te Iwitahi/The Civic Centre. The Mayor, Councillors, honoured guests and friends/family of the recipients were invited to celebrate this year's four Civic Honours recipients. This year's Civic Honours recipients were Dr George Perera, Jenni Moore, Marilyn Cox and Donald Clifford McDonald-Spice.



Christmas Festival - (November 30 – December 24)

Registrations closed October 27

This year's Christmas Festival features the return of two free council event partnerships.

- Santa's Grotto with Northland Youth Theatre
- Christmas Wrapping & Community Pop-up with Volunteering Northland

And 30 events that range from Carols by Candlelight to a Christmas themed tattoo event.

2024 features 4 Christmas Parades:

- 30 November – Whangarei Santa Parade
- 14 December – Hikurangi Christmas Parade
- 14 December – Ruakaka Christmas Parade
- 24 December – Waipu Santa Parade

Endless Summer Festival

Registrations opened October 28

Endless Summer 2025 will focus on Taste Local, Explore Local, Celebrate Local and Play Local as the theme and layout of the booklet.

Cultural Events/Festivals

Fringe Festival



The Whangārei Fringe Festival, organized by the Whangarei Festivals Trust, took place from September 27 to October 13, 2024. This multidisciplinary arts festival featured over 100 unique events across 17 days at 25 venues throughout Whangārei. The festival included a diverse range of performances, art, comedy, music, theatre, circus, digital technology, poetry, cabaret, workshops, and community activities.

Pūtahi Park served as a central hub with a circus tent, while various other venues across the city participated in the celebration. The festival successfully created a vibrant and energetic atmosphere, bringing the community together to celebrate the creative spirit of Whangārei.

Savour Northland

The Savour Northland Festival, held in October 2024, was a resounding success, celebrating the region's rich culinary heritage. The festival featured a diverse array of food and beverage offerings, showcasing local produce, artisanal products, and gourmet cuisine. Attendees enjoyed a variety of activities, including cooking demonstrations, wine tastings, and interactive workshops led by renowned chefs and local experts.



The event attracted many visitors, both locals and tourists, contributing to the local economy and promoting Northland as a premier food and wine destination. The festival also provided a platform for local vendors and producers to connect with a broader audience, fostering community engagement and support for local businesses.

Overall, the Savour Festival Northland highlighted the vibrant food culture of the region and reinforced its reputation as a great place to experience culinary delights.

Māori Hockey Tournament Event Report



The Māori Hockey Tournament, held in Whangārei in October 2024, was a significant event celebrating the sport and cultural heritage of the Māori community. The tournament brought together teams from across the region, showcasing high levels of skill and sportsmanship.

The event featured competitive matches across various age groups and divisions, providing an inclusive platform for players of all levels. Spectators enjoyed thrilling games, cultural performances, and community activities that highlighted the rich traditions and values of the Māori culture.

The tournament not only promoted physical fitness and teamwork but also fostered a sense of unity and pride among participants and attendees. It was a successful event that strengthened community bonds and celebrated the vibrant Māori heritage in Whangārei.

The Kiwi Art trail 24-'25 will visit four cities across NZ with locals (& visiting tourists) enjoying the splendid artwork for four weeks at each stop. We will welcome the Kiwi Art Trail to Whangārei for 4 weeks from 6 January 2025. Through this incentive 2 kiwis will be developed by local artists to join the trail.

There was a call for artists to submit their designs and 13 submissions were received. From the 13 submissions, 5 kiwis were shortlisted by a panel of Judges which included, Cr Peters, Cr Ruka, and three council staff. Save the Kiwi and Gallagher Insurance representatives have selected 2 (see below) from the shortlist to be part of the trail.



Securing hosting rights for the Kiwi Art Trail '24-'25 will provide the Council with a range of benefits and a great return on investment. The significant upfront costs absorbed by Save the Kiwi and Gallagher Insurance enable a small number of cities across the motu to host a world-class exhibition for a fraction of the cost of developing a curated display of this stature. As a host city the exhibition will:

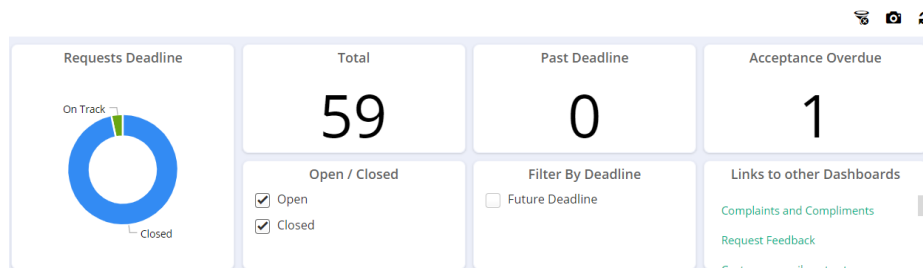
- Generate visitors to Whangārei
- Promote kiwi conservation - something the region can truly celebrate in 2025
- Adding colour and vibrancy to Whangārei starting from Te Iwitahi and leading a trail through to the Town Basin and to Hihiaua peninsular
- Media coverage
- Use of Kiwi Art Trail logos, maps and other media
- Support of local artists

7.3 Performance measures and compliance

Our venues and events will deliver the outcomes of the Experience Local: Whangārei Events Strategy and will provide for customer satisfaction.

Performance Measure	Year 1 2024-25 target	Year 2 2025-26 target	Year 3 2026-27 target	Years 4-10 2027-34 target
Percentage of Council delivered events that include two or more of the local experience categories (as per the strategy).	100%	100%	100%	100%
Regulatory support for events across our District. Requests submitted via our operational request dashboard to be successful completed in a timely manner. Measured monthly by the operational request dashboard: Reported in the community operational report.	≥80%	≥80%	≥80%	≥80%
Attracting, growing, and sustaining loyal audiences to events and satisfaction with the venues. Measured via the Audience Participation Survey – result is the average across all sampled events through the year.	≥60%	≥63%	≥65%	≥70%

7.4 Request System dashboard update



7.5 Current challenges/issues

Resourcing

Active recruitment is underway for the Audio-visual technician role. This is not a widely held skill locally making recruitment challenging.

Whangarei as an Event Destination - Challenges

Staff have been very successful in attracting and growing community engagement through events, to the point where staff are now facing the challenges of their own success. The increasing popularity of Whangārei as a destination for major events is a testament to the city's appeal, the hard work of the council events team, the community's collaboration, and the unwavering support from our council.

Together, some amazing events for the district have been achieved.

However, this growth in events, event permits, road closures, sponsorships, and venue bookings also highlight the challenges faced by the V&E team, who are operating within a tight budget while managing an increasing workload. Staff are diligently working to find a balance between accommodating the rising demand and maintaining the quality of service without overextending the team's capabilities.

Whangārei's success in attracting events and visitors is a positive development. However, resources are limited, and staff are now seeking opportunities to help manage this growth effectively.

7.6 Operational Activities for October

Forum North

Current Priorities for Forum North Entertainment Centre:

- The demand for bookings in 2025 is increasing with dates filling up fast.
- Forum North's roof repair contract is underway, these repairs are set for the Christmas break.

A lot of good feedback has been received recently from hirers included some below:

- Plant Conservation Network: "Firstly, on behalf of the New Zealand Plant Conservation Network, I'd like to convey our very grateful thanks for the way in which the team at Forum North dealt with everything pertaining to our conference, including the inevitable last-minute requests. You (Monique), Nic, Benji and the others involved did an awesome job and we have nothing but praise for your professionalism. Hopefully, I won't get caught up in helping to organise a conference but if I were to be involved in organising another conference in Whangarei, Forum North would definitely be my venue of choice again. The personnel onsite were very approachable and helpful. We have no issues whatsoever with the venue or the service provided."
- Joyful Youth Orchestra: "There is not one thing I can complain about. Very clean and awesome theatre, super friendly and helpful staffs, brilliant experience! I cannot ask for more!!!"

Cultural Events

- Staff are working on the Christmas and Endless Summer Festivals, Kiwi Art Trail and the Cafler Park re-opening event coordination.

Events on Council Land permits issued/processed in October:

- Coast Hydration Station - Grass area between Loco/The Quay - Canopy Bridge as rain location (19th October 2024).
- Maritime Festival - Putahi Park, Canopy Bridge & Town Basin (11th to 13th October 2024).
- Whangarei Parkrun 2025 - Hatea Loop (Every Saturday from 1st January 2025 to 31st December 2025).
- Christmas @ The Basin - Raised Stage Town Basin (December 3rd, 10th and 17th 2024).

Temporary Road Closures Processed in October:

- Lions Fireworks Event - Okara Drive (2nd November 2024).
- Blessing and Opening of a Whare – James/Cameron Street (25th October 2024)
- 2024 International Rally of Whangarei – Multiple locations around the District (6 November to 10 November 2024).



Operational Activities

Over the month of October 2024 Forum North Hosted

- 12 Community Events over 14 days
- 2 Commercial Event over 2 days

Tickets issued in August across all Forum North shows:

915 tickets sold during October to all upcoming shows. This is up by 18% from last month, and only down 10% from October last year.

Ticketed shows in October:

- Cuppa For a Cause – Total tickets issued: 56
- The Bee Gees Night Fever – Total tickets issued: 327 (sold out)



The Bee Gees Night Fever – 27 October

Other public events in Forum North:

- The Great Kiwi Circus Show – 2 Oct
- Whangarei Film Society
- Joyful Youth Orchestra – 5 Oct
- Show Me Shorts Film Night – 17 Oct
- LYNKZ Factor – 24 Oct
- Library Heritage Talk – 30 Oct

7.7 Future Planning / What's coming next?

Forum North Upcoming Events

In November there are 15 events

- 5 Commercial and 8 Community events
- 15 days of events in the Theatre
- 9 days of events in the Conferencing Area

Upcoming public events/shows at Forum North in November:

- Dancing Queen a Tribute to ABBA – 5 & 6 Nov
- Aotearoa Wrestling – 9 Nov
- Mind, Body and Spirit Expo – 16 & 17 Nov
- Urzila Carlson – 20 & 21 Nov
- Library Heritage Talk – 27 Nov
- Cirque Africa – 27 Nov
- WADPA presents Decades – 30 Nov and 1 Dec

Events on Council Land Permits currently being processed:

- 2024 International Rally of Whangarei - Pohe Island car park, loop way and green space by bike track (6 to 11 November 2024).
- The vibrant festival of Diwali – Rose Gardens (10th November 2024).
- Tuia flash mob fundraiser – Town Basin (16th November 2024).
- Harcourts Hatea Loop Challenge with a Splash of Colour – Hatea Loop Walkway + Hītāua Peninsula (5th December 2024).

- Yule Christmas Market – William Frazer Park (6th December 2024)
- Santa Run – Hatea Loop Walkway (15th December 2024).
- C3 Church: Community meals – TBC Central Location (21st December 2024).
- L&P Road Trip – Grass area by Matapouri Beach and Ruakaka Beach (January 3rd & 4th 2025).
- Northland Firefighters Combat Challenge - Kensington Stadium car park (1 March 2025).
- White Plate Dinner – Canopy Bridge (1st March 2025).
- Hikurangi Auto Madness - Hikurangi Sports Grounds (9th March 2025)
- Wayne Taylor Band - Pūtahi Park (15th March 2025).
- ArtBeat – Town Basin (Saturday 12th April 2025).
- Kaupapa Hauora - Health Expo - Putahi Park and Canopy Bridge (TBC April 2025)
- Anzac – Laurie Hall Park (25th April 2025)
- 2026 Secondary Schools Team Sailing National Regatta - Parua Bay Recreational Reserve (12 to 18 April 2026).

Temporary Road Closure Applications currently being processed

- Whangarei Christmas Parade – centre of the city (30 November 2024).
- Music Festival/Street Party – Vine Street (1st February 2025)
- LAB – Okara Drive (25th January 2025).
- Northland Car Club - Kaiikanui Road 26th January 2025, Crows Nest Road 16th February 2025 & Mangapai Caves Road Hillclimb 16th March 2025.

Future Community Events/Festivals:

- Christmas Festival – 30th November to 24th December 2024
- Registrations are now open! Endless Summer Festival 2025 - Whangarei District Council (wdc.govt.nz)
- Santa's Grotto – multiple event dates throughout December
- Christmas Community Pop Up – multiple event dates throughout December
- Christmas Parades
- Endless Summer Festival 1 January to 31 March 2025
- Cafler Park re-opening event February 14, 2025
- Taste Whangarei March 2025

Future Major Events

- International Rally 8-9 November 2024

7.8 Risk to the Tiriti Relationship

None to report

7.9 Delegated Financial Authority Policy

Nothing to report.

7.10 Legislation changes or updates

Nothing to report.

7.11 Capital Works

Major Projects – Venue & Events	Current Stage	Estimated Construction Start Date	Estimated Completion Date
Stadium Roof	Construction	November 2026	June 2027
<p>Summary:</p> <p>The Project Status Concept design.</p> <p>BECA has provided an updated Price for the full design. Tags are being agreed prior to approving the procurement of the complete design.</p> <p>Construction Contract Expected to be Tendered March 2025</p> <p>Designer: BECA</p> <p>Contractor: TBA</p>			

The Project Manager continues to work closely with NECT2021 staff and other internal stakeholders regarding timing and construction affecting business as usual at the venue as planning progresses.

8 Civil Defence Emergency Management (CDEM)

8.1 Health & Safety

Nothing to report.

8.2 Current Priorities

Tsunami Resources

Tsunami Siren Replacement Project is ongoing with 35 constructed / installed (78%).
Four were paused – due to access to DOC land (three are being sorted in November)
Work is well underway for installing connectivity for use.

Community

Community and Organisational engagement, with specific attention to meeting Iwi Māori and isolated communities to continue developing strong relationships.

Cyclone Gabrielle Final Recovery Report

The final Regional Recovery Report has been published for distribution.

The Group Recovery Exit Strategy will be completed next month.

The Group Recovery Manager provided the Final Recovery Report to Te Karearea Joint Partnership Committee in early November.

8.3 Performance measures and compliance

Assessment of the Northland CDEM Group Plan 2021-2026 will be undertaken by the Northland CDEM Group office staff at intervals. The next reporting is to the Northland CDEM Group Joint Committee in December 2024.

8.4 Request System dashboard update

Nil Requests

8.5 Current Issues and Challenges

New Tsunami Siren Network

The new tsunami siren network installation has posed some challenges regarding site locations, this is being worked through to achieve satisfactory outcomes.

The ongoing operational costs of the new siren network, including connectivity and repairs and maintenance are currently being worked through and council will be made aware of these costs shortly.

The ongoing costs were not able to be identified at the start of the project in 2019, costs have risen and connectivity channels have developed over the last five years.

Multi-Agency Coordination Centre (MACC)

Staff continue to work with the Northland Regional Council on the structure of the project team and initial needs of council for the Emergency Operation Centre for council in the new facility.

A council decision agenda will be brought likely December 2024 in relation to this project.

8.6 Overview of Operational Activities for October reporting period:

Response

There have been no emergency response actions required during October.

Emergency Operations Centre (EOC):

- A Response Manager course was held in early October. Two new Response Managers will be trained over the next six months.
- An EOC exercise is planned for December.
- Work is underway to use MS TEAMS in the EOC as the file management system for an event, which is linked to Kete.
- The EOC Procurement Guideline is in final draft form and planning is underway for Tech One training and staff training in the use of Tech One and understanding the EOC Procurement Guideline.

Community engagement activities include:

- Marae Preparedness Workshop - Marae for the Flood Resilient Māori Communities and Marae Project,
 - Mokau Marae
 - Tuparehuia Marae
- Community Engagement
 - Whangarei Heads CRG
 - Bland Bay CRG
 - Oakura CRG
 - Fale Pacifica & Multi-Cultural Organisation
 - Multi-cultural Organisation

Northland Welfare Coordination Group (WCG):

Nothing to report

Northland Lifelines Group (NLG):

A national Lifelines conference was held in October which was attended by some council staff including a prospective Local Recovery Manager.

Emergency Services Day:

Sunday 3rd November the Whangarei Emergency Services Day was successfully held at Kensington Park. Attended by all the Emergency Services and other groups, and CDEM.

School Tsunami Planning exercise:

Staff are working with Ngunguru School to further develop their Tsunami Evacuation Plan.

8.6. Risk to the Tiriti Relationship

Nothing to report.

8.7 Delegated Financial Authority Policy

Nothing to report.

8.8 Legislation changes or updates

Nothing new to report at this stage.

8.9 Future Planning / What's coming next?

- Marae Preparedness Plan and Māori Engagement within the Whangarei District - ongoing.

- EOC staff training – ongoing.
- EOC process and documentation review – ongoing.
- EOC ICT equipment review and renewals – new laptops ordered.
- Tsunami Siren Replacement Project – underway.
- Tsunami Board review with new inundation modelling – March 2025.
- Flood Resilient Māori Communities and Marae Project – underway.

CDEM continue to support the Flood Resilient Northland Regional Council (NRC) project being led by the Rivers Department to provide flood readiness planning to 35 Marae throughout Te Taitokerau. Whangarei District EMS will support six Marae in the Whangarei District through this process. There are four remaining Marae in the Whangarei District: Whananaki, Whakapara, Maungarongo and Akerama Marae.

Upcoming Training Courses:

11 th & 12 th Nov (Mon/Tues)	CIMS 4
13 th Nov	Logistics
14 th Nov	NRC EOC Exercise
15 th Nov	Planning
11 th Dec	EOC Exercise

Courses for next year are not yet scheduled.

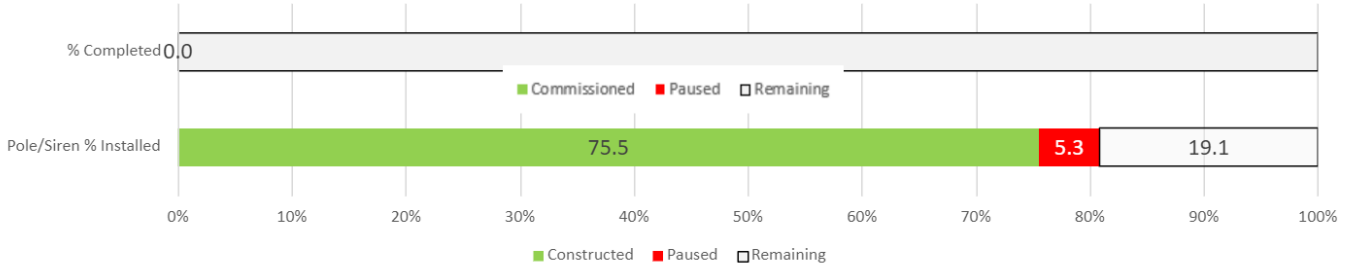
8.10 New Tsunami Siren Project – Northland Region (WDC / KDC / FNDC):

71 Sites constructed

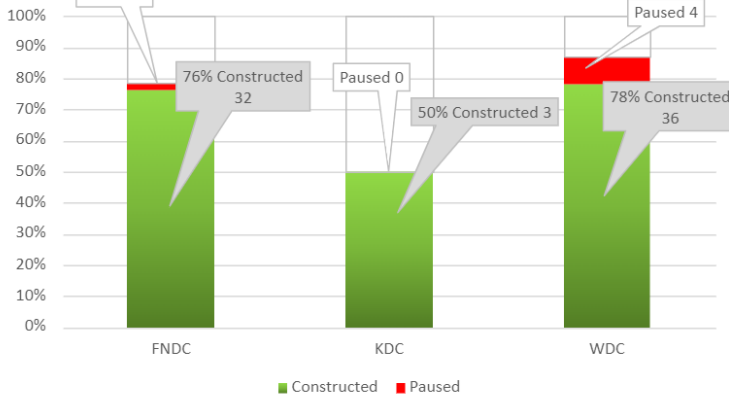
23 Sites remaining

5 Sites paused

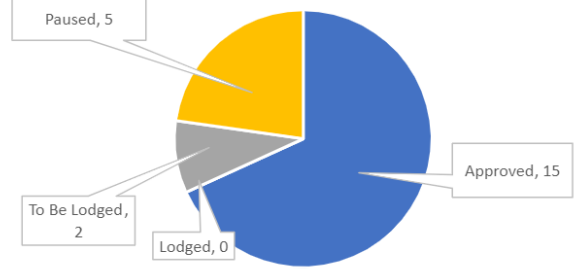
Overall Installation Progress (All Districts)



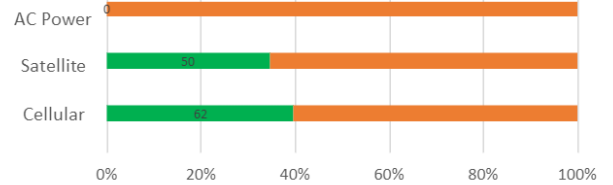
Constructed sites % by District



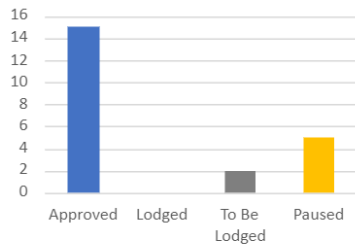
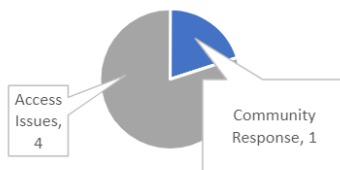
Remaining Sites Status



Commissioning Progress



Reasons for the pauses?



FNDC Sites Remaining : 10	KDC Sites Remaining : 3	WDC Sites Remaining : 10
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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:

	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing this resolution
1.1	Tenancy Process	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Item	Grounds	Section
1.1	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial 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.