

Strategy, Planning and Development Committee Agenda

Date: Thursday, 21 November, 2024

Time: 9:00 am

Location: Civic Centre, Te Iwitahi, 9 Rust Avenue

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

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

1. Declarations of Interest / Take Whaipānga	
2. Apologies / Kore Tae Mai	
3. Confirmation of Minutes of Previous Strategy, Planning and Development Committee Meeting / Whakatau Meneti	
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6.1 Confidential Minutes Strategy, Planning and Development Committee 17 October 2024	
7. Closure of Meeting / Te katinga o te Hui	

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

Please refer to minutes for resolutions.

Strategy, Planning and Development Committee – Terms of Reference

Membership

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

Meetings Monthly

Quorum 7

Purpose

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

Key responsibilities

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

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

CCO accountable to this committee:

- Whangarei District Airport – CCO

Delegations

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

The Committee does not have:

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

Strategy, Planning and Development Committee Meeting Minutes

Date: Thursday, 17 October, 2024
Time: 9:00 a.m.
Location: Civic Centre, Te Iwitahi, 9 Rust Avenue

In Attendance

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

Not in Attendance

Cr Scott McKenzie (Deputy
 Chairperson)

Scribe

D Garner (Democracy Adviser)

1. **Declarations of Interest / Take Whaipānga**

No declarations of interest were made.

2. **Apologies / Kore Tae Mai**

Cr Scott McKenzie (absent on Council business)

Moved By Cr Carol Peters

Seconded By His Worship the Mayor

That the apology be sustained.

Carried

3. Confirmation of Minutes of Previous Strategy, Planning and Development Committee Meeting / Whakatau Meneti

3.1 Minutes Strategy, Planning and Development Committee 19 September 2024

Moved By His Worship the Mayor

Seconded By Cr Simon Reid

That the minutes of the Strategy, Planning and Development Committee meeting held Thursday 19 September 2024, including the confidential section, having been circulated be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

4. Decision Reports / Whakatau Rīpoata

4.1 New Private Access Road Name – RMA Consents – Roberts Limited – SD2100154

Moved By His Worship the Mayor

Seconded By Cr Nicholas Connop

That the Strategy, Planning and Development Committee:

1. Approve the name of the private access off State Highway One, Waipu as Maggies Lane.

Carried

Cr Deborah Harding requested her vote against the motion be recorded.

4.2 New Private Rights of Way Naming – RMA Consents – Morgan – SD1700132

Moved By Cr Ken Couper

Seconded By His Worship the Mayor

That the Strategy, Planning and Development Committee:

1. Approve the name of the main right of way off Paranui Valley Road as Te Wai Place.
2. Approve the name of the right of way "M" off Paranui Valley Road as O Pukeko Way.
3. Approve the name of the right of way "G" off Paranui Valley Road as O Awa Toka Way.

4. Approve the name of the right of way "I" off Paranui Valley Road as O Waikata Way.

Carried

Cr Marie Olsen requested her vote against the motion be recorded.

Cr Simon Reid requested his abstention from voting on the motion be recorded.

5. Information Reports / Ngā Pūrongo Kōrero

5.1 Plan Change 2 – General Amendments – Update following close of submissions

Moved By Cr Ken Couper

Seconded By Cr Deborah Harding

That the Strategy, Planning and Development Committee notes the update.

Carried

5.2 Whangārei District Airport Annual Report to 30 June 2024

Moved By Cr Simon Reid

Seconded By Cr Carol Peters

That the Strategy, Planning and Development Committee notes the Annual Report to 30 June 2024 for the Whangareei District Airport.

Carried

5.3 Operational Report – Strategy, Planning and Development October 2024

Moved By Cr Simon Reid

Seconded By His Worship the Mayor

Carried

Cr Carol Peters left the meeting at 9:23am after Item 5.3.

6. Public Excluded Business / Rāhui Tangata

Moved By His Worship the Mayor

Seconded By Cr Marie Olsen

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 Regulatory Overview	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	The making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation, and detection of offences and the right to a fair trial. To maintain legal professional privilege.	S6(a) S7(2)(g)

Carried

7. Closure of Meeting / Te katinga o te Hui

The meeting concluded at 10:48am.

Confirmed this 21st day of November 2024

Cr Ken Couper (Chairperson)

4.1 New Private Access Name – RMA Consents – Phoenix Property Advisory Ltd – SL2200026

Meeting: Strategy, Planning and Development Committee
Date of decision: 21 November 2024
Reporting officer: Ricardo Zucchetto – Matatau - Post Approval Officer

1 Purpose / Te Kaupapa

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

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee:

1. Approve the name of the private access off Kauika Road as Kanae Way.

3 Background / Horopaki

A road naming application has been received to satisfy conditions of a large multi-level development for Phoenix Property Advisory Ltd to name a private access off Kauika Road, Whangarei. The proposed names are considered in accordance with Council's Road Naming Policy 2009.

The applicant supplied the following names:

- Tuna Lane – tuna species in the awa (stream, creek etc).
- Kanae Way – mullet in the awa.
- Pūrei Close – vegetation on the awa bank.
- Kirikiri Lane – awa name.

Due to the complexity of the development, I sought advice from Land Information NZ (LINZ) on how to address this development when completed. LINZ advised that only one road name was required as there was only one access point to Kauika Road. Units 93-95 are on Kauika Road, so will gain their addresses from Kauika Road.

The names "Tuna" and "Kirikiri" are not viable names in this location due to duplication in the immediate proximity.

4 Discussion / Whakawhiti kōrero

No consultation was undertaken as the developer owns the land.

Consultation was sought from Te Parawhau who suggested the final suite of road names.

4.1 Financial/budget considerations

This road name application is a condition of their consent, and the associated cost is recovered from the applicant.

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. Road Naming Application + Te Parawhau confirmation
2. Location Name Map



Application for Road Naming

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

Points to remember when making an application

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

Important Considerations

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

How to get this application to us

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

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Applicant Details

First name(s) Phoenix Property Advisory Ltd

Last name _____

Postal address PO Box 105-515, Downtown Auckland 1143

Best day-time phone number 09 215 9105 Mobile 021 414 384

Email travis@phoenixproperty.co.nz

Resource Consent Details

Resource Consent application number SL2200026 and P111193

Agent Details

Name of Agent As above Agent ref _____

Agent postal address _____

Best day-time phone number _____ Mobile _____

Email _____



Proposed Road Name Details

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

Public Private

Proposed road name 1 As per RC conditions we are required to provide 4 JOAL names.

Reason As per the attached correspondnce we have met with Te Parawhau
mana whenua who have suggested the following JOAL names being:

JOAL 1: Tuna Lane (tuna species in the awa)

JOAL 2: Kanae Way (mullet in the awa)

JOAL 3: Purei Close (vegetation on the awa bank)

JOAL 4: Kirikiri Lane (awa name)

Proposed road name 2 _____

Reason _____

Proposed road name 3 _____

Reason _____

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

See attached JOAL Plan

- JOAL 1: TUNA LANE
- JOAL 2: KANAE WAY
- JOAL 3: PUREI CLOSE
- JOAL 4: KIRIKIRI LANE

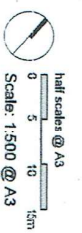


2024 March
 18, 9, & 11 Kauika Road, Avenues, Whangarei 01110
 for Phoenix Property Advisor Limited

Kauika Road

Overview Plan - Site Plan

Drawing No. SK-020
 Project No. 2138
 Revision A
 A STUDIO ARCHITECTS



Key	
[White Box]	1 Bedroom Residence
[Light Grey Box]	2 Bedroom Residence
[Medium Grey Box]	3 Bedroom Residence
[Dark Grey Box]	4 Bedroom Residence

Travis Coffey

From: Travis Coffey
Sent: Tuesday, 24 September 2024 11:54 am
To: Travis Coffey
Subject: FW: Kauika - update & street names

From: Georgina Olsen
Sent: Tuesday, 17 September 2024 12:10 pm
To: Travis Coffey
Cc: Pari Walker
Subject: Re: Kauika - update & street names

Kia ora anō Travis

Thanks for your email regarding street names

Matua Pari and other kaumatua have considered your names and suggest the following alternative names:

- Joal 1 Tuna Lane (tuna species in the awa)
- Joal 2 Kanae Way (mullet in the awa)
- Joal 3 Purei Close (vegetation on the awa bank/riparian margin)
- Joal 4 Kirikiri Lane (awa name)

In terms of Hauhake Way, Hauhake means 'barren or to be barren' thus meaning women/female (tāngata and fauna/flora) species are unable to have babies to make flourishing populations for all taonga species, tāngata. flora and fauna alike.

We trust these names are agreeable to you.

Mauri ora



Georgina Olsen

Landscape Architect / Planner
 Te Parawhau Hapū Kaiwhakahaere me te Taiao Rōpu

georgina@lfc.co.nz

0204 1264926
 15/11 Marina Road
 Tutukaka 0153

lfc.co.nz

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Please consider the environment before printing this e-mail.

On Tue, 17 Sept 2024 at 11:55, Pari Walker wrote:

| Joal 1 Tuna Lane (tuna species in river)

Joal 2 Kanae Way (Mullet in Stream)

Joal 3 Purei Close (Vegetation on stream edge)

Joal 4 Kirikiri Land (the Stream)

Plus your korero g about barren land



Sent from my iPhone

Attachment Two - Location Map



Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors, Whangarei District Council Land Information New Zealand, Whangarei District Council

GIS Maps Print

Thursday, October 24, 2024



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

Scale 1:1,500



Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

4.2 Proposal to retain or alter (correct) the road name Maturiki Drive, One Tree Point

Meeting: Strategy, Planning and Development Committee
Date of meeting: 21 November 2024
Reporting officer: Ricardo Zucchetto – Matatau - Post Approval Officer

1 Purpose / Te Kaupapa

To inform Council of a spelling error of an existing road name and to seek a decision to either retain or alter the road name.

2 Recommendations / Whakataunga

That the Strategy, Planning and Development Committee:

EITHER

1. Retain the existing road name of Maturiki Drive, One Tree Point.

OR

2. Or alter the spelling of Maturiki Drive to Matariki Drive, One Tree Point.

3 Background / Horopaki

In 2009 Council received a road naming application from the agent and developer of Marsden Cove (Attachment 1). This included the appropriate consultation correspondence from the local iwi, Patuharakeke Te Iwi Trust Board (Attachment 1). At the time Marsden Cove and Patuharakeke Te Iwi Trust Board had the same spelling of Maturiki, and the Council officer at the time duly processed the road naming application to completion.

In September 2022 Patuharakeke Te Iwi Trust Board advised Council (Attachment 2) of the misspelling and was interested in having the name rectified to Matariki. The correct spelling is Matariki (an “a” instead of a “u”) Drive.

Matariki is the Māori name for the Pleiades constellation, its significance concerns its heliacal rising between May and June that coincides with the winter solstice marking the beginning of the Māori new year. The Māori name for Mount Lion is also Matariki, taken directly from the star constellation, where upon viewing from inland the mountain aligns with the heliacal rising of Matariki. Mount Lion is visible across the harbour from Marsden Cove.

No historical meaning or relevance can be sourced for Maturiki.

4 Discussion / Whakawhiti kōrero

Section 319 of the Local Government Act 1974 (Act) sets out the general powers of councils in respect of roads.

Section 319(1)(j) reads: “to name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.”

In terms of our Road Naming Policy 2009 (Attachment 3) under heading “5.8 Changing Existing Road Name” reads:

5.8.1 A name change will only be made if Council considers that the change will result in a clear benefit to the community.

Reasons for changing road names may include:

- To correct the spelling
- To eliminate duplication in spelling or sound
- To prevent confusion arising from major changes to road layout
- To make geographical corrections
- To assign different names to separate ends of a road with permanently impassable section somewhere along the length
- Where names have been changed or corrupted by long establish usage, it is not usually advisable to attempt to restore the original form. That spelling which is sanctioned by general usage should be adopted
- When a private road or private way is requested to be renamed a minimum of 80% of the property owners/residents must approve of that change. There is no guarantee that a request will succeed

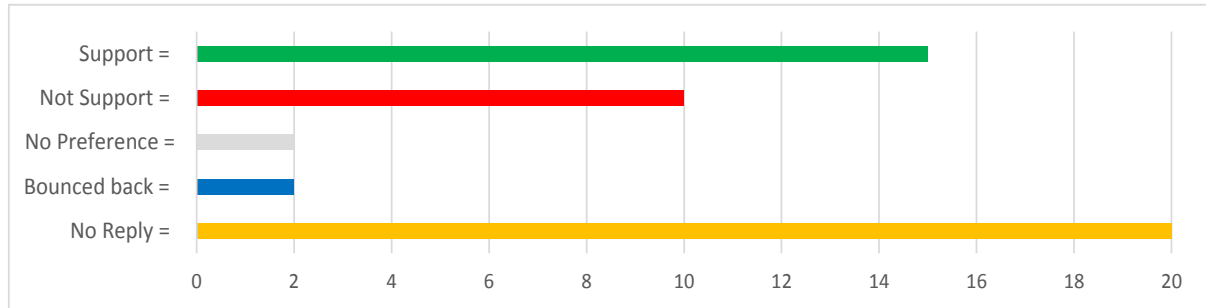
It is important to note that Council does not resource changes to road names outside of the consent process, with team having to consider any such request around/in addition to our BAU activities. As such the process can be protracted as day to day work must take priority.

To facilitate a possible road name alteration, we consulted with all properties of Maturiki Drive (Attachment 4). There are currently 64 properties on Maturiki Drive. Fourteen (13) are owned by the Developer, two (2) are Council Reserves, leaving 49 other parties to consult with.

- 13 Owned by Marsden Cove (counted as one party)
- 2 WDC reserves (not consulted)
- 49 Individuals

We consulted with all property owners via email (or letter) on 27 May with a follow-up email on 04 July (Attachment 5). We also asked the Developer to make contact with all of the residents through their residents’ newsletter.

Only counting the Developer as one (1) party we received a total of twenty seven (27) replies in return. No returns were received via post. Fifteen (15) were in support, ten (10) did not support and two (2) had no preference when asked if they supported or not supported a name change from Maturiki Drive to Matariki Drive. Twenty (20) did not wish to engage and two (2) emails bounced back. Summarised below:



4.1 Financial/budget considerations

When a new road is created as part of the subdivision process the associated costs can be recovered from the applicant and do not fall upon the rate payer. This is due to the road naming process being a condition of the subdivision consent.

However, this road naming alteration process was done after the development was completed. The cost associated with this process is non-recoverable. The research, consultation material and process, post-consultation analysis, agenda preparation required an estimate of 75+ hours to complete.

As indicated above this was accommodated outside of BAU, meaning that the process has taken some two years to complete since the initial request. If more frequent name changes were to be proposed outside of the subdivision process additional resourcing would be required to consider these in a timely manner, resulting in additional cost to the ratepayer.

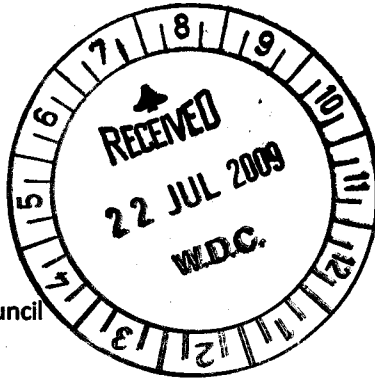
5 Significance and engagement / Te Hira me te Arawhiti

The decision or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy. Affected parties were engaged as outlined above. Once a decision is made a follow-up communication will be sent to all affected parties advising them of the decision and, if required the process going forward. The public will be informed via Agenda publication on the website.

6 Attachments / Ngā Tāpiritanga

1. Original road naming application and Patuharakeke letter from 2009.
2. Letter from Patuharakeke 28/09/2022 concerning the misspelling.
3. Page 6 from Road Naming Policy 2009.
4. Location Map - Properties of Maturiki Drive.
5. Copy of Emails, and Letter + Feedback Form sent to affected parties.

14 July 2009



Whangarei District Council
Private Bag 9023
WHANAGREI 0148

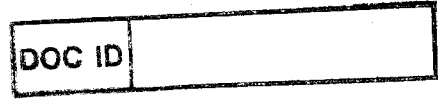
Elan House
19 Tamariki Avenue
P.O. Box 45, Orewa
Telephone: 09 427 9100
Facsimile: 09 427 9110
Email: jamesg@aireys.co.nz
www.aireys.co.nz



Members of ACENZ 

Attention: Ron Jeffcoate, GIS Assistant (Projects)

Dear Ron



RE: STAGE 2 Marsden COVE – ROAD NAMES

Please find below a list of proposed Road names for roads under construction in Stage 2 Marsden Cove Subdivision. Three Road names are proposed for each of the roads. Attached is a site plan showing Road numbers for your reference.

Road No.	Proposed Rd Name	Relevance
5	<i>Kentia Place</i>	the names for this street are species of palms included in the landscaping (Kentia Palm)
	<i>Nikau Place</i>	Nikau Palm
	<i>Cordyline Way</i>	Cabbage Tree (latin)
12	<i>Kuaka Grove</i>	These names are different species of birds that frequent the area (eastern bar – tailed godwit (maori)
	<i>Hauhou Lane</i>	Lesser Knot (maori)
	<i>Torea Place</i>	Oystercatcher (maori)
11	<i>Waitemata Drive</i>	This street is named after significant names & geotechnical features in the area (alternative name for Whangarei Harbour)
	<i>Motu Muka Drive</i>	Maori name for Lady Alice Island in the Hen and Chicken group of islands
	<i>Taranga Drive</i>	Is the name for the main island in the Hen and Chicken island group
9	<i>Karanga Parade</i>	Means welcome and is a theme carried through the development (name of entrance structures in the canal)
	<i>Motukino Drive</i>	Maori name for Fanal Island (Mokuhinau island group)
	<i>Maturiki View</i>	Maori name for Lion mountain on the Whangarei heads
10	<i>Poaka Place</i>	Maori name for Pied stilt
	<i>Kotare Court</i>	Maori name for Kingfisher
	<i>Langman Court</i>	Last name of the late Ross Langman who was heavily involved with construction of the marina.

Please would you advise at your earliest opportunity Road names accepted by Council, in order that Road name plates may be ordered and plan details amended.

Please call with any queries.

Yours sincerely



James Greenwood
Director
AIREY CONSULTANTS LTD
jamesg@aireys.co.nz

cc **Stace Hopper, Marsden Cove Ltd**
 Cato Bolam Consultants
 Peter Dillion, Subdivision Offices, WDC

Patuharakeke Te Iwi Trust Board Inc
PO Box 168
Ruakaka 0150

November 29th 2009

Marsden Cove Limited
8 Rauiri Drive
One Tree Point

Attention: Stace Hopper

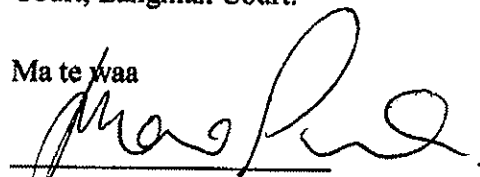
Kia Ora Stace

Thank you for making contact regarding the naming of new roads for Stage 2 of the Marsden Cove development.

The Patuharakeke Te Iwi Trust Board has no objection to the use of the Road names identified in the Airey Consultant Ltd document, dated 14 July 2009.

Kentia Place, Nikau Place, Cardyline Way, Kuaka Grove, Hauhou Lane, Torea Place, Waitemata Drive, MotuMuka Drive, Taranga Drive, Karanga Drive, Maturiki View, Poaka Place, Kotare Court, Langman Court.

Ma te waa



Luana Pirihi

Patuharakeke Te Iwi Trust Board

PATUHARAKEKE TE IWI TRUST BOARD
PO BOX 557 | WHANGAREI
admin@patuharakeke.maori.nz



28/09/2022

Attention: Ricardo Zucchetto
Post Approval RMA Officer
RMA Consents Department
Whangarei District Council
Email: ricardo.zucchetto@wdc.govt.nz

Tena Koe Ricardo

Re: Spelling of Maturiki Drive, One Tree Point

It has been brought to the Trust's attention that inquiries have been made by a hapū member (and employee of our Taiao Unit) regarding the spelling of "Maturiki" Drive at One Tree Point. In your correspondence with Ari Carrington, you advised the following:

*"Back in 2009 when the name was proposed, the local iwi were consulted and confirmed the spelling *(you attached the original letter from Patuharakeke Te Iwi Trust Board).*

Maturiki is the Māori name for "Lion Mountain on the Whangarei Heads" (refer application), which is what you can see across the harbour from this area. So while it sounds similar Maturiki and Matariki are indeed different."

However, according to our traditional narrative and that of our whanaunga hapū across the harbour, Lion Mountain is most certainly named "Matariki." Nobody has ever seen it spelled with a "u" and it really doesn't translate to anything in that format. This has been checked with Luana Pirihi who wrote the approval letter back in 2009 as secretary of PTB at that time, and with other members of our kahui kaumatua including Paraire and Heidi Pirihi and tribal historian Harry Midwood. These holders of mātauranga for our hapū have suggested "Maturiki" must have in fact been a typographical error in the letter you refer to.

We would like to understand the next steps that need to be taken to rectify this situation and get the road name corrected please. We look forward to hearing from you.

Naaku noa nā,

A handwritten signature in black ink, appearing to read 'Patuharakeke Te Iwi Trust Taiao Unit'. The signature is fluid and cursive, with a large initial 'P'.

Co-Convenor Patuharakeke Te Iwi Trust Taiao Unit

5.8 Changing Existing Road Names

5.8.1 A name change will only be made if Council considers that the change will result in a clear benefit to the community.

Reasons for changing road names may include:

- To correct the spelling
- To eliminate duplication in spelling or sound
- To prevent confusion arising from major changes to road layout
- To make geographical corrections
- To assign different names to separate ends of a road with a permanently impassable section somewhere along the length
- Where names have been changed or corrupted by long established usage, it is not usually advisable to attempt to restore the original form. That spelling which is sanctioned by general usage should be adopted
- When a private road or private way is requested to be renamed a minimum of 80% of the property owners/residents must approve of the change. There is no guarantee that a request will succeed.

5.8.2 The changing of road names will comply with Local Government Act 1974. Section 319 Council shall have power in respect of roads to do the following things:

319(j) To name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.

5.9 Signage

5.9.1 The developer of a subdivision is required to provide and erect the road/access way nameplate and post. This requirement will usually be a condition of resource consent.

5.9.2 All signage is required to comply with council's standards, which are specified in council's Environmental Engineering Standards.

5.9.3 To differentiate between public and private access ways Council's standards specify differed coloured backgrounds on the nameplate and a supplementary blade. Refer to the relevant Environmental Engineering Standards street sign drawings.

5.9.4 Council will provide and erect nameplates and posts for newly named existing public and private vehicular access ways that are not part of a recent subdivision.

5.9.5 Council will maintain all council approved road name signs.

6 Policies Superseded

6.1 This policy supersedes the previous Road Naming Policy – April 2005.

6.2 The road naming provisions in this policy supersede any relevant clauses that deal with road naming in any other Council policy documents and gives effect to the District Plan.

7 Appendix - Guidelines for Choosing a Road Name

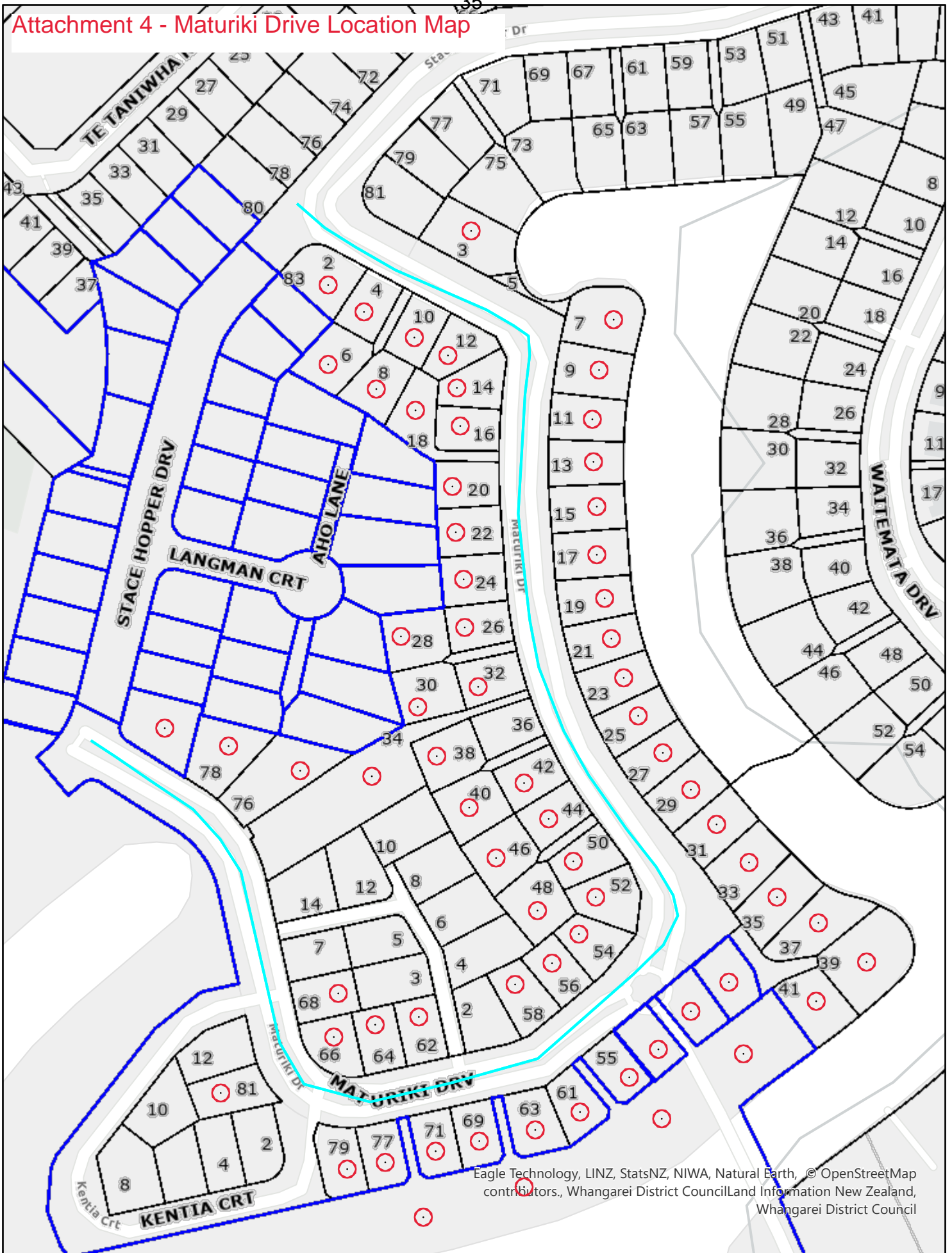
Road names should be chosen from the following categories provided they meet the criteria in clause 5.5 and 5.6 of this policy.

7.1 History – Weighting 3

7.1.1 The name of a historical person, event, industry or activity associated with the area. Such names may include early settlers and early notable people such as conservationists or naturalists.

7.1.2 The family name of the former owner of a farm or property or the name of the farm or property may be used if a historical context is established.

Attachment 4 - Maturiki Drive Location Map



Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors, Whangarei District Council Land Information New Zealand, Whangarei District Council



GIS Maps Print

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

Parcel Information is sourced from the Land Information New Zealand (LINZ) Data Service. CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Monday, October 21, 2024

Scale 1:2,257



Projection: NZGD2000 / NZTM 2000

Original Sheet Size 210x297mm

Ricardo Zucchetto

Subject: FW: Your feedback on re-naming Maturiki Drive to Matariki Drive
Attachments: Maturiki or Matariki - Road Renaming Feedback Form.pdf; Road Name Change Cover Letter.pdf

From: Ricardo Zucchetto
Sent: Monday, May 27, 2024 10:55 AM
Subject: Your feedback on re-naming Maturiki Drive to Matariki Drive

Thank you for your time.

I have emailed you as you are the recognised owner or reside on Matariki Drive, Marsden Cove.

I have been tasked with the process of gauging whether the residents of Maturiki Drive would be interested to have the road name corrected to Matariki Drive.

It has come to Council's attention that Maturiki Drive was misspelt at the time the road name was proposed. The correct spelling is Matariki Drive (an "a" instead of a "u").

No historical meaning or relevance can be sourced for Maturiki. Matariki is the Māori name for the Pleiades constellation, its significance concerns its heliacal rising between May and June that coincides with the winter solstice marking the beginning of the Māori new year.

The full explanation is in the attached letter. There is also an attached feedback form, which I would be very grateful if you could complete and return. Or you can simple reply back to this email with your feedback.

Once I have received the feedback I will decide whether to progress further and have Council decide on renaming your road.

As I have had to post out some letters & forms I have to give enough time from these to be delivered, completed, and returned.

My date for feedback from everyone is 30 June 2024. If I manage to get all the feedback sooner I will progress.

Thank you for your time and feel welcome to ask me any questions or raise any concerns.
Kind regards

Ricardo Zucchetto *he / him*

Post Approval Officer (Matatau) | RMA Consents

Whangarei District Council | Te Iwitahi, 9 Rust Avenue | Private Bag 9023, Te Mai, Whangārei 0143

P 09 430 4200 | M 021 193 4614 | www.wdc.govt.nz



My hours of work are
Mon-Tue-Thur-Fri 7.30 to 3.30
I do not work **Wednesdays**



Ask for: Ricardo Zucchetto

27 May 2024

Homeowner at Maturiki Drive

Dear Homeowner/Resident,

Rust Avenue, Whangārei
 Private Bag 9023, Te Mai,
 Whangārei 0143, New Zealand
 P +64 9 430 4200
 E mailroom@wdc.govt.nz
www.wdc.govt.nz/ContactUs

Proposed Road Name (and Address) Change

Thank you for your time.

It has come to Council's attention that Maturiki Drive was misspelt at the time of application to name your road. The correct spelling is Matariki Drive (an "a" instead of a "u").

In 2009 Council received a road naming application from the agent and developer of Marsden Cove. This included the appropriate consultation correspondence from the local iwi, Patuharakeke Te Iwi Trust Board. At the time Marsden Cove and Patuharakeke Te Iwi Trust Board had the same spelling of Maturiki, and the Council officer at the time duly processed the road naming application to completion.

Recently Patuharakeke Te Iwi Trust Board advised me of the misspelling and was interested in having the name rectified to Matariki. No historical meaning or relevance can be sourced for Maturiki. Matariki is the Māori name for the Pleiades constellation, its significance concerns its heliacal rising between May and June that coincides with the winter solstice marking the beginning of the Māori new year. The Māori name for Mount Lion is also Matariki, taken directly from the star constellation, where upon viewing from inland the mountain aligns with the heliacal rising of Matariki. Mount Lion is visible across the harbour from Marsden Cove.

Council is going to facilitate this request to potentially rename Maturiki Drive to Matariki Drive.

The Process:

To determine if a road name change is required, I will follow our [Road Naming Policy](#) (which can be found on Council's website – www.wdc.govt.nz). Council does have the ability to facilitate changing an existing road name to correct the spelling. Part of the process is to undertake feedback with the current property owners along Maturiki Drive to gauge their feedback to correct the spelling to Matariki Drive. This feedback will form part of an agenda item that will make a recommendation to keep Maturiki Drive or change it to Matariki Drive.

Change (what it means for you):

If the name changes from Maturiki to Matariki, your address (road name only) will be updated (the house number will stay the same).

Feedback (what I need from you):

This is your chance to provide feedback. Please refer to the attached form and either post back your reply or send it as an attachment (e.g., a photo of the completed Form) in an email to me.

If you have any queries regarding this renaming process, please contact me in the first instance.

Yours faithfully

Ricardo Zucchetto

Post Approval Officer (Matataui) | RMA Consents

Whangarei District Council | Te Iwitahi, 9 Rust Avenue | Private Bag 9023, Te Mai, Whangārei 0143

P 09 430 4200 | www.wdc.govt.nz

E ricardo@wdc.govt.nz

MATURIKI DRIVE ROAD RENAMING FEEDBACK FORM

The naming of a vehicular access ways (roads and private ways) provides a unique address to enable a property to be identified for emergency services and services for power, telephone, mail and deliveries. Whangarei District Council is responsible for the naming of vehicular access ways and assigning each a property number.

It has come to Councils attention that Maturiki Drive was misspelt at the time of application to name your road. The correct spelling is Matariki Drive (an “a” instead of a “u”).

A road renaming will mean you will get a new unique (situation and/or postal) address. Your house number will remain the same. This change may be inconsequential to you.

ROAD RENAMING - Feedback

In response to the proposal to rename the road, please indicate your preference below.

(Please tick one option only)

I/we support the proposal to rename Maturiki Drive, Matariki Drive.

I/we do not support the proposal to rename Maturiki Drive, Matariki Drive.

I have no preference.

I understand that any change in the spelling of Maturiki Drive to Matariki Drive will result in an address change.

Signature/Name:		Date:
Signature/Name:		Date:
Signature/Name:		Date:
Address:	# Maturiki Drive, One Tree Point	

Thank you for taking the time to respond to this request. Your response is important to our road renaming processes.

Please return this form in the supplied envelop or email a copy (e.g. photo) to ricardo@wdc.govt.nz by 30 June 2024.

This form is not to be included in any publicly available Council report or agenda. However, it could be ‘discoverable’ should anyone put in a LGOIMA (official information) request.

Ricardo Zucchetto

Subject: FW: Your feedback on re-naming Maturiki Drive to Matariki Drive
Attachments: Maturiki or Matariki - Road Renaming Feedback Form.pdf; Road Name Change Cover Letter.pdf

From: Ricardo Zucchetto
Sent: Thursday, July 4, 2024 3:05 PM
Subject: RE: Your feedback on re-naming Maturiki Drive to Matariki Drive

Sorry for the delay everyone. I had hoped to have given you an update at the end of June.

Many thanks for those of you that have replied and given your feedback. If this is you, there is no need to take any further action at this time.

At this stage I hope this reminder will generate me a few more replies and I have re-attached the Letter and Form from my first email to assist.

I'll see how the reply rate is tracking in a few more weeks before I close the consultation process.

Kind regards

Ricardo Zucchetto *he / him*

Post Approval Officer (Matatau) | RMA Consents

Whangarei District Council | Te Iwitahi, 9 Rust Avenue | Private Bag 9023, Te Mai, Whangārei 0143

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I do not work **Wednesdays**

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The full explanation is in the attached letter. There is also an attached feedback form, which I would be very grateful if you could complete and return. Or you can simple reply back to this email with your feedback.

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My date for feedback from everyone is 30 June 2024. If I manage to get all the feedback sooner I will progress.

Thank you for your time and feel welcome to ask me any questions or raise any concerns.
Kind regards

Ricardo Zucchetto *he / him*

Post Approval Officer (Matatau) | RMA Consents

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4.3 Whangarei District Council Road Naming Policy 2024

Meeting:	Strategy, Planning and Development Committee
Date of meeting:	21 November 2024
Reporting officer:	Jarred Martin – Manager - RMA Consents Ricardo Zucchetto – Matatau - Post Approval Officer

1 Purpose / Te Kaupapa

This item seeks a decision from the Strategy, Planning and Development Committee to approve and adopt the renewed Road Naming Policy 2024.

2 Recommendations / Whakataunga

That the Strategy, Planning and Development Committee:

1. Adopt the Road Naming Policy 2024 contained in Attachment 2.
2. Authorises the Manager - RMA Consents to make any necessary drafting, typographical, or presentation changes or corrections to the Road Naming Policy 2024 prior to the document being published.

3 Background / Horopaki

The Whangarei District Council Road Naming Policy sets out instructions to naming and renaming all roads across the Whangarei district.

Section 319 of the Local Government Act 1974 assigns to Council general powers in respect of roads. Specifically, section 319(1)(j) empowers Council “*To name and to alter the name of any road and to place on any building or erection of or abutting on a road a plate bearing the name of the road.*”

Land Information NZ (LINZ) are the national regulators of addressing. Back in 2003, LINZ along with the support of electoral services, central and local government service delivery providers, property service providers, delivery service providers, emergency service providers as well as their Australian counterparts developed the joint Australian-New Zealand Standard “Geographic information – Rural and urban addressing” (AS/NZS 4819:2003), the “NZ Standard”. On 17 November 2003 Council adopted our first Road Naming Policy in line with the NZ Standard.

The purpose of the NZ Standard and our Road Naming Policy is to ensure that addresses can be easily identified and located from the outset, and readily accessed by emergency, public and utility services, and providers of goods and services. It is important to note that Council does not have a role in the naming of urban settlements, localities/suburbs, mountains, lakes, rivers, waterfalls, harbours and natural features of places, all of which sit the New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa. As such this policy cannot cover these matters.

With the development of numerous road naming policies / guidelines across territorial authorities, a review of Council's 2003 Road Naming Policy was undertaken. A revised Road Naming Policy was adopted by Council on 08 July 2009 (Attachment One) and has remained unchanged since.

4 Discussion / Whakawhiti kōrero

A revised NZ Standard in 2011 along with additional addressing guidelines in 2016, 2019 and 2024 from LINZ have necessitated a review of the existing policy to bring the Policy back in-line with the current NZ Standard.

While the Policy is still largely compliant with the requirements of the Standard, with only minor technical updates required, the review provided an opportunity to seek feedback and guidance from Te Karearea Strategic Partnership.

Feedback from Te Karearea Strategic Partnership was received 15 November 2023 noting these points for a review:

- Reference made to the Māori Language Act 2016 (Te Ture mō Te Reo Māori 2016)
- Send all road name applications to mana whenua for consultation.

This feedback has been incorporated into a draft road naming policy along with the following inclusions:

- Policy aligns with obligations under Te Tiriti o Waitangi under the Local Government Act 2002.
- Notes distinction between road naming and other places or features such as suburb and locality and geographic features.
- Inclusion of Māori Language Act 2016 (Te Ture mō Te Reo Māori 2016).
- Section on Māori road names stating the importance of mana whenua linkages.
- Adding "Ara" and "Te Ara" road types as per the NZ Standard.
- Developer must consult with mana whenua where a public road name(s) is required.
- Developer must consult with mana whenua when a Māori road name(s) is proposed.
- Section on mana whenua consultation.

Te Karearea Strategic Partnership noted the inclusions on 05 November 2024.

Following feedback from Te Karearea Strategic Partnership, final changes to the Road Naming Policy 2024 have been made (Attachment Two). The Road Naming Policy 2024 is now ready for adoption.

4.1 Financial/budget considerations

Administration of the Road Name Policy is through the resource consent process and the associated costs can be recovered from the applicant and do not fall upon the ratepayer. This is due to the road naming process being a condition of a development consent. However, Council does not have resourcing for altering existing road names. Requests for an alteration to an existing road name(s) must therefore be considered alongside, and secondary to, road naming through the subdivision process.

5 Significance and engagement / Te Hira me te Arawhiti

The decisions sought through this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy 2024. The public will be informed via the publication of this Agenda on Council's website. Council's website will be updated with the new Road Naming Policy 2024. The Road Naming Policy 2024 will be communicated to RMA Consents regular agents and developers.

6 Attachments / Ngā Tāpiritanga

1. (Current) Road Naming Policy 2009
2. Road Naming Policy 2024

Road Naming Policy

Adopted July 2009

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1 Purpose

This operational policy specifies Council's requirements for the naming of roads and vehicle accesses within the District. This is critical for correct addressing, which is used by emergency services, making our community safer.

2 Scope

This operational policy applies where proposed roads and other vehicular accesses are being created either through subdivision development, or the formation of existing unformed legal road and to the naming of existing unnamed roads/vehicular accesses both public and private. This policy should form part of any subdivision design and approval process reference material.

3 Legislation & Authorities

This operational policy is enabled from the following legislation:

- 3.1 Local Government Act 1974. Part 21 – Section 319 General powers of councils in respect of roads. Council shall have power in respect of roads to do the following things:

319(j) To name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.

4 Policy Linkage

This operational policy must be read in conjunction with:

- 4.1 AS/NZS 4819:2003 Geographic information-Rural and urban addressing. In particular, for rural road naming see clauses 2.4.3.4 to 2.4.3.5, clauses 2.5.5.10 to 2.5.5.12 and section A3.3. For urban road naming see clause 3.4.6 and clause 3.5.
- 4.2 Whangarei District Council Operative District Plan - Subdivision and Development Section.
- 4.3 Whangarei District Council Environmental Engineering Standards - Road Names subsection.

5 Operational Policies

5.1 General

- 5.1.1 The naming of vehicular access ways (*roads and private ways*) provides a unique address to enable a property to be identified for emergency services and serviced for power, telephone, mail and deliveries. Whangarei District Council is responsible for the naming of vehicular access ways and assigning each property a number.
- 5.1.2 Council actively promotes naming un-named existing public and private vehicular access ways in response to the relevant clauses of AS/NZS 4819 (*see 4.1 above*).
- 5.1.3 Council accepts name suggestions from community groups and residents for un-named existing vehicular access ways but Council resolution is final.

5.2 Roads that Require a Name

- 5.2.1 Newly formed public roads vested in Council shall be named including those to be privately maintained.
- 5.2.2 For uniformity and uniqueness and to facilitate location, formed private roads providing access to properties should be named and where desirable private ways, access lots, rights of way, etc. should also be named. This is to ensure effective addressing.
- 5.2.3 Where the access way forms an extension to, or is a continuation of, an existing named access way, then the current access way name will automatically apply.

5.3 Applying for Road Names – do this first

- 5.3.1 Consult on road names with all the affected property owners serviced by roads in the development, even if the properties serviced by those roads are outside the development. Provide evidence of consultation.

- 5.3.2 Consult with Maori when Maori names are proposed. Do this early to avoid delays. Provide evidence of consultation. The names must be appropriate, spelt correctly, interpreted correctly, and not be offensive to Maori.
- 5.3.3 Choose a common theme for the road names where more than one road is being named. Where there is an established theme in an area, new road names within the area should reflect this theme.

5.4 Submit the following for Council Approval

- 5.4.1 A plan identifying all public roads, private ways, private access lots, etc., within the area of interest annotated with the proposed status of each road, i.e. road to vest in Council, private access lot, private right of way, etc. Also a concept plan of the development showing all stages.
- 5.4.2 Three proposed names in order of preference for each road shown on the plan. For example - four roads, submit 12 names.
- 5.4.3 A reason for each name, including any meaning, origins, historical background, relationship with a theme, link with the area, etc. Names are to reflect the historical, geographical or cultural significance associated with the area, a common or established theme in the area (*please state the theme - see 5.3.3 above*) or the name of a noteworthy person. For further details see clause 7 of this Policy: Appendix – Guidelines for Choosing a Road Name.

5.5 Requirements

- 5.5.1 Ensure that road names are not duplicated in the Whangarei District (*both spelling and pronunciation to be considered*); this includes same road names with different suffix.
- 5.5.2 Ensure that road type appropriately matches the definition of the suffix, such as ‘road’, ‘avenue’ etc. Road names without a suffix are now strongly discouraged. The following definitions provide a guide, but please note that other appropriate suffixes that are not in this list may be used.

Suffix	Definition
Avenue	A generally broad straight roadway with trees or other objects at regular intervals
Boulevard	A broad main street often planted with trees and grass plots
Close	A short enclosed road. Cul-de-sac
Court	A short enclosed road. Cul-de-sac
Crescent	A crescent or half-moon shaped street rejoining the road from which it starts
Crest	A roadway running along the top or summit of a hill
Drive	An especially scenic road or street. A main connecting route in a subdivision or suburb
Glade	A roadway usually in a valley of trees
Glen	A roadway through a narrow valley
Grove	A road that often features a group of trees standing together
Heights	A roadway traversing high ground
Lane	A narrow way, path, country road or street. A narrow passage between hedges or buildings, an alley
Parade	A public promenade or roadway with good pedestrian facilities along the side
Place	A short sometimes narrow enclosed roadway. Cul-de-sac
Quay	A roadway along the waterfront
Ridge	A roadway along the top of a hill
Rise	A roadway going to a higher place or position
Road	Route or way between places. General usage. Defined in Local Government Act 1974, Section 315
Street	A township carriageway that has buildings usually on both sides. General usage
Terrace	A roadway usually with houses on either side raised above the road level

Suffix	Definition
Track	A narrow country road that may end in pedestrian access
Vale	A roadway along low ground between hills
View	A roadway commanding a wide panoramic view across the surrounding areas
Walk	A thoroughfare with restricted vehicle access used mainly by pedestrians
Way	A winding or curved track or path for passing along

5.5.3 The following are suitable suffixes for particular road types:

Road Type	Suffix
Cul-de-sac (<i>short dead-end street with turnaround at the end</i>)	Close, Court, Place
Wide spacious street	Avenue, Boulevard, Parade

5.5.4 The following are suitable suffixes for private roads and private ways categorised into particular road types:

Road Type	Suffix
Narrow road and right of way	Lane, Track, Way
Associated with high ground	Crest, Heights, Rise, Ridge, View
Associated with low ground	Glade, Glen, Grove, Vale
Tree lined road	Glade, Grove

5.6 Style Guide

- 5.6.1 All road names are entirely at the discretion of Council whether for policy reasons or other considerations.
- 5.6.2 Names should be easy to spell and pronounce and have an appropriate meaning. Unduly long, cumbersome or difficult to pronounce names to be avoided. Names cannot be offensive, insensitive, ambiguous, nor have a double meaning.
- 5.6.3 The possessive 's' is discouraged in road names unless euphony becomes harsh.
- 5.6.4 Names should generally be 15 characters or less including spaces but excluding suffix. However in exceptional circumstances longer road names may be allowed.
- 5.6.5 Short names should be chosen for short streets for mapping purposes.
- 5.6.6 Cardinal points of the compass as a prefix or suffix to a road name should not be used.
- 5.6.7 Maori names may require diacritical marks such as macrons to preserve the correct meaning but generally hyphens, apostrophe marks, and diacritical marks should be avoided.
- 5.6.8 Generally roads should not be named after any commercial organisation or any living or recently deceased person. Road names should not be anagrams, amalgamations or derivatives of people's names.

5.7 Consultation

- 5.7.1 Consultation to be carried out in accordance with Section 82 of the Local Government Act 2002.
- 5.7.2 Maori must be consulted when Maori names are proposed for any road or access way. Such names must be appropriate, spelt correctly, interpreted correctly and must not be offensive to Maori.
- 5.7.3 Where the vehicular access way currently services other existing properties then consultation is required to be undertaken with those property owners.
- 5.7.4 Evidence of consultation must be submitted with the application to council.
- 5.7.5 Where agreement cannot be reached with the consulted parties and alternative names submitted, Council will make the final decision as provided by Section 319(j), of the Local Government Act 1974.

5.8 Changing Existing Road Names

5.8.1 A name change will only be made if Council considers that the change will result in a clear benefit to the community.

Reasons for changing road names may include:

- To correct the spelling
- To eliminate duplication in spelling or sound
- To prevent confusion arising from major changes to road layout
- To make geographical corrections
- To assign different names to separate ends of a road with a permanently impassable section somewhere along the length
- Where names have been changed or corrupted by long established usage, it is not usually advisable to attempt to restore the original form. That spelling which is sanctioned by general usage should be adopted
- When a private road or private way is requested to be renamed a minimum of 80% of the property owners/residents must approve of the change. There is no guarantee that a request will succeed.

5.8.2 The changing of road names will comply with Local Government Act 1974. Section 319 Council shall have power in respect of roads to do the following things:

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5.9 Signage

5.9.1 The developer of a subdivision is required to provide and erect the road/access way nameplate and post. This requirement will usually be a condition of resource consent.

5.9.2 All signage is required to comply with council's standards, which are specified in council's Environmental Engineering Standards.

5.9.3 To differentiate between public and private access ways Council's standards specify differed coloured backgrounds on the nameplate and a supplementary blade. Refer to the relevant Environmental Engineering Standards street sign drawings.

5.9.4 Council will provide and erect nameplates and posts for newly named existing public and private vehicular access ways that are not part of a recent subdivision.

5.9.5 Council will maintain all council approved road name signs.

6 Policies Superseded

6.1 This policy supersedes the previous Road Naming Policy – April 2005.

6.2 The road naming provisions in this policy supersede any relevant clauses that deal with road naming in any other Council policy documents and gives effect to the District Plan.

7 Appendix - Guidelines for Choosing a Road Name

Road names should be chosen from the following categories provided they meet the criteria in clause 5.5 and 5.6 of this policy.

7.1 History – Weighting 3

7.1.1 The name of a historical person, event, industry or activity associated with the area. Such names may include early settlers and early notable people such as conservationists or naturalists.

7.1.2 The family name of the former owner of a farm or property or the name of the farm or property may be used if a historical context is established.

7.2 Culture – Weighting 3 (*Cultural significance to Maori or culture other than Maori*)

- 7.2.1 This category includes the name of a Maori heritage precinct, site or track or traditional appropriate Maori name for the area.
- 7.2.2 All Maori names are to be submitted to an Iwi representative to ensure that they are appropriate, spelt correctly, interpreted correctly and are not offensive to Maori.
- 7.2.3 Maori should be consulted as to whether they have an interest in the land on which the road is to be constructed and asked if they wish to contribute names at the beginning of the Resource Consent process.
- 7.2.4 Joint non-Maori/Maori names will not generally be considered.
- 7.2.5 An example of social or cultural heritage other than Maori is the Scottish/Celtic heritage in the Waipu area.

7.3 Geography – Weighting 2

- 7.3.1 This category includes local geographical, topographical, geological and landscape features.
- 7.3.2 Local flora and fauna also fall into this category e.g. trees, plants and animals that are widespread and plentiful in the area.
- 7.3.3 Views must be readily identifiable.

7.4 Theme – Weighting 2 (*Common or established themes in the area*)

- 7.4.1 Where more than one road is being created in a development, a common theme is recommended for the names.
- 7.4.2 Where there is an established theme in an area, new road names should reflect this theme.
- 7.4.3 Proposed themes for a new subdivision must be submitted to council for approval.
- 7.4.4 When all the roads in a development or suburb fit a theme, the road layout of the development is easier to remember. The area will stand out on a map.
- 7.4.5 A theme may contribute to a sense of community within the area. A well chosen theme with the roads named accordingly can leave a lasting impression long after the development process has been completed.

7.5 Noteworthy Person – weighting 1 (*Personal name for special service to the District or community*)

- 7.5.1 Persons who have made a notable contribution to the area or the District fall into this category. The contribution which can be duly recognised may be in conservation, community service, sport, arts, military, commerce, local government or other sphere of activity.
- 7.5.2 Names from local war memorials will be considered where appropriate. Permission of surviving relatives should be obtained where appropriate.

7.6 Weighting the Names

- 7.6.1 Names may fit more than one category. The weighting reflects the relative importance of the categories and enables names to be ranked in order of merit - with the highest scored being the highest ranked.

Whangārei District Council

Road Naming Policy

***Policy
#064***

Road Naming Policy #0064			
Audience (Primary)	External*	Business Owner (Dept)	RMA Consents
Policy Author	RMA Consents	Review Date	As and when required

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Introduction

The Whangārei District Council (Council) Road Naming Policy (the Policy) sets out instructions for naming and renaming all roads across the Whangārei district (the District).

The Policy has been developed from the Australian / New Zealand Standard – Rural and urban addressing AS/NZS 4819:2011 (and other Land Information NZ addressing guidelines) the national addressing standard (the NZ Standard). The NZ Standard provides requirements and guidelines for addressing authorities to assign addresses that are unique, logical and clear before they are added to the official record.

Policy Purpose

The Policy is designed to result in intuitively clear names (and hence an address) for roads, service lanes and accessways for vehicular traffic or public walkways, to minimise duplication, confusion, and errors, and ensure that all road names in the District meet the NZ Standard.

This policy will be aligned to Council’s obligations under Te Tiriti o Waitangi under the Local Government Act 2002, section 81. This Policy facilitates and encourages applicants and developers to consider the use of Māori road names to provide opportunities for mana whenua to develop capacity and participate in road naming processes to reflect significant events, people, landscapes and biodiversity, recognising the narrative of the District. This in turn creates and consolidates our sense of place and identity.

The Policy is intended to inform and assist applicants and developers, staff and communities regarding road naming practices so that they can make informed and consistent decisions on road naming across the District.

Council does not have the authority to name certain types of places or features in the district. In particular, the New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa (NZGB) is responsible for the official naming and renaming of settlements, such as suburbs and localities and geographic features. Council may make proposals to the NZGB to name or rename places or features, and in these situations will use the process and criteria in this policy as well as taking account of NZGB naming policies, principles, and guidelines.

Legislative Requirement

Section 319 of the Local Government Act 1974 (the Act) assigns to Council general powers in respect of roads. Specifically, section 319(1)(j) empowers Council *“To name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.”*

Land Information NZ (LINZ) holds and maintains the official national record of all road names and property numbers in NZ. LINZ has a regulatory role in addressing through the Local Government Act (LGA) 1974 – Section 319B(2) in that *“The council shall comply with any request from a Chief Surveyor to allocate a number to or change the number of any area of land or building or part of a building in its district.”* LINZ works to ensure that the numbering and address (i.e. road name) meet the requirements of good addressing practice.

Council conforms to the “NZ Standard” as a basis for this Policy throughout the District. Should the NZ Standard be updated and/or amended by LINZ and supersedes aspects of this Policy, then the NZ Standard shall take precedent where it applies.

The Policy should be read in conjunction with:

- Local Government Act 1974 Section 319.
- Local Government Act 2002 Section 81.

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- Australian / New Zealand Standard – Rural and urban addressing (AS/NZS 4819:2011).
- Māori Language Act 2016 (Te Ture mō Te Reo Māori 2016).
- Land Information New Zealand – Guideline for addressing in retirement villages (LINZG80700) – 07 July 2016.
- Land Information New Zealand – Guidelines for addressing in-fill developments (LINZ OP G 01245) – 01 November 2019.
- NZ Addresses – Guidance for Territorial Authorities supplying address data to LINZ (A6503019) – September 2024.
- Whangārei District Council Operative District Plan.
- Whangārei District Council Environmental Engineering Standards.

This Policy supersedes the previous version of the Road Naming Policy – adopted in July 2009.

Definitions

For the purposes of this Policy, unless otherwise stated, the following definitions apply:

Term	Definition
Access way	Legal Road established for the purposes of providing pedestrian access usually between roads and/or public land.
Council	Whangārei District Council
District	Whangārei district
LINZ	Land Information NZ (LINZ) operates under formal delegated responsibility of the Surveyor General, specifically regarding Sections 319A and 319B of the Act.
Name	(In reference to a road) means the word or term used to identify the road but excludes the road type (e.g. Place, Street, Way etc.).
NZ Standard	Means the following documents and any future amendments: <ul style="list-style-type: none"> • Australian / New Zealand Standard – Rural and urban addressing (AS/NZS 4819:2011). • Land Information New Zealand – Guideline for addressing in retirement villages (LINZG80700) – 07 July 2016. • Land Information New Zealand – Guidelines for addressing in-fill developments (LINZ OP G 01245) – 01 November 2019. • NZ Addresses – Guidance for Territorial Authorities supplying address data to LINZ (A6503019) – September 2024.
Paper road	A paper road is a legal road which Council owns but has not formed as a road for vehicles. The public is able to use paper roads, but generally only for walking or cycling.
Private road	Means any way or passage laid out or formed within a district on private land by the owner but intended for the use of the public generally.
Private way	Means any way or passage over private land with the right to use by way of easement granted to one or more parties over the land for the purposes of access and is not open to the use of the public generally. Sometimes referred to as jointly owned access lots or rights of way.

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Public road	Is land vested to Council for the purpose of road as shown on a deposited survey plan.		
Road	Means a road as defined in section 315(1) of the Act and includes access ways and service lanes under section 315(1)(f). Land which includes land intended to use by the public generally. This can include access ways and service lanes but excludes motorways.		
Service lane	Legal Road established for the purposes of providing alternative service vehicle access to non-residential property or similar purpose.		
Type	The road name element is followed by a road 'type' to convey the function and characteristic of the road as described in the relevant Appendix One		

Policy

This Policy applies where proposed roads and other vehicular accesses, both public and private, are being created either through subdivision development, or the formation of existing unformed legal road and to the naming of existing unnamed roads/vehicular accesses, both public and private.

The naming of roads and other vehicular access ways provides a unique address to enable a property to be identified for emergency services and serviced for power, telephone, mail and deliveries. It is also the basis of NZ's voting system. Council is responsible for the naming of vehicular access ways and assigning each property a number.

Māori Road Names

Whangārei has a rich history that is reflected throughout the District. Road names often reflect significant events, people, landscapes and biodiversity. In turn this creates and consolidates a sense of place and identity. Ancestral linkages to areas of land by mana whenua can be recognised through engagement with mana whenua along with the allocation of Māori road names as appropriate. The use of Māori road names is actively encouraged, to support a Māori identity, and to contribute to the visibility of our rich Māori heritage. To support this, Council is working with mana whenua to facilitate consultation between developers and mana whenua.

Guidelines

Roads that require a name

To ensure that all new road names are clear and consistent, the following principles shall apply when developing proposed road names in the District. New road names will be allocated in accordance with the NZ Standard and Council specific requirements.

Council has no statutory power to allocate names to private ways. If an applicant wishes to or is required to as a condition of subdivision consent officially name a private access, they must comply with this Policy. Council has no responsibility for the maintenance or upkeep of any private access.

For uniformity, uniqueness and to facilitate location, all formed roads, including private roads, that are generally open to the public or to services shall be named. This includes:

- New legal roads, including service lanes and access ways.
- Existing unnamed legal road to be formed for vehicular traffic or public walkway.

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- New private roads and private ways (including rights-of-way, access lots) where there are six (6) or more allotments.
- Roads within complexes such as universities, hospitals, and retirement villages.
- Roads within forestry reserves etc.
- Any other road where there are clear benefits to the community in establishing a formal name.
- Existing named roads where alteration of the name is proposed (re-naming).
- Where the access way forms an extension to, or is a continuation of, an existing named access way, then the current access way name will automatically apply.

Unformed roads (paper roads) should not be named unless a name is required for addressing purposes.

Roads are usually required to be named at the time they are created. Naming is often a condition of subdivision consent where roads are created as part of the development.

Roads with five or fewer primary sites (including private roads and access lots) should be named where:

- The lots are of sufficient size to be subdivided again later; or
- The road could be lengthened to add new sites (e.g. for lifestyle and semi-rural developments where in-fill development or extension is likely to occur eventually).

Road naming would enable such future sites to then be numbered in accordance with the NZ Standard. This will also help avoid a future need to re-address existing sites to comply with the NZ Standard, particularly once suffixes and prefixes have both already been allocated.

Road type

Every road name shall consist of a name component (e.g. RoadName1) followed by a road type (e.g. Street).

A road type shall not be used in the first part of a road name, e.g. Green Lane.

The Māori road types 'Ara' and 'Te Ara' may be used as the first part of a road name, which is the exception to the general principles in this section. The use of 'Te' before 'Ara' is not essential unless the road being named for a person or thing in which 'Te' is an integral part, for example 'Te Rauparaha'.

'Ara' and 'Te Ara' should not be accompanied by any additional road types e.g.

- Ara Tai not Ara Tai Lane; and
- Te Ara Nui not Te Ara Nui Close.

The road type shall be selected from Appendix One to convey the function and characteristics of the road as described in the Appendix.

The road type shall be selected from those specified for either open ended roads, cul-de-sac, or pedestrian only roads, as applicable and as defined by LINZ in the NZ Standard. Should the road type of the NZ Standard be updated and/or amended by LINZ and supersedes those within Appendix One, then the NZ Standard shall take precedent.

Requirements

Council's naming requirements are based on two sets of criteria, those derived from the NZ Standard and Council specified criteria. Proposed road names or roads to be re-named will be assessed in accordance with both sets of criteria.

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NZ Standard AS/NZS 4819:2011 and LINZ OP G 01245:

- A road name shall comply with relevant jurisdictional legislation, policies and guidelines.
- Where a road name is already in use, an official name should be allocated by the territorial authority. A name currently in use may be allocated as an official name if it is consistent with the NZ Standard and complies with all relevant legislation and policies.
- Unofficial names are not acceptable.
- A road name should comply with territorial authority addressing policies and guidelines.
- A single length of road should only have one name. It should not be divided, for example, at an intersection with another road, and given more than one name.
- The name of a road for a new development should not replicate an existing name in:
 - The same territorial authority district; or
 - A neighbouring territorial authority district that shares a land boundary.
 However, duplicate names may be accepted in an urban district if the roads are not within 25 kilometres of each other.
- A road name should not be similar in spelling or sound to an existing road name in the district, regardless of any difference in the road Type.
- A road name should be easily pronounced, spelt, and understood when written or in conversation. However, it is accepted that names can become familiar and easy to use within a community over time, despite appearing to be complex initially.
- A Māori road name should be spelled correctly and follow standard Māori orthographic conventions, varying only for matter of local tradition or convention. Te Taura Whiri te Reo Māori (Māori Language Commission) can be consulted on specific language issues.
- In selecting a Māori road name, it may be appropriate to consult with local hapu, iwi or iwi organisations, particularly those formally recognised by the local authority as mana whenua.
- A road name shall not be offensive, racist, derogatory, or demeaning.
- Not consist of conjoined names of places or localities found along or at the ends of the road (e.g. Ngunguru-Tutukaka Road).
- Road names should be short, rather than longer, especially where the road length is short.
- Not use a road type in the first part of a road name, e.g. Boulevard Street.
- Not contain abbreviations, initials or acronyms except for 'St' that can be used for 'Saint'.
- Not use the word 'The' as the sole name element (e.g. The Avenue).
- Prepositions should not be used in names e.g. Line of Trees Avenue.
- Only characters from the standard alphabet should be used. Numbers shall be written in full. Full stops, hyphens, possessive apostrophes, special characters (e.g. &, @), diacritical marks (e.g. ä), Arabic, or Roman numerals shall not be used. However, an apostrophe may be used if it is part of a name (e.g. O'Connor Road), and wherever possible, macrons should be used for Māori names in line with the Orthographic Conventions of Te Taura Whiri te Reo Māori (Māori Language Commission).
- A road name should not include a prefix or suffix such as a qualifier or direction such as Upper, New, North, South etc. i.e. not Maxwell Avenue West.

Council:

- Where a public road name(s) is required, the developer must consult with mana whenua as to whether they have an interest or historical knowledge of the area and wish to contribute to the road naming process. Mana whenua can be contacted through Te Puni Kōkiri (www.tkm.govt.nz) or by getting in touch with Council. Evidence of mana whenua consultation must be submitted with any public road naming application.
- Three names in order of preference for each road. For example, if there are four roads to name, then submit 12 names.

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- Road names should not be similar in spelling or similar phonetically to other road names in the District or any immediate adjacent district. Similar names may be accepted if enough distance is between the two and where LINZ has confirmed it is acceptable.
- Names should generally be 15 characters or less including spaces but excluding road type. However, in exceptional circumstances longer road names may be allowed.
- Short names should be chosen for short streets for mapping purposes. That is, names are required to be in proportion to the length of the road; long names on short cul-de-sacs are too difficult to display on a map.
- Applicants and developers are encouraged to work with mana whenua as to whether they have an interest or historical knowledge of the land or area on which the road is to be constructed and asked if they wish to contribute names at the beginning of the development process.
- All Māori-spelt road names are to be submitted to a mana whenua representative to ensure that they are appropriate, spelt correctly, interpreted correctly and are not offensive to Māori. Mana whenua can be contacted through Te Puni Kōkiri (www.tkm.govt.nz) or by getting in touch with Council.
- Where more than one road is being created in a development, a common theme is recommended for the names.
- A theme may contribute to a sense of community within the area. A well-chosen theme with the roads named accordingly can leave a lasting impression long after the development process has been completed.
- Where there is an established theme in an area, new road names should reflect this theme.
- A road name must not be commercially based, unless it is no longer in use/or the name reflects the heritage of an area.
- Road names commemorating living people should be avoided as community attitudes and opinions can change over time.
- Where the name is of a historical person, event, industry or activity associated with the area sufficient information should be presented to establish historical context and cultural sensitivity. Permission of surviving relatives should be obtained where appropriate.
- Names will be deemed unacceptable if they are names that would reasonably be regarded as derogatory, discriminatory, frivolous, offensive, or in poor taste.
- Different road types do not distinguish different roads of the same or similar sounding names for the purposes of a new road naming application (e.g. Smith Road, Smith Street, Smith Crescent are all considered to be the same road name).

Altering existing road names

Road names are intended to be enduring, a name alteration will only be made if Council considers that the change will result in a clear benefit to the community.

Reasons for altering road names may include:

- To correct the spelling.
- To eliminate duplication in spelling or sound.
- To prevent confusion arising from major changes to road layout.
- To make geographical corrections.
- To assign different names to separate ends of a road with a permanently impassable section somewhere along the length.
- Where names have been changed or corrupted by long established usage, it is not usually advisable to attempt to restore the original form. That spelling which is sanctioned by general usage should be adopted.
- When a private road or private way is requested to be altered a minimum of 80% of the property owners/residents must approve of the change. There is no guarantee that a request will succeed.

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Signage

The developer/applicant of a subdivision is required to provide and erect the road/access way pole and name blade. This requirement will usually be a condition of resource consent.

All signage is required to comply with Council's Environmental Engineering Standards.

Council will provide and erect pole and name blade for newly named existing public and private vehicular access ways that are not part of a recent subdivision.

Once installed, Council will maintain all Council approved road name signs.

Mana whenua consultation

Applicants and developers are encouraged to work with mana whenua as to whether they have an interest or historical knowledge of the land or area on which the road is to be constructed and asked if they wish to contribute Māori road names at the beginning of the development process. If a public road name is required, then the developer must consult with mana whenua as to whether they have an interest or historical knowledge of the area and wish to contribute to the road naming process.

Prior to submitting a proposal, applicants are to request Council staff provide guidance as to the appropriate mana whenua of an area. Applicants are to provide each mana whenua group with at least 15 working days to identify if the area has cultural significance and provide feedback to the applicant. The purpose of the feedback is to provide non-binding advice to the applicant as to how culturally significant an area is to mana whenua. The applicant must provide evidence that they have given mana whenua an opportunity to provide feedback. Consultation requirements with mana whenua need not apply to naming private access ways if a non-Māori road name is proposed.

Mana whenua must be consulted for all proposals involving Māori-spelt road names, including private access ways. Such names must be appropriate, spelt correctly, interpreted correctly and must not be offensive to Māori. Collaboration and engagement with mana whenua and the local community is expected to help road naming applicants develop new road names according to local themes. Mana whenua can be contacted through Te Puni Kōkiri (www.tkm.govt.nz) or by getting in touch with Council.

Consultation

The developer/applicant are expected to undertake consultation in order to obtain ideas for new names and/or obtain feedback on proposed names.

Proposals for the naming or re-naming of roads shall be consulted with anyone directly affected.

An affected party may include:

- Any property owner(s) or occupier(s) whose property address will require changing as a consequence of the naming of a road; and
- Any other person(s) directly affected by the naming or renaming of the road as determined by Council.

Ensure there is enough time to enable participation and follow these basic steps:

- Identify, then notify affected parties where a road requires naming or re-naming; and
- Include any out-going communications, information including:

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- Name of the applicant/developer;
- Reason for naming or re-naming of the road;
- Entitlements as an affected party;
- Planned engagement and consultation activities; and
- Final date to accept road naming proposals.

If consulting, refer to section 'Tips before you start' (below) in order to check that the names are appropriate for use before attempting consultation. When consulting, save all correspondence for use as evidence when making an application.

Where agreement cannot be reached with the consulted parties and alternative names submitted, Council will make the final decision as provided by Section 319(j), of the Act.

Application process

These notes are to aid the applicant/developer to guide them through the road naming process for:

- A new public road that is to be vested in Council, or
- A new or existing private road where there are six (6) or more lots to be served, or
- Where it is proposed to alter the name of an existing road.

Please ensure you have read and conformed to the Policy guidelines above in developing your application. This ensures staff and Councillors have all the information they need to consider your application in a timely fashion.

For new public or private roads as a result of a subdivision resource consent, road name approval is to be obtained from Council prior to the lodgement of a survey plan for Section 223 of the Resource Management Act 1991.

Refer to the Council website to complete your application form (enter 'road name' in the website search bar).

Tips before you start

Research and start the road naming process as early as possible in the development process. GIS Maps on Councils website (or LINZ) can be utilised to check any road names already used within the District. Google Maps or any other third party mapping software are not authoritative data source for road names.

Three (3) proposed options are required for each road to be named.

Consult with man whenua if you have a public road to name or are proposing to use a Māori road name. If consultation is required with affected parties or mana whenua, ensure you have undertaken a pre-application name check with Council staff before further work is undertaken. A pre-application name check ensures that the proposed name(s) are not already in use in the area and comply with the Policy guidelines.

Applying for road names – do this first

Applicants and developers are encouraged to work with mana whenua as to whether they have an interest or historical knowledge of the land or area on which the road is to be constructed and asked if they wish to contribute names at the beginning of the development process. Do this early to avoid delays. If you are naming a new public road, you must consult with mana whenua. Provide evidence of consultation. The names must be appropriate, spelt correctly, interpreted correctly, and not be offensive to Māori.

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Consult on road names with all the affected property owners serviced by roads in the development, even if the properties serviced by those roads are outside the development. Do this early to avoid delays. Provide evidence of consultation.

Submit a road naming proposal

The applicant/developer is to submit a road naming application (available on Council's website – search 'road name').

Each application shall be accompanied by:

- Three proposed names in order of preference for each road shown on the plan. For example, if there are four roads to name, then submit 12 names.
- Evidence of mana whenua consultation if a public road name or Māori road name is proposed.
- A site plan or scheme plan (non-aerial) that clearly shows the layout of the road(s) to be named, highlighted in colour and labelled.
- A reason for each name, including any meaning, origins, historical background, relationship with a theme, link with the area, etc. Names are to reflect the historical, geographical or cultural significance associated with the area, a common or established theme in the area or the name of a noteworthy person.
- If consultation was required, provide evidence of your consultation. This may include dates and time of when consultation was undertaken, the feedback received, alternative names and any other information with the affected parties.

Officer(s) assessment

A Council officer will acknowledge the application and assess it against the Policy guidelines. Where the proposal does not comply, the applicant is advised and given the opportunity to amend their proposal.

Once the officer is satisfied the application meets the guidelines, the officer will then:

- check with the internal addressing team for any concerns around allocating addresses to the proposed development
- contact LINZ to check name viability
- if the name(s) suggested is Māori-spelt, then Council's Māori Relationships team will also check and if deemed appropriate, if not already done by the applicant/developer or the local mana whenua.

Subject to the above matter being appropriately addressed, the officer will prepare the necessary Council Agenda Report and advise the applicant/developer when the next available Council meeting is to be held.

Council decision

Council will approve or decline the road name proposals by way of a formal resolution.

In the case of a road name requirement for a development an approved name(s) by Council resolution will have to meet the Resource Management Act Section 223 requirements to enable the s223 certificate to be issued.

Following the decision

Once a decision is made, a Council officer will inform the applicant/developer and, where applicable, all affected parties and interested parties of the outcome. If the road name(s) is

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successful, the Council officer will advise on the installation requirements for the new road name blade.

Physical works

Section 319(j) of the Act provides Council with the authority to install the name blade showing the new name of the road. To align with development requirements any name blade will be installed at the cost of the developer/applicant. The maintenance of the name blade will transfer to Council if and when the development is completed or when the sign is installed.

Statutory notifications

To meet the requirements of Section 319A of the Act, a Council officer will as soon as practicable send a copy of the Council resolution to name or rename a road to the applicable external parties (LINZ, NZ Post, emergency services, utility providers and others as required). A Council officer, in accordance with Section 319B of the Act, will allocate numbers to affected properties or a road, a private road or right-of-way that have been named or altered (renamed).

Addressing or road numbering

Council may allocate or change a situation address to any area of land, a building or part of a buildings within the District as set out under Section 319B of the Act. Road numbers will be allocated according to the requirements set out in the NZ Standard and can only be issued after a road name is approved by Council resolution.

Responsibilities

Please be aware that due to the schedule of Council meetings and the associated agenda report deadlines, a decision on any proposed names may take up to 6-8 weeks.

Function	Responsibilities
Applicant / Developer	Consult with mana whenua. Complete road naming application form when applying to a new road name or altering an existing name. Install new road sign.
Council officer(s)	Access each application in accordance with this Policy. Prepare Council agenda item. Notify and allocate new situation addresses.
Councillors	Approve, or decline/defer proposed names in accordance with Section 319 of the Local Government Act 1974.

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Appendix One: Road types*

The road type shall be selected from those specified for either open ended roads, cul-de-sac, or pedestrian only roads, as applicable. Source AS/NZS 4819:2011 Appendix B – Road Types NZ and LINZ OP G 01245 Appendix A – Road types for use within in-fill developments.

Road Type	Abbreviation	Description	Open-ended road	Cul-de-sac (dead-end)	Pedestrian only
Alley	Aly	Usually narrow roadway in a city or town	✓	✓	
Ara	Ara	Roadway	✓	✓	✓
Avenue	Ave	Broad roadway, usually planted on each side with trees	✓		
Boulevard	Blvd	Wide roadway, well paved, usually ornamented with trees and grass plots	✓		
Circle	Cir	Roadway that generally forms a circle; or a short-enclosed roadway bounded by a circle	✓	✓	
Close	Cl	Short enclosed roadway		✓	
Court	Crt	Short enclosed roadway, usually surrounded by buildings		✓	
Crescent	Cres	A crescent shaped roadway, especially where both ends join the same thoroughfare	✓		
Drive	Dr	Wide main roadway without many cross-streets	✓		
Esplanade	Esp	Level roadway along the seaside, lake, or a river	✓		
Glade	Gld	Roadway usually in a valley of trees	✓	✓	

Road Naming Policy #0064					
Audience (Primary)		External*	Business Owner (Dept)		RMA Consents
Policy Author		RMA Consents	Review date		As and when required
Road Type	Abbreviation	Description	Open-ended road	Cul-de-sac (dead-end)	Pedestrian only
Green	Grn	Roadway often leading to a grassed public recreation area		✓	
Grove	Grv	Roadway that features a group of trees standing together		✓	
Lane	Lane	Narrow roadway between walls, buildings or a narrow country roadway	✓	✓	✓
Loop	Loop	Roadway that diverges from and re-joins the main thoroughfare	✓		
Mews	Mews	Roadway in a group of houses		✓	
Parade	Pde	Public roadway or promenade that has good pedestrian facilities along the side	✓		
Place	Pl	Short, sometimes narrow, enclosed roadway		✓	
Promenade	Prom	Wide flat walkway, usually along the water's edge			✓
Quay	Qy	Roadway alongside or projecting into water	✓	✓	
Rise	Rise	Roadway going to a higher place or position	✓	✓	
Road	Rd	Open roadway primarily for vehicles	✓		
Street	St	Public roadway in an urban area, especially where paved and with footpaths and buildings along one or both sides	✓		

Road Naming Policy #0064			
Audience (Primary)	External*	Business Owner (Dept)	RMA Consents
Policy Author	RMA Consents	Review date	As and when required

Road Type	Abbreviation	Description	Open-ended road	Cul-de-sac (dead-end)	Pedestrian only
Te Ara	Te Ara	Roadway	✓	✓	✓
Terrace	Tce	Roadway on a hilly area that is mainly flat	✓	✓	
Track	Trk	Walkway in natural setting			✓
Walk	Walk	Thoroughfare for pedestrians			✓
Way	Way	Short enclosed roadway		✓	✓

* Should the road type of the NZ Standard be updated and/or amended by LINZ and supersedes those within Appendix One, then the NZ Standard shall take precedent.

Road Naming Policy #0064

Audience (Primary)	External*	Business Owner (Dept)	RMA Consents
Policy Author	RMA Consents	Review date	As and when required

Policy Review

This Policy was reviewed in 2024, and this revised Policy was updated as follows:

Date of meeting: DD-MM-YYYY

By: Strategy, Planning & Development Committee

4.4 Plan Change 1 Natural Hazards – decision on the matters raised in submissions November 2024

Meeting:	Strategy, Planning and Development Committee
Date of meeting:	21 November 2024
Reporting officer:	Robert Burgoyne – Senior Planner, District Plan Natalie Dey – Intermediate Planner, District Plan Vita Strohush – Intermediate Planner, District Plan

1 Purpose / Te Kaupapa

To seek a decision on the matters raised in submissions on Proposed Plan Change 1 (PC1) – Natural Hazards to the Whangārei District Plan.

2 Recommendation/s / Whakataunga

That the Strategy, Planning and Development Committee:

1. Adopts the recommendations of the Independent Hearing Commissioners in Attachments 1-4 as the decision on the matters raised in submissions on Proposed Plan Change 1, pursuant to Schedule 1, Clause 10(1) of the Resource Management Act 1991.

3 Background / Horopaki

Plan Change 1 (PC1) – Natural Hazards to the Whangārei District Plan – aims to implement national and regional planning requirements, while enhancing the management of natural hazards within the district.

The plan change addresses the need/requirements for a more comprehensive approach to managing risks associated with subdivision and development on land subject to land instability, mining subsidence, flooding, coastal erosion, and coastal flooding hazards. The proposed plan change introduces a risk-based approach for new subdivision and development in identified hazard susceptible areas, rather than limiting or precluding development.

The plan change process began in early 2022 with extensive pre-notification consultation involving Elected Members, Te Karearea, Stakeholders, Iwi/hapu, and the public. The formal notification of PC1 led to 193 original submissions and 25 further submissions, with most concerns focusing on the accuracy of hazard mapping and the balance between precautionary and permissive provisions.

Having now been through formal notification, submissions and hearings key recommendations from the Independent Hearing Commissioners include more enabling land use rules, refinements to hazard mapping and improved wording of provisions to enhance the efficiency and effectiveness of the District Plan. The Commissioners' recommendations

aim to ensure that PC1 improves the overall management of natural hazards in the district whilst achieving the purpose of the Resource Management Act 1991 and aligning with higher-order policy direction.

The Strategy, Planning and Development Committee must now decide whether to adopt or reject the Commissioners' recommendations. This is a statutory requirement, with the decision on PC 1 being publicly notified for appeals if adopted, and Council having to restart the plan change process should the recommendations be rejected. This Item works councillors through the plan change process, submissions received and changes recommended by commissioners as a result of submissions, before considering the above options.

While pending changes to the Resource Management Reforms are acknowledged, it is noted that Central Government direction is more aligned to the provisions of PC1 than the operative provisions of the Whangārei District Plan. Given this, statutory requirements relating to PC1, the need to restart the plan change if rejected and the benefits of having a risk based framework for the management of Natural Hazards associated with new development, it is recommended that PC1 be adopted.

4 Discussion / Whakawhiti kōrero

PC1 addresses how the Whangārei District Plan manages natural hazards and was prepared as part of the District Plan rolling review.

The notified version of PC1 introduced a risk-based approach to managing natural hazards by triggering risk assessments for new developments in areas identified as susceptible to land instability, mining subsidence, flooding, coastal erosion, and coastal flooding hazards. The proposed package of policies and rules provide for the avoidance of inappropriate risks for new subdivision and development, while pragmatically requiring the management of risks in existing developed areas. The provisions do not prohibit the use of land identified as susceptible to natural hazards but ensure that any development on such land is carefully managed to mitigate potential risk.

The plan change represents a shift from our current District Plan approach. At present, the District Plan only addresses flood, mining hazards, and coastal erosion. The plan change will introduce hazard mapping and provisions to manage coastal flooding and land instability. It will also update existing hazard maps with the latest information, which is essential due to evolving climate change projections that impact flood and erosion risk assessments. Furthermore, the current District Plan lacks specific provisions for subdivision, which could result in the development of land in high-risk areas. The proposed plan change subdivision provision address risks before new land parcel are created, to ensure that new developments are placed in safer areas, reducing potential damage from natural hazards.

PC1 seeks to satisfy Council's responsibilities under the Resource Management Act 1991 (RMA) to control any effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards. PC1 also seeks to give effect to higher order planning instruments as required by Resource Management Act 1991 processes. These include the New Zealand Coastal Policy Statement (NZCPS), and the Northland Regional Policy Statement (NRPS).

The NRPS direction for natural hazards is prescriptive in nature. The Northland Regional Council (NRC) produced coastal hazard and river flood maps which are required by the NRPS to be incorporated into PC1 along with rules to manage development in these areas. This requirement to include these maps in the proposed plan change has influenced the form

of the proposed plan change.

4.1 Plan Change Process

The timeline of the plan change process to date is as follows:

Event	Date
Early feedback on the draft plan change	18 March – 6 May 2022
Date of public notification of plan change for submissions	31 May 2023
Closing date for submissions	28 July 2023
Date of public notification for further submissions	23 August 2023
Closing date for further submissions	20 September 2023
Public hearing started	19 February 2024
Public hearing adjourned	22 February 2024
Commissioners' recommendations received	2 October 2024

Before formal notification, the plan change underwent extensive pre-notification consultation over several years, involving Elected Members, Te Karearea, stakeholders, Iwi/ hapu and the public. The pre-notification consultation played a crucial role in shaping the draft plan change. Discussions in a Council workshop on 2 March 2023 also informed and refined the proposed provisions.

In May 2023 Elected Members adopted PC1 for public notification.

Council appointed three Independent Hearings Commissioners to hear submitters in the public hearing. The Commissioners are accredited through the 'Making Good Decisions' programme and were selected based on their expertise and experience in relevant fields.

The Commissioners have prepared recommendations on the PC1 provisions and matters raised in submissions to inform the required decision on the plan change pursuant to Schedule 1, Clause 10(1) of the Resource Management Act 1991. Delegation for this decision sits with the Strategy, Planning and Development Committee.

4.2 Overview of Submissions Received

The notified plan change received 193 original submissions and 25 further submissions.

Most of the opposing submissions focused on issues with the hazard mapping and concerns that the provision either were overly precautionous or too permissive.

Hazard Mapping

Notifying the hazard mapping through a Schedule 1 plan change process has allowed the accuracy of the mapping to be tested. Individual landowners have had the opportunity to submit evidence if they believed the maps to be inaccurate for their property. Engineers from Tonkin+Taylor (T+T) were engaged by Council as technical experts to review mapping-related submissions and have recommended amendments to the maps where evidence demonstrated inaccuracies.

Part of the concern with the mapping was potential implications for insurance and property values. Ultimately, this issue is beyond the control of PC1, as the maps are publicly available information regardless of their inclusion in the District Plan. During the preparation of PC1, Council officers contacted the Insurance Council of New Zealand, which confirmed that

insurers consider natural hazard mapping irrespective of its inclusion in a district plan. Flooding and coastal hazard maps are accessible on the NRC website, land instability maps were publicly available before PC1's notification, and mining subsidence maps were part of the 2002 notified district plan. These maps are also part of the Land Information Memoranda.

Precautionary vs Permissive Approach

Some submitters considered that the provisions were too permissive and would not adequately address natural hazard risks. However, on balance, most submitters sought a more enabling approach to the provisions than was proposed. The predominant concerns cited by these submitters were that: the rules proposed are too onerous resulting in the restriction of development; would duplicate processes under the Building Act 2004; and would provide for an inefficient process.

Overall, there was minimal opposition to the proposed subdivision provisions. There was general consensus that greater scrutiny for subdivision is warranted, including the ability to decline consent if the risks are deemed too significant. Most submissions on subdivision provisions sought to improve the clarity of the wording of these provisions.

4.3 Changes to proposed provisions recommended by Commissioners

Since the notification of PC1, the core elements of the proposed plan change have remained largely intact. Refinements have been recommended by the Commissioners in response to submissions, including:

- More enabling land use rules for development on sites with mapped natural hazards;
- Refinements to the mapping to address identified inaccuracies; and
- Changes to wording of provisions to improve the overall efficiency and effectiveness of the District Plan in managing natural hazards.

More enabling land use rules

The key change to the rules recommended by the Commissioners is the inclusion of permitted activity pathways for land use activities¹ as follows

- The first pathway permits land use activities if the site was subdivided after the date the relevant hazard mapping in PC1 was publicly available. The rationale being that the hazard risk would have been evaluated during the subdivision process.
- The second permitted activity framework allows certain activities (e.g., new buildings, earthworks, or alterations to existing buildings) to be permitted within mapped natural hazard areas, provided a report is prepared by a suitably qualified person in accordance with the information requirements. The report must conclude that either the land is not subject to the mapped natural hazard, or the activity will be suitability designed to address the hazard risk.

These permitted activity frameworks were developed through expert conferencing between Council planners and expert planners on behalf of submitters as directed by the Commissioners. These frameworks provide more flexibility by enabling land use activities

¹ Subdivision was not considered appropriate for a permitted activity pathway because it provides for the creation of new land supply for development. In contrast, land use activities involve the use of already subdivided land (typically anticipated for development) for which hazard risk has often been considered to some extent (particularly in the case of land use activities on recently created titles). Building consent processes also typically run alongside land use changes, assisting to de-risk to some extent land use activities from the impacts of natural hazards.

where it can be demonstrated that the land is not susceptible to the identified hazard, or the activity will be appropriately designed to manage natural hazard risks.

Refinements to Mapping

Amendments to refine the mapping were recommended by T+T where site specific submissions provided sufficient evidence to demonstrate inaccuracies. Where evidence was insufficient, submitters were provided the opportunity to provide further information to support a change to mapping through the hearing process. Such further evidence was reviewed by T+T and site visits were undertaken to ensure accuracy in the review process. The Commissioners have recommended adopting all T+T recommendations.

Commissioners Conclusions

Overall, subject to the amendments set out in the Commissioners' Report and Recommendations, the Commissioners consider that PC1:

- Will achieve the purpose of the RMA, is consistent with Part 2 of the RMA, and gives effect to higher order documents.
- Is supported by the necessary section 32 evaluation, with no further section 32AA evaluation required.
- Will enhance the effective implementation of the Whangārei District Plan.

4.4 Policy and planning implications

PC1 fulfils the Council's responsibilities under the Resource Management Act 1991 by managing land use to avoid or mitigate natural hazards. It also gives effect to and aligns with the relevant higher order policy documents including the New Zealand Coastal Policy Statement and the Northland Regional Policy Statement.

Central Government is currently proposing changes to national direction on the management of natural hazards in the form of a National Policy Statement or some other instrument. Should this proposal be advanced, this may require further amendments to the Whangārei District Plan. Based on our current understanding of these proposals, it is likely that the provisions of PC1 will be more closely aligned with any new direction from Central Government than the operative provisions of the Whangārei District Plan. PC1 would therefore provide a good starting point from which to comply with any new national direction should this be gazetted.

4.5 Options

The Strategy Planning and Development Committee must now decide whether to:

- a) Adopt the Independent Hearing Commissioners' recommendations as Council's decision; or
- b) Reject the Independent Hearing Commissioners' recommendations.

Decision to Adopt

Should a decision be made to adopt the recommendations of the Commissioners, the decision on PC1 will be publicly notified. Upon notification of the decision an appeal period will run for 30 working days. Within this time any person who made a submission on the Plan Change may appeal the decision to the Environment Court.

Decision to Reject

Rejecting the Commissioners' recommendations would necessitate a full re-notification of the plan change, effectively restarting the plan-making process. Council would be required to reassess the proposed plan change and its content before deciding to re-notify a new plan change.

It is unlikely that re-notifying would lead to a significantly different outcome, as compliance with the Resource Management Act, New Zealand Coastal Policy Statement, and the Northland Regional Policy Statement would still be required. This would include the incorporation of hazard maps into the District Plan along with objectives, policies, and rules to manage natural hazards.

Comparison of Options

To inform decision making the following comparison is provided.

Item	Decision to Adopt	Decision to Reject
Financial Cost to Council	No identified additional costs unless submitter(s) appeal decision.	Estimated between \$300,000 and \$500,000 (excluding staff time and appeal costs) to restart the process.
Financial Cost to Submitters	No additional costs unless submitters choose to appeal decision.	Further cost due to the need to resubmit and re-engage experts on the revised plan change as notified.
Accuracy of Hazard Mapping	Hazard mapping immediately refined/ made more accurate.	Delay in hazard mapping refinements/ improvements to accuracy.
Compliance with Statutory Obligations	The Plan Change has been through a robust process and meets statutory requirements.	Plan Change process needs to be re-started to achieve compliance with statutory requirements.
Public Perception	Potential for public to disagree with decision on plan change but avenue to appeal the decision remains.	Potential public confusion due to re-notification and need to re-engage in process; perceived failure and waste of resources in restarting process; questions about Council's competency and its ability to effectively manage the plan change process may be raised.
Risks Associated with New Subdivision in Hazard Prone Areas	Applications for new subdivision in hazard prone areas will immediately be given greater scrutiny, reducing risks to Council in creating land supply in hazard prone locations.	Applications for new subdivision in hazard prone areas may continue to lack sufficient scrutiny to de-risk Council in the creation of land supply in hazard prone areas.
Ease of Achieving Compliance with Future National Direction	PC1 provides a good starting point to achieve compliance with any future changes in National direction.	The operative provisions of the Whangārei District Plan for managing natural hazards are outdated and are unlikely to align with future National direction.

4.6 Risks

Decision to Adopt

From a resource management perspective there are no identified risks to Council associated with adopting the Independent Hearing Commissioners' recommendation. The Plan Change has been through a robust process in accordance with Schedule 1 of the RMA, where appropriate responded to submitters concerns, and will improve the efficiency and effectiveness of the Whangārei District Plan in managing natural hazards as required by the Resource Management Act 1991.

Decision to Reject

Rejecting the Commissioners' recommendations poses the following risks:

- **Increased exposure to natural hazard risk** – delay in implementing updated provisions leaves known gaps in the current District Plan provisions for natural hazards, exposing the community to natural hazard risks and Council to litigation where these risks have not been adequately managed in resource management processes.
- **Reputational risk** – PC1 could be perceived as a failure and waste of resources, raising questions about the Council's competency and its ability to manage the plan change process effectively.

4.7 Financial/budget considerations

This plan change process is largely resourced by District Plan staff time. Budget has been allocated from the operational District Plan budget to cover the administrative costs of the plan making process (including costs associated with the notification and hearings processes), costs associated with GIS mapping changes, technical support from T+T and legal costs associated with the hearing and post decision appeal processes.

Financial implications of appeals would need to be assessed after the period to lodge appeals has closed and the extent of appeals is known.

4.8 Recommendation

Council officers recommend adoption of the Independent Hearings Commissioners' recommendations as the Council's decision on the matters raised in submissions on PC1, for the following reasons:

- PC1 improves the status quo by addressing known gaps in hazard management by introducing provisions for high-risk hazard types impacting the District (some of which are not currently well managed such as land instability and coastal flooding) and addressing natural hazard risks at the subdivision stage.
- Rejecting the recommendations would restart the plan-making process and incur significant costs and risks as set out above.
- PC1 will achieve the purpose of the RMA, is consistent with Part 2 of the RMA, and gives effect to higher order policy direction.
- PC1 has undergone a robust Schedule 1 plan change process, ensuring thorough review, public consultation, and legal compliance.
- PC1 will enhance the effective implementation of the Whangārei District 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. The public will be informed via Agenda publication on the Council website. The plan change decision will also be notified via a public notice as required by the Resource Management Act 1991.

6 Attachments / Ngā Tāpiritanga

Attachments under separate cover:

Attachment 1 – Hearing Commissioners Recommendation Report (2 October 2024)

Attachment 2 – Attachment 3 to Hearing Commissioners Recommendation Report – Recommended Plan Provision Track Change Version

Attachment 3 – Attachment 4 to Hearing Commissioners Recommendation Report – Recommended Plan Provisions Clean Version

Attachment 4 – Attachment 5 to Hearing Commissioners Recommendation Report – Recommended Amendments to the Planning Maps

4.5 Private Plan Change Request (PC3) – Rosvall Sawmill Limited

Meeting: Strategy, Planning and Development Committee
Date of meeting: 21 November 2024
Reporting officer: Philip Waters (Senior Planner – District Plan)

1 Purpose / Te Kaupapa

To seek acceptance of the private plan change request (PC3) by Rosvall Sawmill Limited seeking to rezone the Rosvall Sawmill from Rural Production Zone to Strategic Rural Industries Zone. Furthermore, to approve the proposed plan change for public notification.

2 Recommendations / Whakataunga

That the Strategy, Planning and Development Committee:

1. Accepts the request for a private plan change by Rosvall Sawmill Limited pursuant to clause 25(2)(b) of Part 2 of Schedule 1 of the Resource Management Act 1991;
2. Notifies the private plan change under Clause 26 of Part 2 of the Schedule 1 of the Resource Management Act 1991;
3. Notes that a decision to accept the request for a plan change will commence the process, with the plan change being brought back to the Committee or Council for decision making following notification, submissions and hearings;
4. Notes that the applicant will pay the actual and reasonable cost of processing this private plan change.

3 Background / Horopaki

A request for a Private Plan Change has been made by Rosvall Sawmill Limited to the Whangarei District Council, proposing the rezoning of the subject site. The request was formally received on 9 July 2024 and was brought before this Committee to note the lodgement of the request on 18 July 2024.

The 9.2 ha site at 658 Whareora Road is currently zoned as a Rural Production Zone. The applicant seeks to change the zone to a Strategic Rural Industrial Zone. Rosvall Sawmill owns the land and operates the established sawmill. The sawmill has been processing raw wood materials for the past 50 years at this location under resource consents. The rezoning sought by this proposal is intended to support the long-term operation of Rosvall Sawmill and, if successful, would enable the renewal or expansion of plant and buildings without the need to obtain resource consents.

Prior to the submission of the request, the applicant engaged in pre-application meetings with Council. The applicant has also undertaken consultation with adjoining property owners and other parties who may have an interest in the proposal, including local hapū.

Council officers assessed the request dated 9 July 2024 to determine whether sufficient information had been provided to make a recommendation to the Committee on whether to adopt, accept, or reject the request, or whether to process it as a resource consent. Council officers determined that further information from the applicant was required prior to making a recommendation and formally requested further information on 6 August 2024.

On 4 October 2024, Rosvall Sawmill Limited submitted an updated request package to the Council that responds to the further information requests. The full request and supporting evidence are available on the Council's website and attached to this report.

4 Discussion / Whakawhiti kōrero

The private plan change request has been assessed against the requirements of the Resource Management Act 1991 in the 'Assessment Report for the Rosvall Sawmill Private Plan Change Request' (attached).

The Assessment Report evaluates the relevant matters under Clauses 23 and 25 of Part 2 of Schedule 1 of the Resource Management Act 1991. These clauses require consideration of the following:

- Adequacy of information provided with the request;
- Whether the request should be 'rejected' for any of the reasons specified in the Resource Management Act 1991;
- Whether the request should be 'adopted' by the Council as a Council-initiated plan change;
- Whether the request should be 'accepted' and processed as a private plan change;
- Whether the matters contained within the plan change request would be better addressed as a resource consent.

The assessment recommends that the Committee 'accept' the request and process it as a private plan change, with the applicant bearing the costs of the plan change process. It is not recommended that the Committee 'adopt' the plan change, as the Council would then bear the costs associated with the plan change process from the date of adoption, rather than the applicant bearing these costs.

If the recommendation is accepted, the Council must notify the proposed plan change within 4 months of the decision. It is recommended that, in this event, the notification occurs in late January 2024 on a 'limited' basis.

It is important to note that a decision to 'accept' the plan change will initiate the formal plan change process. This includes the process of consultation through notification, submissions, and hearings. At the completion of these processes, the matter will then be brought back to the Committee for a decision to approve, decline, or approve with modifications the proposed plan change.

4.1 Financial/budget considerations

Where the Committee makes a decision to 'accept' a request for a plan change, all actual and reasonable processing costs until the time any appeal may be lodged, will be charged to the Applicant. Any appeal costs will be determined as per the appeal hearing process.

4.2 Policy and planning implications

The effect of the private plan change, were it to become operative, are that the property would be subject to the provisions of the Strategic Rural Industries Chapter with appropriate modifications for the specific site, and the District Wide provisions of the Whangarei District Plan, rather than the Rural Production Zone.

4.3 Options

The options are detailed in the accompanying report 'Assessment Report for the Rosvall Sawmill Private Plan Change Request'.

4.4 Risks

Failure to accept the private plan change request could result in legal challenge under the RMA as there are no grounds under clause 25 of Part 2 of Schedule 1 to the Resource Management Act 1991 to reject the request.

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 of the request if Committee decide to adopt or approve the request.

6 Attachments / Ngā Tāpiritanga

1. Assessment Report for the Rosvall Sawmill Private Plan Change Request
2. Application Package for the Rosvall Sawmill Private Plan Change Request (**attachment available under separate cover**)

Assessment Report for the Rosvall Sawmill Limited Private Plan Change Request

Report assessing Clauses 23 and 25, Part 2 of the Schedule 1 of the Resource Management Act 1991

1. Purpose

- 1.1 This report assesses whether the private plan change request by Rosvall Sawmill Limited ('Rosvall Sawmill') should proceed as a proposed plan change. It provides the justification for the recommendation to the Council, in accordance with Clause 25 of Part 2, Schedule 1, of the Resource Management Act 1991 (the Act).
- 1.2 The Council must decide whether to 'adopt', 'accept', or 'reject' the plan change request, or whether to treat it as a resource consent application. Neither 'adopt' nor 'accept' implies that the plan change is or will be supported or approved by the Council. The process of consultation through notification, submissions, and hearings must be undertaken before the matter is submitted to the Council for a decision to approve the requested plan change.

2. Introduction

- 2.1 A request for a Private Plan Change has been made by Rosvall Sawmill Limited to the Whangarei District Council ('the Council'), proposing the rezoning of Rosvall Sawmill, 658 Whareora Road and modifications to the planning provisions that apply. The requested Plan Change encompasses the area currently identified as the Rosvall Sawmill, shown in Figure 1, which is approximately 9.2 hectares in Whareora.



Figure 1: Rosvall Sawmill Site Location

- 2.2 The private plan change request was received by the Council on 9 July 2024. Council officers requested further information on 6 August 2024. On 4 October 2024, the applicant submitted an updated private plan change request package in response to the Council's requests for further information.
- 2.3 A private plan change request can be made by any person under Clause 21 of Schedule 1, Part 2 of the Act. The process for private plan changes is prescribed in Schedule 1, Part 2 of the Act. In summary, the statutory process includes the following steps:
- a) A request is received in writing – it must contain an explanation of the purpose and reasons for the request, a Section 32 evaluation report, and a description of environmental effects
 - b) Under Clause 25, the local authority must decide if it adopts, accepts, or rejects the request in full or in part, or it may decide to deal with it as if it were a resource consent application. The grounds for rejecting a request are specifically limited by Clause 25 of Schedule 1, Part 2. This report addresses this step in the overall process.

- c) If a request is accepted or adopted, the local authority must notify the request within four months of agreeing to accept or adopt the request.
 - d) The private plan change request then follows the procedures of Part 1 of Schedule 1 of the Act regarding notification, submissions, and hearings.
 - e) After the hearing, the local authority may approve, decline, or approve with modifications the proposed plan change.
 - f) The local authority's decision can be appealed to the Environment Court.
- 2.4 This report has been prepared pursuant to clause 25 of Schedule 1, Part 2 of the Act, i.e. the decision as to whether to adopt, accept, or reject the Request in full or in part, or to deal with it as if it were a resource consent application.

3. Background

- 3.1 Rosvall Sawmill owns the land and operates the established Rosvall Sawmill under existing resource consents. The sawmill has been processing raw wood materials for the past 50 years at this location. The site is currently zoned as a Rural Production Zone. This zoning does not provide the flexibility or certainty required to continue investing in and making decisions for the sawmill's long-term operation. This is due to the sawmill operation having outgrown the provisions for activities that are ancillary to forestry within the District Plan.
- 3.2 Under the current zoning, to adapt the sawmill operations beyond the parameters of the existing consents, or to replace built infrastructure on the site, resource consent must be obtained.
- 3.3 The core of this request is to rezone the site from Rural Production Zone (RPROZ) to Strategic Rural Industries Zone (SRIZ). If successful, this would negate the need for future resource consents under the District Plan to enable the expansion of its operations within the site, provided the development adheres to the relevant rules.
- 3.4 Prior to lodgement, pre-application meetings were held between Council staff and the applicant, with the Council being required to maintain confidentiality throughout that process. The applicant undertook consultation with all adjoining property owners and other parties who may have an interest in the proposal, including local hapū.

- 3.5 The lodged request was reported to the Strategy, Planning and Development Committee on 18 July 2024, and it was shared with the Patuharakeke Iwi Trust Board as required under the Mana Whakahono ā Rohe¹.

4. The Plan Change Request

- 4.1 The applicant considers that the plan change will provide a zoning which appropriately reflects the long-established and long-term intended use of the site. The provisions will allow for operational dynamism without the need to repeatedly obtain resource consent for future operational changes to site layout, buildings, or activities. The current planning framework presents a high cost and high risk to the future of the sawmill.
- 4.2 The applicant has provided evidence that Rosvall Sawmill's operation adds significant value to the Whangārei and wider regional economy through Gross Domestic Product as well as direct and indirect employment. As such, the case can be made that the operation is of strategic significance and, therefore, the Strategic Rural Industries Zone may be an appropriate zoning.
- 4.3 Under the Whangarei District Plan, the Rosvall Sawmill operates as an '*Activity Ancillary to Farming and Forestry*'. In the Rural Production Zone, this is a permitted activity provided:
- The activity does not operate within 250m of an existing sensitive activity on a separate site.
 - The activity operates within any combination of buildings and major structures, and those buildings and major structures do not exceed a gross floor area of 2,000m² per site.
 - The activity does not operate from an outdoor area larger than 500m².
- 4.4 Where any of the above are not complied with, resource consent is required as a discretionary activity.
- 4.5 The above applies in addition to all standard bulk and location provisions of the Rural Production Zone and District Wide rules such as building height, setback,

¹ Rosvall Sawmill is outside the rohe of Patuharakeke. However, the application was shared at the earliest opportunity pursuant to the terms of the Mana Whakahono ā Rohe agreement. At present Council has not entered into any other such agreement that would require notification of further hapū or iwi.

traffic, and noise levels. Any exceedance of these requires additional land use resource consents to be obtained from the Council.

4.6 The existing Rosvall Sawmill is approximately 20m from the nearest residential dwelling unit, with at least three other residential units between 50 – 120m from the existing facilities. The facilities have a total gross floor area of approximately 11,693m² and operate with a yard that is approximately 32,770m² in area. As such, most changes to site works or buildings require resource consent as a Discretionary Activity.

4.7 The key features of the Plan Change request include:

- Rezoning land from Rural Production Zone to Strategic Rural Industrial Zone.
- Enabling construction, external alteration, or relocation of any building or major structure as a permitted activity (subject to restrictions relating to visual impact, height and setbacks from the boundary).
- Enabling the construction of a principal residential unit for the exclusive use of a site caretaker.
- Introducing a noise control boundary that limits the noise emissions from the sawmill to a maximum level at the boundary and that requires any new development within the noise control boundary to be designed and constructed to ensure a maximum internal noise level.
- Enabling a greater number of traffic movements to and from the site to that which is currently consented.

4.8 The proposals do not include any minimum setback distance for sensitive activities from the Sawmill. This is because the proposed noise control boundary provides a more nuanced acoustic effects management approach.

5. Sufficiency of Information

5.1 Pursuant to Clause 23, Schedule 1, Part 2, a request for further information was sought on 6 August 2024. The matters of clarification related to:

- The clarity and intent of the proposed provisions and maps
- The assessment of the efficiency and effectiveness of the proposed approach and consideration of alternatives
- The consideration of relevant non-statutory strategies and plans

- The methodology, inputs and conclusions of technical evidence including the acoustic assessment, the landscape assessment and the traffic assessment.

5.2 On 4 October 2024, the applicant provided responses to the requests for further information. Council officers reviewed the further information with the support of technical specialists where needed. Council officers determined that the further information provided is sufficient to understand the nature of the request in respect of the effect it will have on the environment, the ways in which any adverse effects will be mitigated, and the benefits and costs, the efficiency and effectiveness, and any possible alternatives to the request.

6. Options for Responding to the Plan Change Request

6.1 Any request for a private plan change must be considered under Schedule 1, Part 2 of the Act. Any person can make such a request under clause 21.

6.2 A Local Authority can request further information under Clause 23.

6.3 Under clause 25, a Local Authority may either:

- Reject the request in whole or in part; or
- Process the request as if it were an application for a resource consent; or
- Adopt the request, or part of the request, as if it were proposed by the local authority; or
- Accept the request, in whole or in part, and proceed to notify the request.

6.4 These statutory matters have been considered in informing the recommended decision on the request by Rosvall Sawmill and are discussed in further detail below.

Reject Request

6.5 Under Clause 25, Schedule 1, Part 2, the grounds on which a local authority may reject a plan change request are:

- That the request or part of the request is frivolous or vexatious; or
- Within the last 2 years the substance of the request has been considered and given effect to, or rejected, or has been given effect to by regulations; or
- The request is not in accordance with sound resource management practice; or

- h) The request would make the plan inconsistent with Part 5 of the Act (Standards, policy statements, and plans); or
- i) The plan has been operative for less than 2 years.

6.6 In this case there are no statutory grounds on which to reject the Request by Rosvall Sawmill. The reasons for this are discussed in detail below, and summarised as follows:

- a) The request is not frivolous or vexatious.
- b) The substance of the request has not been considered and given effect to, or rejected, in the past 2 years.
- c) The request relates to valid resource management issues.
- d) The request is consistent with Part 5 of the Act (Standards, policy statements, and plans).
- e) The parts of the plan that the plan change relates to have been operative for more than 2 years.

Clause 25(4)(a) – Frivolous or Vexatious Requests:

6.7 In terms of clause 25(4)(a), the Request is not considered to be frivolous or vexatious as it addresses a valid resource management issue. As such, there are no grounds for rejecting the request under clause 25(4)(a).

Clause 25(4)(b) – Substance of the Request:

6.8 The substance of the request has not been considered and given effect to, or rejected, in the past two years. The Rural Protection Zone and the Strategic Rural Industries Zone became operative on 6 March 2019.

6.9 As such there are no grounds for rejecting the request under clause 25(4)(b).

Clause 25(4)(c) – The extent to which the Request is in Accordance with Sound Resource Management Practice:

6.10 Clause 25(4)(c) provides that a Private Plan Change request may be rejected on the grounds that the request is not in accordance with sound resource management practice. It is noted that “sound resource management practice”, while a frequently used term, is not defined in the Act. However, it is considered the term relates to the scale of effects and alignment of the plan change request to Part 2 of the Act (Purpose and Principles).

- 6.11 Based on the initial assessment, the applicant has demonstrated that the proposal will result in an outcome that will be consistent with the Strategic Rural Industries Zone objectives of the District Plan. The applicant has also demonstrated the requested Plan Change is consistent with the strategic outcomes sought in the Whangarei District Growth Strategy, the draft Whangarei Future Development Strategy, and hapū management plans. The applicant has also demonstrated that the requested Plan Change is consistent with the Northland Regional Policy Statement and Northland Regional Plan.
- 6.12 Furthermore, following the response to the request of further information, all necessary statutory requirements have been met by the applicant, including an evaluation in accordance with s32 of the Act.
- 6.13 The request is therefore considered to be in accordance with sound resource management practice.

Clause 25(4)(d) – Consistency with Part 5 of the Act:

- 6.14 Part 5 of the Act sets out the role and purpose of planning documents created under the RMA, including that they must assist a local authority to give effect to the sustainable management purpose of the Act.
- 6.15 The Request will not make the District Plan inconsistent with Part 5 of the Act.

Clause 25(4)(e) – Operative Plan for less than 2 years:

- 6.16 Clause 25(4)(e) of Schedule 1, Part 2 may apply where a District Plan has been operative for less than two years.
- 6.17 The Operative District Plan provisions relevant to this plan change request were made operative in 2019. The relevant provisions have therefore been operative for more than two years.

Process Request as a Resource Consent

- 6.18 Clause 25(3) Schedule 1, Part 2 allows a local authority to deal with the private plan change request as if it were an application for resource consent. It is considered that the objectives of the plan change cannot be achieved through a resource consent under the site's current zoning. The plan change is not designed to enable a specific development proposal, it is designed to enable long-term flexibility to adapt the sawmill under broader parameters without the need to repeatedly secure resource

consent. It is therefore not recommended that the Council deal with the request as though it were an application for resource consent.

Adopt Request

- 6.19 Clause 25(2) of Schedule 1, Part 2 of the Act enables a local authority to adopt a private plan change request, and progress it as though it were its own.
- 6.20 It is not recommended the Council adopts the private plan change request for the following reasons:
- a) The request relates exclusively to the zoning of the Rosvall Sawmill site. The scope of the request is not of wider public benefit as the plan change Request is primarily for the economic benefits of the applicant. This notwithstanding, Rosvall Sawmill is a strategically important local business that makes a significant contribution towards Whangārei's economy and employment market.
 - b) By adopting the plan change, the Council may give the appearance of explicitly supporting the proposed plan change before a thorough assessment of its merits or understanding of community views.
 - c) Council would become liable for the costs associated with processing the proposed plan change.
 - d) The applicant has not requested that the Council adopts the private plan change.
- 6.21 Given the discrete nature of the Request, both in terms of scope and strategic importance, there is no justification for the council to explicitly support or fund the proposal by adopting the Request. Accepting the request is the more appropriate pathway.

Accept Request

- 6.22 As there is no demonstrated justification to 'adopt' the request, and there are no grounds to 'reject' the request or convert it into a resource consent application, it is recommended that the private plan change request be 'accepted' by the Council under Clause 25(2)(b) of Part 2 of Schedule 1.
- 6.23 In the event the Council agrees with the recommendation of this assessment, then the process and timeframes in clause 25(5) and clause 26 of Part 2 of the Schedule 1 to the Act must be followed.

- 6.24 The Council would have four months from the date of the request being accepted under clause 26 of Schedule 1, Part 2 to notify the plan change. It is recommended the plan change is notified on a 'limited' basis in early February 2025.

7. Conclusions and Recommendations

- 7.1 This report has evaluated the Request made by Rosvall Sawmill Limited, with a view to assisting the Council in determining whether it should adopt, accept or reject the Request in whole or part, or deal with it as if it were an application for resource consent.
- 7.2 Having regard to all the matters evaluated in the preceding sections of this report, it is recommended that the Request by Rosvall Sawmill is accepted and notified on a limited basis.

4.6 Proposed Remote Inspections Submission

Meeting:	Strategy, Planning & Development Committee
Date of meeting:	21 November 2024
Reporting officer:	Murray McDonald (Manager - Building Control)

1 Purpose / Te Kaupapa

To seek feedback and direction on a proposed submission on the Discussion Document for Improving Efficiency in the Inspection Process.

2 Recommendations / Whakataunga

That the Committee:

1. Approves the Draft Submission (Attachment 1).
2. Delegates the General Manager Planning and Development to make any necessary amendments in consultation with His Worship the Mayor and the Chair Strategy Planning and Development prior to lodging the submission.

3 Background / Horopaki

As part of the current government's drive to gain efficiencies in the building industry it is considering requiring building consent inspections to be done remotely as opposed to the traditional on-site model.

The Ministry of Business, Innovation and Employment (MBIE) have released a Discussion Document covering proposed changes to the inspection system. This item brings a draft submission on the proposed changes to the Committee for consideration and feedback.

Submissions close on 29 November 2024.

4 Discussion / Whakawhiti kōrero

MBIE are seeking feedback on the proposal to make remote inspections the default position for BCA building inspections. The consultation also includes questions on inspections being undertaken by other parties. A summary of the key points within the proposed submission is as follows:

- That the use of remote inspections is supported, with WDC commencing a trial with low-risk inspections.
- The use of remote inspections should be at the discretion of the BCA rather than the default, particularly if the currently liability regime remains.
- Remote inspections will likely have a relatively minor positive impact on building costs, but could create efficiencies.
- Remote inspections will not change failure rates of non-complying works.

- Financial penalties for parties deliberately deceiving inspectors need to be significant to act as a serious deterrent.
- Should other parties undertake inspections, they should also issue the CCC rather than there being a “pick and mix” of compliance decisions.

4.1 Financial/budget considerations

The submission has no financial implications and is now provided to the Committee for consideration.

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 Draft Submission

2 MBIE Discussion Document

Submission form improving efficiency in the inspection process

Improving efficiency in the inspection process

Increasing the use of Remote Inspections and Accredited
Organisations

How to have your say

Submissions process

MBIE seeks written submissions on this discussion paper by 5pm, Friday 29 November 2024.

Your submission may respond to any or all of the questions in the discussion document (noting that questions 16-21 are for building consent authorities and Accredited Organisations (Building)).

Please provide comments and reasons explaining your choices. Where possible, please include evidence to support your views, for example references to independent research, facts and figures, or relevant examples.

Your feedback will help to inform decisions on options that should be progressed, the detailed design of those options, and whether other options require further consideration.

Please respond to the questions by using this submission form which is located on [MBIE's Have Your Say page](#) or by using the [online survey form](#). This will help us to collate submissions and ensure that your views are fully considered.

You can submit the form by 5pm, Friday 29 November 2024 by:

- Sending your submission as a **Microsoft Word document** to building@mbie.govt.nz
- Mailing your submission to:
 - Consultation: Remote inspections
 - Building System Performance
 - Building, Resources and Markets
 - Ministry of Business, Innovation and Employment
 - PO Box 1473
 - Wellington 6140
 - New Zealand

Please include your contact details in the cover letter or e-mail accompanying your submission.

Please direct any questions regarding this consultation to building@mbie.govt.nz.

Use of information

The information provided in submissions will be used to inform MBIE's policy development process and will inform advice to Ministers. We may contact submitters directly if we require clarification of any matters in submissions.

Release of information on MBIE website

MBIE may publish a list of submitters on www.mbie.govt.nz and will consider you have consented to this, unless you clearly specify otherwise in your submission.

Release of information under the Official Information Act

The *Official Information Act 1982* specifies that information is to be made available upon request unless there are sufficient grounds for withholding it. If we receive a request, we cannot guarantee that feedback you provide us will not be made public. Any decision to withhold information requested under the OIA is reviewable by the Ombudsman.

Please clearly mark which parts you consider should be withheld from official information act requests, and your reasons (for example, privacy or commercial sensitivity).

MBIE will take your reasons into account when responding to requests under the *Official Information Act 1982*.

Personal information

The Privacy Act 2020 establishes certain principles with respect to the collection, use and disclosure of information about individuals by various agencies, including MBIE. Any personal information you supply to MBIE in the course of making a submission will only be used for the purpose of assisting in the development of policy advice in relation to this review. Please clearly indicate if you do not wish your name, or any other personal information, to be included in any summary of submissions that MBIE may publish.

Submitter information

Please provide some information about yourself to help MBIE understand the impact of our proposals on different occupational groups. Any information you provide will be stored securely.

Your name, email address and organisation

Name: Murray McDonald

Email address: murray.mcdonald@wdc.govt.nz

Organisation: Whangarei District Council

Role: Manager, Building Control

Are you happy for MBIE to contact you if we have questions about your submission?

Yes No

Please clearly indicate if you are making this submission as an individual, or on behalf of a company or organisation.

Individual Company/Organisation
(Including individual building consent officers)

The best way to describe you or your organisation is:

- Accredited Organisation (Building) Commercial building owner
- Builder Designer / Architect / Engineer
- Other building trades (please specify below) Developer
- Building Consent Authority/Council Homeowner
- Building Consent Officer (Individual) IT / Software provider
- Other (please specify below) Industry organisation (please specify below)

Privacy and official information:

The Privacy Act 2020 and the Official Information Act 1982 apply to all submissions received by MBIE. Please note that submissions from public sector organisations cannot be treated as private submissions.

- Please tick the box if you do **not** wish your name or other personal information to be included in any information about submissions that MBIE may publish or release under the *Official Information Act 1982*.
- MBIE may publish or release your submission on MBIE's website or through an Official Information Act request. If you do **not** want your submission or specific parts of your submission to be released, please tick the box and provide an explanation below of which parts of your submission should be withheld from release:

Insert reasoning here and indicate which parts of your submission should be withheld:

[E.g. I do not wish for part/all of my submission to be release because of privacy or commercial sensitivity]

Consultation questions

Introduction

The primary objective of the options in this consultation is to improve the efficiency and timeliness of building inspection processes, to make it easier, cheaper and faster to build.

Outcomes and criteria

- System is efficient
- Roles and responsibilities are clear
- Requirements and decisions are robust
- System is responsive to change

Please refer to page 7 of the discussion document for full detail.

1a. Do you agree these are the right outcomes/criteria to evaluate the options?

Yes No Unsure

Building Consent Authorities (BCAs) seek to improve efficiency when processing Building Consents and undertaking inspections whilst ensuring that there is a robustness to the decision-making process. This is a requirement of continued accreditation. The move to remote inspection will increase an organisation's capacity and availability particularly when there is heavy demand for inspections. It is recognised that delays conducting inspections conducted by BCAs will be a contributing factor to delays during a building project. However, in our experience very rarely is all building work stopped whilst awaiting an inspection or due to a failed inspection. BCAs try to work with site representatives to keep the project moving. Generally building work continues to progress even after a failed inspection as there will be an agreement reached to either recheck the failed item at a pre-arranged time or by the supply of photographic evidence, or similar, to show the required compliance.

Remote inspections are simply a tool that can be deployed if certain criteria can be met and best suit the overall goal of ensuring a compliant and safe building. It is agreed that remote inspections should be part of a BCAs toolbox, however it should not be the only tool in the box.

1b. Are there any others that should be considered?

Yes No Unsure

The discussion does not mention the promotion of Modular Building and using the MCM/Built Ready route to design, build and certify a building. This will significantly reduce the use of BCAs in both processing and inspection and will also reduce the TA/BCA liability. This scheme would also promote standardised designs and materials usage, which should further reduce costs. Considered collectively, these should reduce the overall cost and delivery time of building from request to completion and align the liability to the parties that have contributed the most to the construction.

It should be remembered that that the current legislation was as a result previous failures in the construction field that led to the Hunn Report 2002. The outcome from these changes was to focus on having a more professional/proficient industry in general which would ultimately safeguard homeowners, and the country, by ensuring that buildings would not fail - in particular, leak. The current BCA regulation regime is a result of those failures and findings. The reduction in leaky building numbers over the last few years demonstrates that the consenting and inspection processes have been successful. Careful consideration of any changes is required to ensure that they do not contribute to an increase in failing buildings, which will have significantly larger cost implications to homeowners than BCA fees or a slightly faster build. Whilst BCAs are criticised for being too risk adverse, the current liability settings do nothing to encourage any other approach along with significant increases in insurance premiums and excesses.

Increasing the uptake of remote inspections

The **main benefits** of remote inspections are increased efficiency and productivity through:

- reducing the need for inspectors to travel to site
- greater convenience, flexibility and timeliness
- the ability for inspectors to carry out inspections in other districts

Remote inspections can also reduce emissions due to reduced travel and can support good record keeping practices.

Please refer to pages 9 - 10 of the discussion document for full detail.

2a. Do you agree with our description of the opportunity (i.e., benefits) of increasing the uptake of remote inspections? Please explain.

Yes

No

Unsure

Remote inspections may improve the inspection conducted. The inspector will be able to spend more time reviewing plans and looking at construction as they are not focussed on travelling to the next project, missing traffic etc. Therefore, inspection numbers per inspector may increase slightly.

Our inspectors operate in a geographical area to reduce travel time between inspections. Often, particularly when a subdivision is underway, several inspections may take place within walking distance - even next door - so travel time is greatly reduced. Travel times and distances between inspections actually increases when building demand/projects are reduced, which means that fewer physical inspections per day are required, however, more time can be spent on site, with no detriment to building progress or numbers per day.

2b. Are there any other benefits? Please explain.

Training of BCA staff to conduct inspections may be improved as more projects/inspection types could be reviewed in a shorter time to assist learning and/or can be scheduled to make sure that certain types of inspection are scheduled for the trainee. Remote inspections could also promote specialised inspections ensuring that, when required, specialist staff conduct the inspection. This would not be at the detriment to that officer's schedule or the project timetable.

3. For builders/sector: What savings and costs have you experienced with remote inspections? Do they differ depending on whether a remote inspection is real time or evidence-based?

[Insert response here]

4. For builders/sector: Do you have any concerns about taking part in remote inspections (whether real time or evidence-based)?

[Insert response here]

Key barriers and risks of remote inspections

Key risks of remote inspections include:

- Building safety and performance
- Dishonest practices
- Liability concerns
- Trust in build quality

Please refer to page 11 of the discussion document for full detail.

5a. Do you agree these are the main risks associated with increasing the use of remote inspections?

Yes No Unsure

Of obvious concern to BCAs is the question of liability from poor quality builds. If remote inspections do not provide the level of rigor provided by on-site inspections, this risk is increased.

5b. Are there any other risks that should be considered? If yes, please explain.

Yes No Unsure

A further, future cost could be due to changing technology and formats. As these change, records may have to be updated so that data can be retrieved. This is similar to the change from paper to digital records that councils have funded over the last 10 years or so. As remote inspections become embedded, it will be natural to want to save the whole video. These formats take a lot of storage space, and video formats rapidly change as they improve both quality of image and file size. It could be that over a 10 year period, these formats could change and as evidence the local authority may either lose the record, have to change format of records to the new format or maintain several formats. These all come at a cost.

6. Are current occupational regulation and consumer protection measures fit for purpose to manage risks associated with higher uptake of remote inspections? If not, what changes would be required?

Yes No Unsure

Options to increase the uptake of remote inspections and improve efficiency of inspection processes

Option One: Review remote inspection guidance, address failure rates and/or publish wait times (non-regulatory) (Pages 12 – 13 in discussion document)

Option Two: Require building consent authorities to have the systems and capability to conduct remote inspections (Page 13 in discussion document)

Option Three: Require building consent authorities to use remote inspections as the default approach to conducting inspections (Pages 13 – 14 in discussion document)

Option Four: (complementary option): Create a new offence to deter deceptive behaviour (Page 14 in discussion document)

7. Which option(s) do you prefer? Please explain why by commenting on the benefits, costs, and risks compared to other options.

Option One Option Two Option Three Option Four None

Wait times for inspections should be monitored. Consideration will need to be given to how the measurement should be conducted. These could be part of service delivery measures at council level (LTP) with required standards, definitions and calculation methodology provided by the Ministry. This would give a means of comparing results across the country and raise this performance measure to the elected body (Council) level of scrutiny which should ensure necessary resources are deployed.

BCAs should have a means of providing remote inspections. This could be by their own system provision or by using the client BCA system if inspections were being conducted by a third party. Consideration needs to be given to potential technology limitations of the builder involved, which may include devices they have, software they can access etc. In this aspect inspections need to be technologically agnostic otherwise, technology monopolies could be inadvertently set up and cost savings eroded.

Having inspections required to be as the default is considered excessive and sets an expectation that all inspections will be remote and may take away some of the ability to require in person inspections due to liability or trust concerns. Certainly under joint and several liability BCAs should have the ability to make their own decisions as to which inspections are suitable to be done remotely.

As outlined earlier remote inspections are simply a tool that can be deployed if certain criteria can be met and best suit the overall goal of ensuring a compliant and safe building.

8. Are there any other options we should consider?

 Yes

 No

 Unsure

The acceptance of Producer Statements (PS), particularly in construction using PS3 and PS4, is a long established means of gaining some measure of confidence that work has been conducted correctly. However these have no legal standing nor have a clear regulatory mandate. The recent court of appeals decision: Solicitor-General's Reference (No 1 of 2022) [2024] NZCA 514, does give a little more clarity to the standing of PS but circulation and knowledge of this may be limited. These could be given the same consideration or level of acceptance as a Codemark or MCM certificate - i.e. work covered by them are deemed to comply with the NZBC, and the BCA should accept them and as per BA 2004 section 392 - Building Consent Authority not liable. If this step was taken, some inspections could be waived by BCAs as they will have other evidence to rely on. Overall the goal should be to create an efficient system where all parties understand their responsibilities and any liability falls to those responsible.

Option One: Review remote inspection guidance, address failure rates and/or publish wait times (non-regulatory) (Pages 12 – 13 in discussion document)

9. What can be done to help reduce inspection failure rates?

Better training of construction workers to improve work quality is required if fewer inspections are to fail. Changing an inspection regime doesn't change work standards. Work that failed on-site inspections should also fail remote inspections if the remote system is robust. It is for this reason our remote inspections will begin with low risk work before decisions are made whether to extend the types of inspections done remotely.

Option Three: Require building consent authorities to use remote inspections as the default approach to conducting inspections (Pages 13 – 14 in discussion document)

10. What inspections could generally be conducted remotely with confidence?

Rechecks of previous inspections ensuring that non-compliant work is now correct. We are working as part of our introduction to remote inspections to look at heating appliances, ½ high brick, stand alone sheds or garages, retaining wall final, low risk cavity or gable end installations, underfloor P&D and some small foundations. This is expected to expand into some more complex aspects as we and the local industry become familiar with its uses and limitations.

11. Are there any inspections that should **never** be carried out remotely (e.g., based on the type of inspection or building category)? Please explain why.

Yes No Unsure

Repairs to known leaky buildings. These need careful consideration of the damage and therefore the building work that will be required to remedy the damage.

Some exclusions may be needed under **Option Three**, including when:

- there is poor internet connectivity at the inspection site
- there is poor lighting or adverse weather that may impair video/photo quality
- the inspector and/or builder deem it necessary to conduct an on-site inspection to ensure critical details are not missed
- a building professional has previously been deceptive or regularly failed inspections
- building work is being carried out by an individual with an Owner-Builder Exemption

Please refer to page 13 in the discussion document for full detail.

12a. Do you agree with the proposed exclusions under Option Three?

Yes No Unsure

12b. Is there anything else that should be added to this list?

Yes

No

Unsure

Some renovations - older buildings built outside the building code/normal/standard modern practice

Identified leaky building repairs

Option Four: create a new offence to target deceptive behaviour during a remote inspection.

The offence relates specifically to *'deliberate actions to hide, disguise, or otherwise misrepresent non-compliant building work'*.

The offender would be liable on conviction to a maximum fine of \$50,000 for an individual and \$150,000 for a body corporate or business.

Please refer to page 14 in the discussion document for full detail.

13. If a new offence were to be created, does the above description sufficiently capture the offending behaviour? If not, is there anything else that should be considered?

Yes No Unsure

BA 2004 section 369 could be modified with addition of the above to the existing section 369(1). This would also align with changes regarding producer statements.

14. Would the maximum penalty of \$50,000 for individuals and \$150,000 for a body corporate or business be a fair and sufficient deterrent?

Yes No Unsure

When taking into account potential costs to put right non-compliant work, a penalty of up to \$50,000 seems light and should be greater to act as a real deterrent.

15. Are there any other ways to discourage deceptive behaviour besides creating an offence?

Yes No Unsure

Loss of License for Licensed Building Practitioners or loss of any other professional licences and a register could be maintained of these for reference. Recent projects involving the person should also be investigated.

Questions for Building Consent Authorities and Accredited Organisations (Building)

16. What percentage of inspections do you carry out remotely?

Trialing of remote inspections is about to commence.

17. What are the main things preventing you from using remote inspections, or using them more often? Please explain.

See above

18a. Please briefly outline your policy regarding when, how and with whom you use remote inspections.

This is still developing based on our trial.

18b. In what circumstances do (or would) you use real time remote inspections versus evidence-based? Do you prefer one method (real time or evidence-based) over the other? Please explain why with reference to benefits, costs and risks.

At this early stage the real time approach is preferred as the inspector can view the areas they want to see for a particular inspection. They can also discuss at the time any issues and potential minor variations and ensure that no major changes are underway during construction.

The evidence-based approach means that we could only receive the evidence the site wants to provide. It is also a possible impairment to ongoing competency if the officers are simply reviewing reports and selected pictures compiled by a 3rd party. Potentially there could be more questions asked and at the time of review, the work has progressed, construction could be covered over meaning more cost and delays to check the questioned work, or the site is waiting for us to review the report - therefore, a real time inspection would have been quicker.

19. We want to know about building consent authority costs and savings (actual or anticipated) in establishing remote inspection technology and processes.

At present we do not have adequate information to predict costs and savings with any degree of accuracy. For example whilst we are commencing with a free system this may change in the future and without knowing how many inspections are done remotely vehicle and time savings are unable to be calculated.

20a. Considering the actual or anticipated costs of establishing remote inspection capabilities, how long has it taken (or do you expect it to take) to see a return on investment?

unknown

20b. Do you anticipate that you will be able to reduce inspection charges for remote inspections?

Yes

21. What factors would you consider in pursuing a prosecution for the deceptive behaviour described in Option 4?

Extent of deception, value of works involved, implications for failure.

Increasing inspection capacity through the use of Accredited Organisations (Building)

Many building consent authorities engage Accredited Organisations (Building) to carry out consent processing on their behalf, but only a few are involved in inspections.

There is an opportunity to increase inspection capacity (onsite and remote), by using these organisations to carry out more inspection work, either on behalf of building consent authorities, or by enabling owners to engage them directly.

Please refer to page 17 in the discussion document for full detail.

22. What are the benefits, costs, and risks of building consent authorities contracting more Accredited Organisations (Building) to undertake inspections?

Such an approach could erode the internal competency capabilities of BCA but is a method of ensuring service levels without recruiting more staff.

Contracting would need to be carefully managed to ensure that a consistent standard of inspections and decisions are made.

Accredited organisations will have understanding of the regulatory framework and have to have an accredited quality management system in place which includes competency monitoring of its staff. This helps safeguard the BCA and TA.

Contracts between the BCA and AOB will be required stating the scope of works that the AOB will perform. Part of this will be regular performance reviews. AOBs can work within the BCAs quality systems and IT systems allowing easy monitoring of the contractor and ensuring that the required standard of inspections are conducted.

23. What are the main barriers to building consent authorities contracting Accredited Organisations (Building) to undertake inspections? How could these be addressed?

High costs of utilising contractors to undertake onsite inspections are a significant barrier at present with no local resource available. Remote inspections should solve this issue.

Close monitoring and auditing of contractors is key to ensuring that there is little or no difference between the BCA and contractor in the service delivery, along with regular performance discussions. These may be more frequent at the start of the contract to ensure appropriate application of the BCAs standards and relaxing as confidence is gained by both sides.

Elsewhere in the country it is already common practice for AOBs to provide inspection services for BCAs either by having an officer on site or by undertaking remote inspections, as the client BCA systems allow.

24. Do you think that owners should be able to directly engage Accredited Organisations (Building) to undertake inspections? Please explain, commenting on the benefits, costs, and risks.

Yes No Unsure

Inspections form the key part of a BCA being satisfied on reasonable grounds that work has been carried out as the issued consent and, therefore, it can issue the Code Compliance Certificate (CCC). If the inspections were not undertaken by the BCA (or by others contracted by the BCA) there has to be some agreement between the body undertaking the inspection and the BCA as to what inspections are taking place, when and the like. The BCA has (at least at present) the sole power to issue a CCC on the grounds that it is reasonably satisfied that work is in accordance with the issued consent. If the AOB was to produce a document - like a producer statement/code mark - given in good faith as per BA 2004 section 392 Building Consent Authority not liable, this may be a mitigation.

However if the current liability regime remains it would be unreasonable for a BCA to have to issue a CCC based on another parties certification.

25a. Do you agree with the potential mitigations? (refer to table on page 18 of the discussion document)

Yes No Unsure

25b. Are there any other issues or mitigations we should consider?

Yes No Unsure

General Comments

26. Do you have any other general comments you wish to make?

Yes No Unsure

There appears to be no evidence (apart from anecdotal information from industry players) that inspection delays are causing significant costs and are a major contributor to the high cost of housing. Notwithstanding it is agreed that remote inspections can and should play an important part in the Building Consent process but whether this will make any meaningful difference to housing affordability is questionable. Previous consultations have looked at industry and areas like the LBP scheme and yet little has changed. At present the BCA is the only person who can issue a building consent. One way or another it has to review the project and make a decision to issue or refuse the CCC - based on reasonable grounds of course. For this the BCA carries the liability of the

build, with others, in equal measure, even though it has only been on site throughout the whole build for around 10 hours.

An alternative option is to create a new LBP level "LBP Building Certifier". This could be created in at least two levels - Residential and Commercial. This could be the stated competency level required for BCA/AOB/Builder/Franchisees etc for them to review the project and issue a CCC. They would have to have a quality management system, qualification and competency system in place and the "owner"/developer/franchise could then select, when the building consent is issued, who is to undertake this work. If any other person/body, other than the BCA, agrees to take on the inspections and certification, on completion, they would issue the CCC, a declaration document and a copy of all the plans, as-built plans, minor variations and material specifications and the like used on the project to council, for update of the property file. This could ensure that monitoring of the build is completed more cost effectively and efficiently and would greatly relieve the liability to ratepayers should the building fail in the future, as the council has minimised its involvement. Recent announcements by the Minister & the PM seem to be suggesting a scaled down version with BCAs still responsible (and liable) for the issue of the CCC.

Improving efficiency in the inspection process

Increasing the use of Remote Inspections and Accredited Organisations

OCTOBER 2024





**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

Ministry of Business, Innovation and Employment (MBIE) Hīkina Whakatutuki – Lifting to make successful

MBIE develops and delivers policy, services, advice and regulation to support economic growth and the prosperity and wellbeing of New Zealanders.

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OCTOBER 2024

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How to have your say

Submissions process

MBIE seeks written submissions on this discussion paper by 5pm Friday 29 November 2024.

Your submission may respond to any or all of the questions in the discussion document (noting that questions 16-21 are for building consent authorities and Accredited Organisations (Building)).

Please provide comments and reasons explaining your choices. Where possible, please include evidence to support your views, for example references to independent research, facts and figures, or relevant examples.

Your feedback will help to inform decisions on options that should be progressed, the detailed design of those options, and whether other options require further consideration.

Please respond to the questions by using the submission form which is located on [MBIE's Have Your Say page](#) or by using the [online survey form](#). This will help us to collate submissions and ensure that your views are fully considered.

You can submit the form by 5pm, Friday 29 November 2024 by:

- Sending your submission as a **Microsoft Word document** to building@mbie.govt.nz
- Mailing your submission to:

Consultation: Remote inspections
Building System Performance
Building, Resources and Markets
Ministry of Business, Innovation and Employment
PO Box 1473

Wellington 6140
New Zealand

Please include your contact details in the cover letter or e-mail accompanying your submission.

Please direct any questions regarding this consultation to building@mbie.govt.nz.

Use of information

The information provided in submissions will be used to inform MBIE's policy development process and will inform advice to Ministers. We may contact submitters directly if we require clarification of any matters in submissions.

Release of information on MBIE website

MBIE may publish a list of submitters on www.mbie.govt.nz and will consider you have consented to this, unless you clearly specify otherwise in your submission.

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The *Official Information Act 1982* specifies that information is to be made available upon request unless there are sufficient grounds for withholding it. If we receive a request, we cannot guarantee that feedback you provide us will not be made public. Any decision to withhold information requested under the OIA is reviewable by the Ombudsman.

Please clearly mark which parts you consider should be withheld from official information act requests, and your reasons (for example, privacy or commercial sensitivity).

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The *Privacy Act 2020* establishes certain principles with respect to the collection, use and disclosure of information about individuals by various agencies, including MBIE. Any personal information you supply to MBIE in the course of making a submission will only be used for the purpose of assisting in the development of policy advice. Please clearly indicate if you do not wish your name, or any other personal information, to be included in any summary of submissions that MBIE may publish.

Minister's Foreword

Minister for Building and Construction, Hon Chris Penk

The Government is focussed on increasing the supply of affordable homes for New Zealanders. To help achieve this, I am committed to improving efficiency and competition in the building regulatory system, reducing barriers and driving down costs.



Building inspections play an important role in checking that building work is carried out according to the consent and that New Zealand buildings are healthy, safe and durable. However, waiting for an on-site inspection can sometimes take too long, impacting on the time and cost to build.

Remote inspections provide an opportunity to reduce delays by eliminating the need for inspectors to travel and allowing more inspections to be carried out each day. They also increase flexibility in the workday of inspectors and building professionals and enable inspectors to carry out inspections in other regions, improving overall capacity and capability across the country.

Some building consent authorities are already using remote inspection approaches and are reaping the benefits of greater productivity and efficiency. While this is a good start, uptake is still fairly low, and practices are inconsistent across the country.

This discussion documents seeks feedback from stakeholders on a range of options to increase the uptake of remote inspections and lift efficiency in the inspection process, including an option to require that remote inspections be used as the default approach.

I am mindful that some people may be concerned that not all building work is suitable for remote inspections. To make sure we strike the right balance, it is important to get feedback from a wide range of submitters on the options in this paper.

As the Minister responsible for Building and Construction, I am pleased to present this discussion document for public consultation.

Introduction

Increasing the supply of housing is a top priority for the Government. One way to support this is to make the building consent system faster, easier, and cheaper to use.

Housing affordability is a key issue in Aotearoa New Zealand

Aotearoa New Zealand has some of the least affordable housing in the world¹. Home ownership dropped from 74% in the 1990s to 65% in 2018². Over the 12 months to June 2023, average housing costs per week increased 14.5%. Data from 2023 illustrates that over a quarter of households that do not own their home now spend more than 40% of their income on housing³.

Regulatory barriers increase the time and cost to build new houses

Building costs are high and have cumulatively risen 41.3 per cent since 2019⁴; it is about 50 per cent more expensive per square meter to build a standalone house in Aotearoa New Zealand than in Australia⁵.

It can take a long time for a house to be built and receive a code compliance certificate. Homes consented in the June 2022 quarter took, on average, over 16 months to reach final inspection (up from 14 months in the June 2021 quarter) and a further two months to receive a code compliance certificate⁶.

Poor coordination and sequencing of trades on-site has a significant impact on build times and increases the risk of defects (which can add more time due to the need for rework). Added to this are regulatory delays including processing minor (or major) variations and delays waiting for inspections.

These delays increase the cost of a build project and reduce the sector's capacity to supply affordable housing.

There is a range of work underway to improve the building consent system

The inspection process is only part of the overall time it takes to build and there are wider opportunities to make the sector more productive. Table 1 below sets out the work MBIE is doing to improve the consent system and make it easier and cheaper to build.

¹ OECD (2020) How's Life? 2020: Measuring Well-being. OECD Publishing, Paris

² Statistics New Zealand (2020) Census data from Housing in Aotearoa.

³ Statistics New Zealand (2023) [Household income and housing-cost statistics: Year ended June 2023](#)

⁴ This represents the cumulative increase since Q4 of 2019. This mostly occurred in 2021 and 2022.

⁵ The average cost per square metre to build in New Zealand includes demolition costs and 15% GST, whereas the Australian figures exclude demolition costs and includes 10% GST.

⁶ [Experimental indicators show longer building timeframes | Stats NZ. This was during a period of historically high demand.](#)

Table 1: Programme of work to streamline the building consent system

- **Public consultation on increasing the uptake of remote inspections (this discussion document)**
- Progressing work to identify the best way to deliver consenting services in New Zealand. This will include investigating a new building consent authority structure, the scope of building work exempt from a building consent, liability settings and the role of private insurance in the consent system
- Regulations to clarify the definition of ‘minor variation’ to make substituting products more predictable and consistent
- Defining ‘minor customisation’ for MultiProof to allow minor design changes without voiding a certificate
- Removing regulatory barriers for using overseas building products and requiring councils to accept products that meet international standards
- Public consultation on making it easier to build ‘granny flats’ up to 60 square metres
- Recognising producer statements to reduce the amount of checking that building consent authorities need to do
- Requiring councils to submit data on timelines for building consents and code compliance certificates every quarter, which is published on MBIE’s website
- Changes to *Building (Accreditation of Building Consent Authorities) Regulations 2006* to enable more time to focus on consenting, inspecting, and code compliance certificates (commenced June 2024)

Work to identify the best way to deliver consenting services could lead to changes in the building work that needs to be inspected and who does those inspections. As potential changes could be significant, it will take time for decisions to be consulted on and made, and for changes to take effect.

It is important that we continue in parallel to progress work to make it easier, cheaper and faster to build. It is likely that remote inspections will play a key role in the future delivery of consenting services.

We are keen to hear your views on the short- and long-term costs of the different options for increasing the uptake of remote inspections. We will consider the implications of potential changes to the delivery of consenting services prior to seeking final policy decisions on remote inspections. This could include focussing on options to improve efficiency under the current structure that would also be compatible with any future model.

Outcomes and criteria

The primary objective of the options in this paper is to improve the efficiency and timeliness of building inspection processes to make it easier, cheaper, and faster to build.

We also understand the importance of balancing regulation with the need to facilitate a productive building and construction sector and ensuring that changes do not have a detrimental effect on the quality of Aotearoa New Zealand’s housing and building stock.

The primary focus of the building control system is ensuring buildings are healthy, safe and durable, and that buildings are built right the first time.

We want the system to be agile and responsive to changes in the way New Zealanders build while also avoiding defects and building failure that can be stressful and costly to address. To this end, government intervention in the building consent system should seek to achieve the four outcomes described below:

- System is efficient: the implementation costs of option(s) are minimised to ensure costs do not outweigh the benefits.
- Roles and responsibilities are clear: the option(s) do not make the system more complex and ensure that liability falls on those best able to identify and manage risk.
- Requirements and decisions are robust: the option(s) do not increase the risk of defects.
- System is responsive to change: the option(s) allow for flexibility and innovation in how parties comply and improve the ability of the system to respond and adapt, including to any future system.

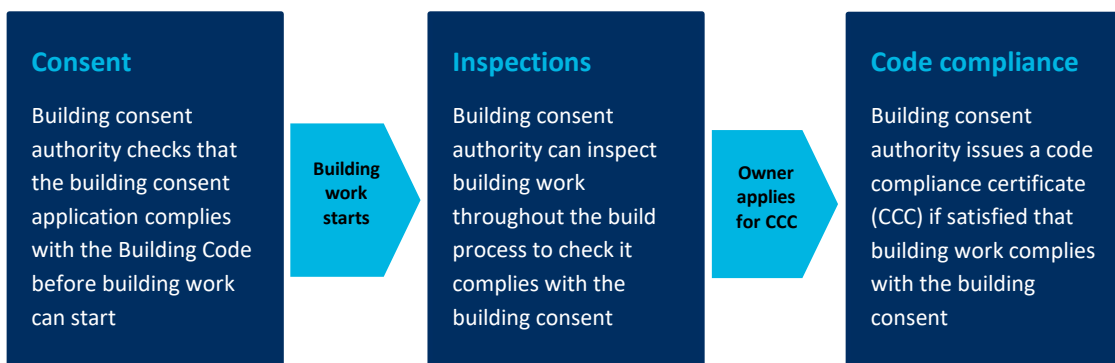
We want to implement the best option(s). The best options will be those that achieve the greatest reduction in cost and time to build, and greatest improvement in ease of building, while meeting the four system outcomes.

Question about the proposed criteria

1. Do you agree these are the right outcomes/criteria to evaluate the options? Are there any others that should be considered?

Legislative context

The *Building Act 2004* (the Building Act) is the primary legislation governing the building industry in Aotearoa New Zealand and provides the framework for the building consent process, which is outlined in the diagram below. These steps add time and cost, but they give building owners, tenants, banks, and insurers confidence in the quality of the building work.



Increasing the uptake of remote inspections

There are currently no requirements in the Building Act for building consent authorities to undertake inspections. However, the Act entitles them to undertake inspections to be satisfied on reasonable grounds that building work complies with the building consent, in order to issue a code compliance certificate. The *Building (Accreditation of Building Consent Authorities) Regulations 2006* require building consent authorities to have policies and procedures for planning, performing and managing inspections⁷.

The use of remote inspections in the building and construction sector is relatively recent. While COVID-19 lockdowns caused a spike in the use of remote inspections, levels of uptake still vary across the country, with some building consent authorities regularly using remote inspections, while others do not use them at all.

Practices also vary, with building consent authorities taking their own approach to the types of building work and the building professionals they consider appropriate for remote inspections.

MBIE recently published guidance⁸ to assist building consent authorities to make informed decisions when adopting remote inspection technology and to inform the sector on what to expect from different remote inspection approaches. It is too early at this stage to assess what impact this guidance will have. However, it is likely that without further intervention, uptake will remain low and practices across the country will continue to vary. This could mean long wait times for in-person inspections when construction activity picks up again.

The opportunity and benefits of remote inspections

Remote inspections can make it easier, faster and cheaper to build by enabling building consent authorities to carry out more inspections per day, which can reduce inspection wait times due to greater availability of inspection slots. This, in turn, helps reduce on-site delays so building work can progress at greater pace.

The **main benefits** of remote inspections are increased efficiency and productivity through:

- reducing the need for inspectors to travel to site, eliminating unproductive time and the need for logistical planning. This is particularly beneficial where there are long distances or congestion
- greater convenience, flexibility and timeliness for inspectors and builders⁹, as inspections can be conducted at agreed times once building work is ready
- the ability for inspectors to carry out inspections in other districts, which supports increased capacity and capability across the country.

Remote inspections can also reduce emissions due to reduced travel and can support good record keeping practices.

⁷ Building consent authorities can use other tools to confirm compliance with the consent, such as inspections by third parties and producer statements (e.g., PS 3 – Construction and PS 4 – Construction Review). These are professional opinions based on sound judgement and specialist expertise.

⁸ <https://www.building.govt.nz/assets/Uploads/building-officials/guides/remote-inspection-guidance-for-building-consent-authorities.pdf>

⁹ In the context of this document, the term ‘builder’ refers to any person who works on a building site (i.e., from any trade/profession, whether licensed or not).

Reduction in on-site inspections for a simple residential build

The number of on-site inspections for a simple residential build* can potentially be reduced from around 12 to two or three through the use of remote inspections. This can save considerable travel time and improve flexibility and timeliness for inspectors and builders, helping to reduce overall build times and costs associated with delays.

**Standalone house on flat ground with a concrete floor and one type of cladding.*

There are different ways to conduct remote inspections

There are two main approaches to remote inspections – real-time and evidence-based. While both approaches can be suitable for assessing compliance, there may be differences in how they are being used across the country.

Main approaches to remote inspections:

Real time remote (live video stream):

An inspector directs the building professional around the site during a video call. The inspector can zoom in and out and capture images at key points to assess compliance. Real time is similar to an on-site inspection, with the inspector recording decisions and reasons for decisions on the inspection checklist as the inspection progresses.

Evidence-based:

Building professionals upload photo/video evidence of building work to council or third-party systems and the inspector assesses for compliance soon after upload. This approach is well suited to lower risk work, re-inspections, and for use with trusted builders with low failure rates. Quality imagery is required along with clear requirements from the inspector on what will be accepted as evidence.

How are remote inspections currently being used overseas?

Most overseas jurisdictions use remote inspections for lower risk work and allow regulators discretion on when to use them. They are seen as particularly beneficial where there are large distances to cover.

The Australian state of Victoria requires mandatory inspections to be done on site, while non-mandatory ones can be remote if suitable. In the UK, USA, and Canada, on-site inspections are the standard approach. Remote inspections may be used for minor building work, and inspectors have discretion on when a remote inspection is appropriate. In the USA, customers can request a remote inspection.

Question about the opportunity/benefits of remote inspections

2. Do you agree with our description of the opportunity (i.e., benefits) of increasing the uptake of remote inspections? Are there any other benefits? Please explain.

Questions for builders/sector

3. What savings and costs have you experienced with remote inspections? Do they differ depending on whether a remote inspection is real time or evidence-based?
4. Do you have any concerns about taking part in remote inspections (whether real time or evidence-based)?

Barriers to uptake of remote inspections

MBIE understands that the main barriers to greater uptake of remote inspections across building consent authorities include:

- Costs to building consent authorities to establish systems, technology, and training.
- Time for both building consent authorities and the sector to become confident with using the technology.
- Questions around the suitability of some building work to be inspected remotely, such as where physical testing is required (e.g., moisture testing) or for complex work.
- Perceptions that it might be harder to detect non-compliant work when inspecting remotely.

Risks of remote inspections

When MBIE consulted on the building consent system in 2023¹⁰, submitters expressed mixed views on remote inspections. Some submitters identified liability risks and suggested remote inspections should only be used for certain purposes with proper controls and standards to prevent misuse.

Key risks of remote inspections include:

- **Building safety and performance:** navigating sites remotely can be a disorienting experience and inspectors could miss non-compliant work, leading to defects. Consequent building performance issues may result in potential financial, health, and safety harms to owners and users.
- **Dishonest practices:** some people may take advantage of remote inspection approaches to hide non-compliant work, leading to potential defects.
- **Liability concerns:** any increased risk of defects arising from a remote inspection could also increase the risk of liability claims against building consent authorities.
- **Trust in build quality:** confidence in the quality of buildings that have been inspected remotely may reduce, which could make them harder to finance, insure, or sell.

The options presented in the next section include mitigations to address key risks. Further risk mitigation and implementation needs will be considered for any options that are progressed,

¹⁰ [Building consent system review: options paper consultation \(2023\) | Ministry of Business, Innovation & Employment \(mbie.govt.nz\)](https://www.mbie.govt.nz/building-consent-system-review-options-paper-consultation-2023)

including ensuring that occupational regulation¹¹ and consumer protection measures are fit for purpose.

Questions about barriers and risks

5. Do you agree these are the main risks associated with increasing the use of remote inspections? Are there any other risks that should be considered? If yes, please explain.
6. Are current occupational regulation and consumer protection measures fit for purpose to manage risks associated with higher uptake of remote inspections? If not, what changes would be required?

Section One: Options to increase the uptake of remote inspections and improve efficiency of inspection processes

The Ministry of Business, Innovation and Employment (MBIE) has identified four options to improve efficiency and timeliness in the inspection process, primarily through measures to increase the uptake of remote inspections. Appendix 1 summarises these options and provides an initial assessment of the potential costs, benefits, and risks. The options are:

- **Option One: Review remote inspection guidance, address failure rates and/or publish wait times (non-regulatory).**
- **Option Two: Require building consent authorities to have the systems and capability to conduct remote inspections.**
- **Option Three: Require building consent authorities to use remote inspections as the default approach to conducting inspections.**
- **Option Four: Create a new offence to deter deceptive behaviour (stand-alone or complementary option).**

Building consent authority duty of care would remain unchanged under all of the above options.

Option One: Review remote inspection guidance, address failure rates and/or publish wait times (non-regulatory)

MBIE published remote inspection guidance in July 2024. MBIE will monitor its impact and if necessary, review and update it. For example, guidance could be made more directive and detailed around what building work should be inspected remotely and how remote inspections should be performed.

Inspection failures impact building consent authority efficiency and timeliness due to time spent on re-inspections. Rework as a result of failed inspections also add time and cost to a build. MBIE recently began monitoring building consent and code compliance certificate timeframes. Identifying common causes of inspection failures and developing options to reduce these (e.g., guidance and training for the sector, public reporting on causes of

¹¹ Occupational regulation ensures that professionals are competent and accountable for their work.

inspection failures) could support more efficient use of inspection resources, and improved sector productivity due to less time on rework.

Alongside this, MBIE could collect and publish data on inspection wait times across building consent authorities and/or set targets, to encourage building consent authorities to implement actions to ensure more timely inspections.

Option Two: Require building consent authorities to have the systems and capability to conduct remote inspections

To be accredited, a building consent authority must meet the criteria of the *Building (Accreditation of Building Consent Authorities) Regulations 2006*. This includes a requirement to have policies and procedures for planning, performing and managing inspections.

These regulations could be amended to require building consent authorities to have the systems and capability (as well as policies and procedures) to conduct inspections remotely.

Under this option, building consent authorities would retain discretion on when they inspect remotely.

Building consent authorities would be encouraged to update their policies and procedures ahead of amendments to regulations to enable smooth implementation (i.e., to allow time to familiarise with remote inspections and stagger investment in training and technology).

Option Three: Require building consent authorities to use remote inspections as the default approach to conducting inspections

This option would amend the Building Act to require building consent authorities to use remote inspections as the default approach for carrying out certain inspections.

Regulations could specify the inspection types or criteria for which inspections should be carried out remotely. To manage the risk that an inspector could miss a crucial element during a complex remote inspection, the requirement to use remote inspections could initially focus on lower risk building work or inspections such as plumbing and/or elements of single level builds, re-inspections, and inspection types with low failure rates. This could be expanded over time, as technology improves, and building consent authorities and the sector become more confident and skilled in the use of remote inspection tools.

There would be further consultation on the details of any proposed regulations.

Some exclusions from the default requirement may be needed, including when:

- there is poor internet connectivity at the inspection site
- there is poor lighting or adverse weather that may impair video/photo quality
- the inspector and/or builder deem it necessary to conduct an on-site inspection to ensure critical details are not missed
- a building professional has previously been deceptive or regularly failed inspections
- building work is being carried out by an individual with an Owner-Builder Exemption¹².

¹² This exemption means you do not need to be or use a licensed building practitioner for any restricted building work. A building consent is still required, and work must comply with the Building Code. The criteria to qualify for the exemption are detailed at: [Owner-builder obligations | Building Performance](#).

Inspectors would also retain the ability to follow up with an on-site inspection if they were not able to be satisfied using remote inspection tools that the building work was carried out in accordance with the consent¹³.

Option Four: Creating a new offence to deter deceptive behaviour (stand-alone or complementary option)

Note: this option could be implemented as a stand-alone change or in combination with other options (i.e., Option One, Two, or Three)

Building consent authorities have expressed concern that it may be easier to hide or disguise non-compliant work during a remote inspection. Some people may take advantage of this and deliberately hide, disguise, or otherwise misrepresent building work (eg provide images of other completed building work), to pass an inspection. This would increase the risk of non-compliant work going undetected. Any consequent building defects would negatively impact building owners and could draw building consent authorities into liability claims.

Some building consent authorities have managed this risk by limiting the use of remote inspection tools to trusted builders with a good track record of passing inspections.

However, if building consent authorities are required to use remote inspections by default, the likelihood of dishonest behaviour may increase. To mitigate this risk, a new offence could be created to target deceptive behaviour during a remote inspection. *The offence relates specifically to deliberate actions to hide, disguise, or otherwise misrepresent non-compliant building work.*

Because this behaviour could lead to significant negative health, safety, and financial harm, MBIE proposes the offender would be liable on conviction to a maximum fine of \$50,000 for an individual and \$150,000 for a body corporate or business. This aligns with similar offences and fines under the Building Act.

¹³ Section 90 of the Building Act also enables on-site inspections at any time, including for the purposes of spot checks.

Questions about options to increase the uptake of remote inspections and improve efficiency of inspection processes

All options

7. Which option(s) do you prefer? Please explain why by commenting on the benefits, costs, and risks compared to other options.
8. Are there any other options we should consider?

Option One

9. What can be done to help reduce inspection failure rates?

Option Three

10. What inspections could generally be conducted remotely with confidence?
11. Are there any inspections that should **never** be carried out remotely (e.g., based on the type of inspection or building category)? Please explain why.
12. Do you agree with the proposed exclusions under Option Three? Is there anything else that should be added to this list?

Option Four

The offence relates specifically to 'deliberate actions to hide, disguise, or otherwise misrepresent non-compliant building work'.

13. If a new offence were to be created, does the above description sufficiently capture the offending behaviour? If not, is there anything else that should be considered?
14. Would the maximum penalty of \$50,000 for individuals and \$150,000 for a body corporate or business be a fair and sufficient deterrent?
15. Are there any other ways to discourage deceptive behaviour besides creating an offence?

Questions for Building Consent Authorities and Accredited Organisations

16. What percentage of inspections do you carry out remotely?

17. What are the main things preventing you from using remote inspections, or using them more often? Please explain.

18. Please briefly outline your policy regarding when, how and with whom you use remote inspections. In what circumstances do (or would) you use real time remote inspections versus evidence-based? Do you prefer one method (real time or evidence-based) over the other? Please explain why with reference to benefits, costs and risks.

19. We want to know about building consent authority costs and savings (actual or anticipated) in establishing remote inspection technology and processes.

What are your actual or projected costs from undertaking remote inspections?

Training

\$

IT Expenses

\$

Additional staff

\$

Other

\$

What are your actual or projected savings from undertaking remote inspections?

Travel and vehicle

\$

Ability to do more inspections per day

\$

Reduced staffing costs

\$

Other

\$

Please also provide any data and/or estimates on travel and emissions reductions achieved through the use or potential use of remote inspections. Please include any assumptions or qualifiers. Relevant attachments can be emailed along with your submission to building@mbie.govt.nz

20. Considering the actual or anticipated costs of establishing remote inspection capabilities, how long has it taken (or do you expect it to take) to see a return on investment? Do you anticipate that you will be able to reduce inspection charges for remote inspections?

21. What factors would you consider in pursuing a prosecution for the deceptive behaviour described in Option 4?

Section Two: Increasing inspection capacity through the use of Accredited Organisations (Building)

This section seeks general feedback on increasing the use of Accredited Organisations (Building) to undertake inspections.

Many building consent authorities already use private organisations to undertake consent processing on their behalf, including organisations that have gained accreditation under the *Building (Accreditation of Building Consent Authorities) Regulations 2006*¹⁴. Some building consent authorities also contract private organisations to carry out inspections, including remote inspections.

Some submitters on the Review of the Building Consent System suggested private companies should be more easily enabled to process consents or conduct inspections, provided they are qualified and have insurance. There is scope for building consent authorities to make more use of Accredited Organisations (Building) to carry out inspections on their behalf.

Alternatively, the Building Act could be amended to effectively enable owners (e.g., developers) to directly engage Accredited Organisations (Building) to undertake inspections.

Currently, when applying for a building consent, the owner or their agent may propose some checks of the building work to be carried out by specialists engaged directly by the owner, such as chartered professional engineers. However, it is not current practice for an owner to directly engage third party specialists to carry out scheduled inspections that would usually be done by a building consent authority¹⁵.

Accredited Organisations (Building) are already required to meet the same criteria and standards as a building consent authority and are subject to regular audits. However, there are a number of issues that would need to be addressed to effectively enable owners to engage them directly. These issues and potential mitigations are set out in the table below.

¹⁴ Private organisations can be accredited under the *Building (Accreditation of Building Consent Authorities) Regulations 2006* and can process building consent applications on behalf of building consent authorities. However, if they have chosen not to register as a building consent authority, they cannot grant building consents – the final decision remains the responsibility of the registered building consent authority to which the building consent application was made. These private organisations are often referred to as Accredited Organisations (Building), or AO(B)s.

¹⁵ Such as drainage, pre-wrap, pre-clad, pre-line, post-line, pre-roof.

Table 2: Potential mitigations to enable owners to contract Accredited Organisations (Building) to carry out inspections

Issue	Mitigation
Building consent authorities may not be confident to issue code compliance certificates on the basis of third-party inspections	Building consent authorities would need to be able to rely on the inspection reports provided by Accredited Organisations (Building). The form and content of these reports would likely need to be prescribed.
Building consent authorities may be concerned about being held liable due to the negligence of another party	The building consent authority could be protected from liability if it relied on third party inspection reports in good faith. Accredited Organisations (Building) would need to pass an adequate means assessment to ensure they can cover any civil liabilities that arise in relation to inspections undertaken. This requirement would likely increase costs to the Accredited Organisation (Building), which would likely be passed on to the consumer.
Third-party inspectors may not report on issues that are not directly relevant to the scheduled inspection	Mandatory disclosure requirements could be placed on Accredited Organisations (Building) to inform building consent authorities of any concerns or compliance issues they notice during an inspection.
Oversight of the build may be reduced if inspections are carried out by multiple entities	Limits could be placed on the number of inspectors or Accredited Organisations (Building) that can be engaged during a project to ensure continuity and consistency across the inspection schedule.

Questions about increasing the use of Accredited Organisations (Building)

22. What are the benefits, costs, and risks of building consent authorities contracting more Accredited Organisations (Building) to undertake inspections?
23. What are the main barriers to building consent authorities contracting Accredited Organisations (Building) to undertake inspections? How could these be addressed?
24. Do you think that owners should be able to directly engage Accredited Organisations (Building) to undertake inspections? Please explain, commenting on the benefits, costs, and risks.
25. Do you agree with the potential mitigations? Are there any other issues or mitigations we should consider?

General comments

26. Do you have any other general comments you wish to make?

Appendix 1: Full list of consultation questions

Question about the proposed criteria
1. Do you agree these are the right outcomes/criteria to evaluate the options? Are there any others that should be considered?
Question about the opportunity/benefits of remote inspections
2. Do you agree with our description of the opportunity (i.e., benefits) of increasing the uptake of remote inspections? Are there any other benefits? Please explain.
Questions for builders/sector
3. What savings and costs have you experienced with remote inspections? Do they differ depending on whether a remote inspection is real time or evidence-based?
4. Do you have any concerns about taking part in remote inspections (whether real time or evidence-based)?
Questions about barriers and risks
5. Do you agree these are the main risks associated with increasing the use of remote inspections? Are there any other risks that should be considered? If yes, please explain.
6. Are current occupational regulation and consumer protection measures fit for purpose to manage risks associated with higher uptake of remote inspections? If not, what changes would be required?
Questions about options to increase the uptake of remote inspections
All options
7. Which option(s) do you prefer? Please explain why by commenting on the benefits, costs, and risks compared to other options.
8. Are there any other options we should consider?
Option One
9. What can be done to help reduce inspection failure rates?
Option Three
10. What inspections could generally be conducted remotely with confidence?
11. Are there any inspections that should never be carried out remotely (e.g., based on the type of inspection or building category)? Please explain why.
12. Do you agree with the proposed exclusions under Option Three? Is there anything else that should be added to this list?
Option Four
The offence relates specifically to 'deliberate actions to hide, disguise, or otherwise misrepresent non-compliant building work'.
13. If a new offence were to be created, does the above description sufficiently capture the offending behaviour? If not, is there anything else that should be considered?
14. Would the maximum penalty of \$50,000 for individuals and \$150,000 for a body corporate or business be a fair and sufficient deterrent?
15. Are there any other ways to discourage deceptive behaviour besides creating an offence?
Questions for Building Consent Authorities and Accredited Organisations
16. What percentage of inspections do you carry out remotely?
17. What are the main things preventing you from using remote inspections, or using them more often? Please explain.
18. Please briefly outline your policy regarding when, how and with whom you use remote inspections. In what circumstances do (or would) you use real time remote inspections versus evidence-based? Do you prefer one method (real time or evidence-based) over the other? Please explain why with reference to benefits, costs and risks.

19. We want to know about building consent authority costs and savings (actual or anticipated) in establishing remote inspection technology and processes.

What are your actual or projected costs from undertaking remote inspections?

Training

\$

IT Expenses

\$

Additional staff

\$

Other

\$

What are your actual or projected savings from undertaking remote inspections?

Travel and vehicle

\$

Ability to do more inspections per day

\$

Reduced staffing costs

\$

Other

\$

Please also provide any data and/or estimates on travel and emissions reductions achieved through the use or potential use of remote inspections. Please include any assumptions or qualifiers. Relevant attachments can be emailed along with your submission to building@mbie.govt.nz

20. Considering the actual or anticipated costs of establishing remote inspection capabilities, how long has it taken (or expected to take) to see a return on investment? Do you anticipate that you will be able to reduce inspection charges for remote inspections?

21. What factors would you consider in pursuing a prosecution for the deceptive behaviour described in Option 4?

Questions for all submitters about increasing the use of Accredited Organisations (Building)

22. What are the benefits, costs, and risks of building consent authorities contracting more Accredited Organisations (Building) to undertake inspections?

23. What are the main barriers to building consent authorities contracting Accredited Organisations (Building) to undertake inspections? How could these be addressed?

24. Do you think that owners should be able to directly engage Accredited Organisations (Building) to undertake inspections? Please explain, commenting on the benefits, costs, and risks.

25. Do you agree with the potential mitigations? Are there any other issues or mitigations we should consider?

General comments

26. Do you have any other general comments you wish to make?

Appendix 2: Summary of options for feedback

Section One:

Summary	Benefits	Risks and costs
<p>Option One: Review remote inspection guidance, address failure rates and/or publish wait times (non-regulatory)</p>	<p>Identifying and addressing inspection failures will reduce delays and costs associated with rework, free up inspection resource, and improve build quality.</p> <p>Publishing data on wait times could incentivise building consent authorities to improve efficiency, reducing overall time and cost to build.</p> <p>Guidance:</p> <ul style="list-style-type: none"> • is low-cost to implement and provides flexibility for building consent authorities to choose an approach that balances level of investment with expected efficiency gains • does not make system more complex and allows building consent authorities to manage their own risk (and potential liability). <p>Guidance can continue to be easily updated as technology and confidence improves. Can be easily adapted to align with any future system changes.</p>	<p>Guidance alone may be insufficient to promote widespread uptake and drive greater consistency in approach, which would limit potential efficiency gains.</p> <p>Data collection and analysis is resource intensive. New data requests would need to be prioritised within existing data collection programme.</p>
<p>Option Two: Require building consent authorities to have the systems and capability to conduct remote inspections</p> <p>Policies, procedures, technology, and training required by building consent authorities to maintain accreditation.</p>	<p>Should result in greater efficiency gains than Option One as it would enable more productive use of inspection resources and a reduction in wait times and overall build times (which may provide for a reduction in associated costs, such as rental costs incurred by an owner during the build).</p> <p>Flexibility to share inspector capacity and capability across building consent authorities and private companies (who could undertake remote inspections on behalf of building consent authorities). Also supports efficiency and productivity at the national level.</p> <p>Policies, procedures, quality controls, and auditing (required under the Accreditation Scheme) would support robust decision making.</p> <p>Discretion allows building consent authorities to:</p> <ul style="list-style-type: none"> • determine when a remote inspection would be more cost effective and/or efficient • manage their own risk when undertaking inspections (e.g., limiting to builders with a good track record). <p>Could provide homeowners with a digital record of work done, which could help identify responsible parties should issues be found later.</p>	<p>Some inconsistency between building consent authorities is likely (due to different policies and procedures).</p> <p>Having the ability to conduct remote inspections does not mean building consent authorities will maximise their use, limiting potential efficiency gains.</p> <p>Implementation costs (to establish policies, procedures, technology, and training) may lead to higher fees if those costs outweigh efficiency gains. This is more likely for smaller building consent authorities with low inspection volumes who may need to engage others to do remote inspections on their behalf.</p> <p>Set-up and implementation costs might not be recovered if there were voluntary consolidations or structural reform to the building consent system in the future.</p> <p>Time and cost for the sector to upskill.</p>

Summary	Benefits	Risks and costs
<p>Option Three: Require building consent authorities to use remote inspections as the default approach to conducting inspections</p> <p>Could include:</p> <ul style="list-style-type: none"> • Enabling provision in Building Act • Criteria in regulations on inspections to conduct remotely. 	<p>Should lead to the highest efficiency gains, ensuring more productive use of inspection resource and reductions in wait times.</p> <p>Building owners would benefit from a reduction in overall build times (greater benefits when demand for inspections is high) and associated costs (e.g., avoid paying rent for longer periods).</p> <p>National guidelines would support consistent and robust decisions on inspections that should be done remotely.</p> <p>Flexibility to share inspector capacity and capability across building consent authorities and private companies (with clarity on what should be inspected remotely). Also supports productivity at the national level.</p> <p>Could provide homeowners with a more comprehensive digital record of work done (compared to Option Two), which could help identify responsible parties should issues be found later.</p>	<p>Requiring by default removes the flexibility for building consent authorities to manage their own risks in line with the capability and confidence of people using remote inspection tools. This could lead to issues being missed in the inspection, resulting in building defects, which would impact building owners and increase building consent authorities' exposure to liability claims.</p> <p>Some homeowners may be concerned that remote inspections are less robust than on-site inspections.</p> <p>Above risks could be mitigated by initially focusing on lower risk building work and inspections to allow inspectors and the sector to adapt to using remote inspections.</p> <p>Similar costs to Option Two. Investment and implementation costs may lead to higher fees (as noted in costs for Option Two).</p> <p>Set-up and implementation costs might not be recovered if there were voluntary consolidations or structural reform to the building consent system in the future.</p> <p>Some inspections might take longer to conduct remotely (however, this may be offset by reduced travel).</p> <p>This option would likely take longer to implement and realise benefits.</p>
<p>Option Four: Create a new offence to deter deceptive behaviour (stand-alone or complementary option)</p>	<p>Supports buildings to be healthy, safe and durable by reducing the likelihood of defects.</p> <p>Should increase efficiency by giving building consent authorities more confidence to use remote inspections by addressing a key barrier to uptake (i.e., potential liability claims).</p> <p>Makes the responsibilities and accountability of builders clear.</p> <p>Can be implemented on its own or with any of the other options.</p> <p>Would support the use remote inspections under any future system.</p>	<p>May not significantly increase uptake of remote inspections (if implemented as a stand-alone option).</p> <p>Effectiveness of the option depends on councils detecting and pursuing enforcement action related to dishonest behaviour.</p> <p>Time and costs for councils or other authority to prosecute, which may reduce effectiveness as a deterrent.</p>

Section Two:

Summary	Benefits	Risks and costs
<p>Increasing inspection capacity through the use of Accredited Organisations (Building) to undertake inspections</p>	<p>Supports greater flexibility and timeliness (efficiency) of inspections by increasing overall inspection capacity and capability.</p> <p>Could provide smaller building consent authorities with an alternative way to do remote inspections, reducing implementation costs.</p> <p>Allowing owners to contract directly could support consistent inspection decisions for developers who work across multiple regions (i.e., due to inspector familiarity with a developer’s standard designs), and provide options to find a faster inspection service, reducing overall build time.</p> <p>Could support greater capacity under a future system.</p>	<p>Could lead to higher inspection costs. However, these costs may be balanced out by the benefits of flexibility and timeliness.</p> <p>Allowing owners to contract directly could lead to a perception of less independence and less robust decisions. However, these risks could be addressed through proposed mitigations.</p>



Te Kāwanatanga o Aotearoa
New Zealand Government

5.1 Climate Adaptation Programme Update – November 2024

Meeting:	Strategy, Planning and Development Committee
Date of meeting:	21 November 2024
Reporting officers:	Roselyn Naidu – Programme Manager -Climate Change Adaptation Bernadette Aperahama – Manager, Strategic Planning

1 Purpose / Te Kaupapa

To provide an update on the Climate Adaptation Programme, specifically:

- the Whangaruru/Ōakura pilot project including engagement undertaken to date, and current project priorities;
- the Tangata Whenua-led climate actions fund;
- the Climate Adaptation Inquiry by the Revenue & Finance Committee of Parliament; and
- national and regional sector collaboration.

2 Recommendation/s / Whakataunga

That the Committee:

1. Notes the report.

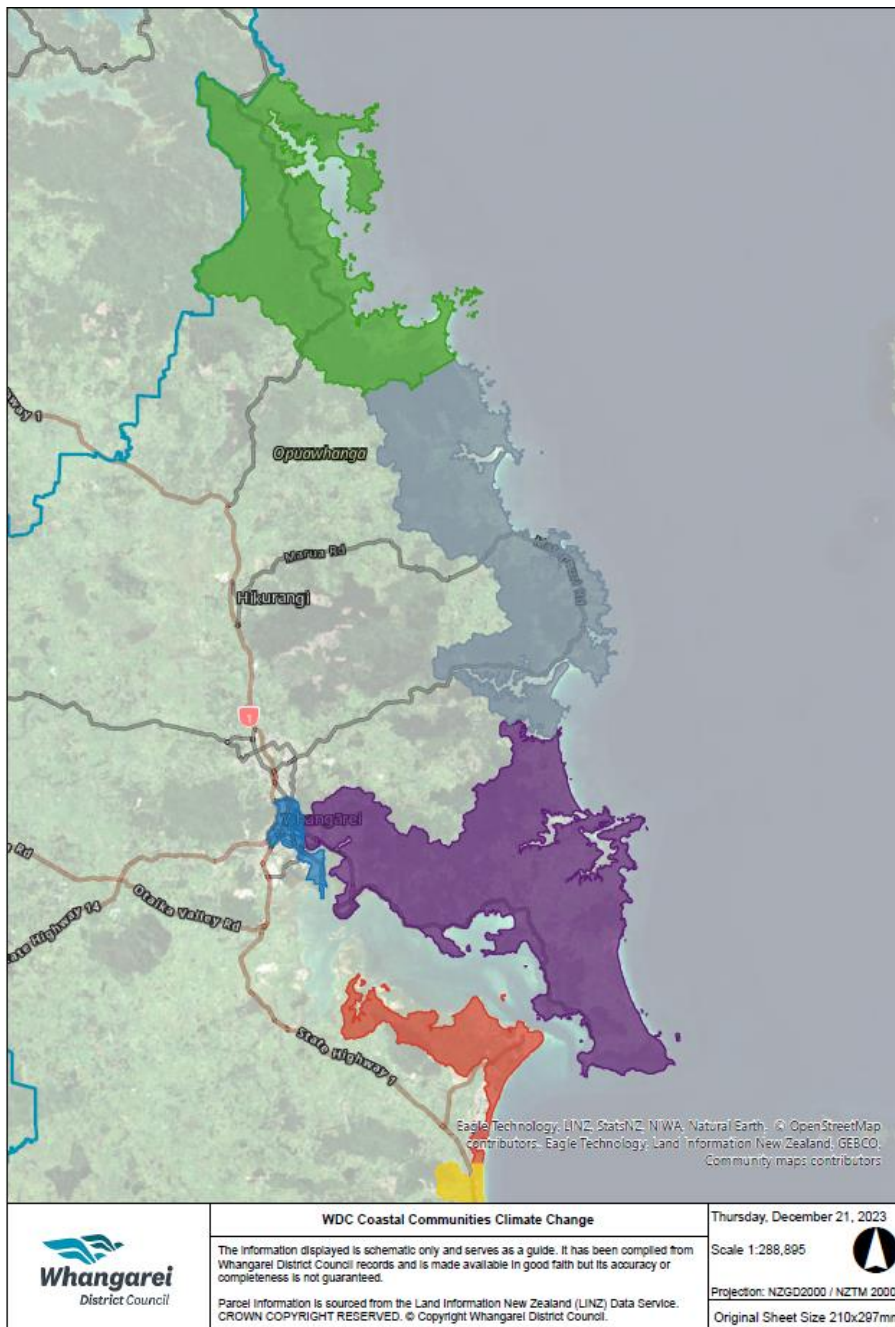
3 Background / Horopaki

Mitigating all the impacts of climate change is no longer possible, as certain consequences have been “locked in”, meaning they cannot be avoided. The goal of climate change adaptation is to reduce the vulnerability of the community to the harmful effects of climate change – such as more intense extreme weather patterns. It focusses on preparing for, and responding to, unavoidable impacts. It includes emergency & disaster preparation, planning for disruption to economic activities, damage to property and infrastructure, and impacts on social and cultural wellbeing. Concurrently it looks to take advantage of opportunities presented by climatic changes that communities can benefit from, such as improved growing conditions for certain crops.

4 Discussion / Whakawhiti kōrero

4.1 Whangaruru/Ōakura pilot project

In December 2023, Council approved a coastal community adaptation programme of work at a catchment scale with the Whangaruru/Ōakura catchment identified as the pilot location. The community adaptation planning programme is aimed at enhancing climate resilience. This project is implementing actions from within the Te Taitokerau Climate Adaptation Strategy. The project objectives centre on partnering with tangata whenua to ensure cultural values and community perspectives are integrated into the planning process, as well as achieving strategic alignment across council teams to bolster adaptation measures within the catchment. The image below identifies the Whangārei coastal catchments.



The initial phases of the community adaptation planning pilot for Whangaruru/Oakura have focused on high-level project planning and early stakeholder engagement. Preliminary timelines have been established, and initial discussions have been held with Ngātiwai and other key stakeholders, setting a foundation for ongoing collaboration. Coordination with various Whangarei District Council (WDC) departments, such as Wastewater, Stormwater, and Infrastructure Planning, has also helped align climate resilience initiatives with existing planning and funding frameworks.

Progress has been made on a scoping report that will define the project's scope, resource requirements, and delivery plan. Completed scoping activities include a hazards data stocktake, GIS mapping, a preliminary risk assessment, and stakeholder identification. A tender process will follow to secure services for the adaptation planning phase.

A strong partnership has been established with Ngātiwai, focusing on culturally significant areas and ensuring alignment with iwi values. Ngātiwai has offered to host a hui with marae representatives to discuss the project's direction and clarify their role in adaptation planning. Internal council discussions have identified synergies across projects, ensuring adaptation efforts align with WDC's strategic goals.

Future priorities include continuing engagement with Ngātiwai, finalising governance and decision-making structures, and agreeing on an adaptation methodology that meets iwi and community expectations. The scoping report, covering engagement, governance, and delivery, is expected by early 2025. Finalising the methodology and governance structure will help ensure that the project remains adaptable, incorporating community feedback and addressing uncertainties within the planning framework.

4.2 Tangata Whenua-led climate planning fund

The Tangata Whenua-led climate planning fund was launched to support tangata whenua in leading climate risk assessments and adaptation planning within their communities. An initial pānui (announcement) was sent to tangata whenua, informing them of the fund's opening, and two evening briefing sessions were held to provide information and answer questions related to the Expression Of Interest (EOI) submission process.

Throughout the EOI submission period, which closed on 25 October 2024, staff actively supported applicants by tracking incoming applications and offering additional guidance where needed.

In total, 14 EOI applications have been received. A Review Panel has been established to assess the EOIs. Staff are currently drafting the panel's Terms of Reference and preparing the application assessment matrix. The Review Panel will evaluate each EOI according to the established criteria of the Tangata Whenua-led Climate Planning Fund, ensuring each proposal aligns with the priority actions of the Te Tai Tokerau Climate Adaptation Strategy. Feedback to applicants is anticipated within 4–6 weeks.

EOIs that are assessed and approved for acceptance will be able to submit full proposals between 6 December 2024- 7 March 2025.

4.3 Climate Adaptation Inquiry by the Revenue & Finance Committee of Parliament.

The Finance and Expenditure Committee has completed its comprehensive climate adaptation inquiry. This inquiry aimed to establish a climate adaptation framework to guide New Zealand's response to climate change. The committee has produced a report with recommendations that will contribute to the policy framework for adaptation, detailing objectives, principles, and system design.

The inquiry report can be read here:

<https://www.parliament.nz/en/pb/sc/committees-press-releases/climate-adaptation-inquiry-completed/>

The recommendations from the inquiry are summarised below:

Area	Recommendations/Principles
Objectives & Principles	<ul style="list-style-type: none"> • Minimise long-term costs and ensure responses are fair and predictable • Enhance information sharing and address market failures • Balance central and community-led adaptation • Uphold fairness, national consistency, and local flexibility, respecting Māori rights in line with <i>te Tiriti o Waitangi</i>
Roles & Responsibilities	<ul style="list-style-type: none"> • Establish a national legislative framework that defines roles for central and local government • Designate a lead agency to manage adaptation, partner with iwi/Māori, and engage stakeholders • Mandate that all development and infrastructure projects include climate adaptation considerations
Funding & Cost Sharing	<ul style="list-style-type: none"> • Recommend a funding model based on "beneficiary pays," "exacerbator pays," and "ability-to-pay" principles • Explore proactive financial tools and partnerships with banks and insurers to manage funding requirements more effectively
Residential Property & Managed Relocation	<ul style="list-style-type: none"> • Propose policies to support managed relocation and housing for those impacted by climate risks, focusing on housing rather than property values • Suggest legislative changes to support managed relocation effectively
Kaupapa Māori & Data Management	<ul style="list-style-type: none"> • Recognise Māori land ownership models and integrate mātauranga Māori in risk assessment and adaptation planning • Develop a public data commons to improve access to climate risk and natural hazard data

Next steps include a proposed special debate in the House and a required Government response within 60 working days. This report and its recommendations will also guide policy development on adaptation led by the Ministry for the Environment.

The November 2024 meeting of the Joint Climate Change Adaptation Committee included a workshop session on the inquiry recommendations. In general there was broad agreement of the recommendations regarding roles & responsibilities and funding & cost sharing. Should the opportunity arise, staff from across the Northland Councils will collaborate to prepare a joint submission on the inquiry recommendations.

4.4 Financial/budget considerations

The climate change adaptation programme has specific funding allocated through the 2024-34 Long Term Plan. The Tangata Whenua-led climate actions fund is resourced through the Better Off Funding.

4.5 Policy and planning implications

The matters raised in this report align and are related to specific actions within the Te Tai Tokerau Climate Adaptation Strategy, adopted by Council in 2022.

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.

5.2 Placemaking Programme Update – November 2024

Meeting:	Strategy, Planning and Development Committee Meeting
Date of meeting:	21 November 2024
Reporting officer:	Claudia Gonzales Pino (Strategic Planner)

1 Purpose / Te Kaupapa

To update the Committee on the development process for the Raumanga/Otaika Placemaking Plan; and

Provide the opportunity for the Committee to guide the engagement plan recognising the relationships that Elected Members have across the community.

2 Recommendation/s / Whakataunga

That the Committee:

1. Notes the Project Plan: Placemaking Plan for Raumanga/Otaika (Attachment 1).
2. Provides staff direction on stakeholders to include in the development of the engagement plan.

3 Background / Horopaki

On 19 September 2024, the Strategy, Planning & Development Committee approved the decision to make Raumanga/Otaika the next location for the Placemaking Plan for the period of 2024-2025¹.

The Placemaking Programme aims to create a series of place-based spatial plans for the district's communities. The Placemaking Plans are intended to guide the way our communities will change, grow and develop over the next 30 years.

4 Discussion / Whakawhiti kōrero

Staff have developed a Project Plan (Attachment 1) outlining the process to develop the Raumanga/Otaika Placemaking Plan.

¹ [eSCRIBE Agenda Package](#)

Key points from the Project Plan are:

- The plan development process consists of four stages with three rounds of community engagement. The Preliminary Assessment Stage is underway, and an update will be provided at the meeting.
- Engagement planning is underway, and relationship building has started.
- The development of the Raumanga/Otaika Placemaking Plan is a collaborative process both internally and externally.
- Internally, the project team includes members of different council departments who will provide technical support and area expertise at different stages along the process.
- Elected Members will receive:
 - reports following each community consultation stage at which time they will be able to provide feedback on the different stages of the plan.
 - monthly updates on the plan development process through the Strategy & Democracy Operational Report.
- Externally, staff will engage with the community, tangata whenua, local business and key property owners, other governmental agencies and key stakeholders.
- An external working group comprised of community and local hapū members would be established to co-design and support the community engagement processes.

Staff are also interested to hear from Elected Members as to any key relationships they hold with potential partners, stakeholders or parts of the community. Knowledge of any potential relationships would benefit the process and staff in getting a complete and current picture of issues and opportunities for the area.

4.1 Financial/budget considerations

The development of the Raumanga/Otaika Placemaking Plan is resourced through the operational budget of the Strategic Planning department. The Raumanga/Otaika Placemaking Plan is expected to require close to \$100,000 due to the complexity of the issues and significant projects expected in the area.

4.2 Policy and planning implications

The Placemaking Plans are non-statutory documents. They are intended to inform and support future iterations of the Future Development Strategy, District Plan review/changes, any policy and planning work, and budget decisions. Importantly, they also inform and influence resource consenting processes, private landowner and investor actions, government and other decisions for local areas.

5 Significance and engagement / Te Hira me te Arawhiti

The 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 or Council News. The plan development process includes three rounds of community engagement therefore the public will be informed of this project.

6 Attachments / Ngā Tāpiritanga

Attachment 1 – Project Plan: Raumanga / Otaika Placemaking Plan – November 2024

Project Plan

Placemaking Plan for Raumanga / Otaika

November 2024

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1 Programme Summary

1.1 Background

The Placemaking Programme was developed to deliver a series of place-based spatial plans – the Placemaking Plans - that will guide the growth and development of our communities over the next 30 years.

1.2 Project aim

The programme aim is to create an integrated spatial plan for a defined location or place which will have a shared 30-year vision on how a place will change, grow, and develop.

The plan preparation process has been designed to enable tangata whenua, community and key stakeholders input into planning and development decision-making.

The Placemaking Plans are informed by,

<p style="text-align: center;">WDC</p> <ul style="list-style-type: none"> - Previous planning exercises and feedback received in previous community consultation processes. - Ongoing and planned capital works in the area. - Existing relationships with the local community groups, hapū and other key stakeholders. 	<p style="text-align: center;">Central Government</p> <ul style="list-style-type: none"> - Central government direction. - Governmental agencies with presence in the area, their ongoing and planned operations. 	<p style="text-align: center;">Private Business and Organizations</p> <ul style="list-style-type: none"> - Ongoing activities. - Planned growth. - Perceived issues and opportunities.
<p style="text-align: center;">Spatial Assessment</p> <ul style="list-style-type: none"> - Current zoning and land-uses. - Land ownership. - Urban morphology. - Transport network analysis. - Urban character. - Landscape character. 	<p style="text-align: center;">PLACEMAKING PLANS</p>	<p style="text-align: center;">Key Landowners (greenfield & brownfield)</p> <ul style="list-style-type: none"> - On-going projects and planned and expected projects. - Constraints to development capacity.
<p style="text-align: center;">Community and Hapū Aspirations</p> <ul style="list-style-type: none"> - Perceived needs, issues, and opportunities. - Aspirations for growth and development in their communities. 	<p style="text-align: center;">Historic Review</p> <ul style="list-style-type: none"> - Cultural Narratives. - Assessment of historical/culturally significant features. 	<p style="text-align: center;">Demographics</p> <ul style="list-style-type: none"> - Existing demographics and projected growth. - Constraints and opportunities.

Once completed, each plan will:

- Provide an overview of the historic, socio-demographic context and spatial features of each area.
- Present and assess the key qualities, constraints, and opportunities of each area.
- Provide a strategic vision for the area.
- Balance infrastructure, amenity, and environmental outcomes.
- Identify and prioritise projects based on the community needs and aspirations.
- Identify actions that will feed into various Council work programmes over time including the Long Term and Annual Plans.

For the community this is a new opportunity to have a say on how they want their community/suburb to develop over the next 30 years.

For developers, service and infrastructure providers, the plan will provide guidance for future investment – public or private – based on the community needs and aspirations.

For everyone, the plan is intended to provide certainty that we are all working towards a shared vision for Raumanga / Otaika.

1.3 Success factors

The following factors are critical to the success of the project:

1. Engagement and support from the community, tangata whenua and key external stakeholders.
2. Internal buy-in to the process, outcomes, and actions.
3. Elected Member endorsement.

1.4 Project scope

On 19 September 2024, the Strategy, Planning & Development Committee decided to make Raumanga/Otaika the next Placemaking location

Spatially, the Raumanga/Otaika Placemaking Plan will cover:

1. The urban areas of Raumanga and Otaika.
2. The Otaika sports park.
3. The area south of the Whangarei Regional Hospital.



Figure 1: Draft scope of the Raumanga/Otaika Placemaking Plan.

2 Project team

Internally the development of the plan is a collaborative process between relevant Council's teams and departments. The involvement of members from different Council departments is intended to ensure alignment of the plan with other Council strategies and existing or future work programmes.

2.1 Roles and responsibilities

Role	Function	Name & Position
Sponsor	Oversight of project, decision maker	Bernadette Aperahama – Manager Strategic Planning and Urban Design
Lead	Project developer and coordinator. Main point of contact, reports to sponsor	Claudia Gonzales Pino – Strategic Planner
Core Project Team	Provide day-to-day guidance and support to lead	Lucy Edwards – Strategic Urban Designer David Mitchell – Team Leader Strategic Planning and Urban Design Additional support provided by the Strategic Planning department
Project Team	Supports and provides expert advice to Core project Team	Rai Rakich – Kaihono Take Māori – Māori Engagement Adviser Nicole Stanton – Community Development Adviser Jaco Marais – Community Property Adviser Andy Brown – Team Leader Asset Manager Nick Marshall - Transport Strategy and Planning Lead Pat Sugrue – Road Safety and Traffic Engineer Shelley Wharton – Manager Infrastructure Capital Programmes John Bent – Relationship Manager – Business Success District Development Louis Rattray – Manager Parks and Recreation Spencer Jellyman – Technical Officer Parks Mark Schmitz – Commercial Property Adviser Philip Waters/Robert Burgoyne – Senior Planners District Plan

<i>Role</i>	<i>Function</i>	<i>Name & Position</i>
<i>Technical Support Team</i>	Provides technical support	Sara King – Graphic Design Alison Grant – GIS and Data Analyst Katy Davidson – Team Leader Communications
<i>External advisory team - ropū</i>	Provide guidance	TBD – Key community/hapū members

3 Plan development process

3.1 High level process

For the development of the Raumanga/Otaika Placemaking Plan, the process will consist of:

- four stages,
- three rounds of engagement with community, tangata whenua and key stakeholders; and
- ongoing reporting to Elected Members.

	Stage 1 - Preliminary analysis	Stage 2 – Constraints & opportunities assessment	Stage 3 – Set direction	Stage 4 – Drafting and development
Internal tasks	<p>Review of previous planning exercises</p> <p>Establish Project Team</p> <p>Updates on previous consultation, engagement, and community liaison processes</p>	<p>Spatial assessment</p> <p>Constraints and opportunities assessment</p> <p>Statistics gathering and analysis</p>	<p>Feedback analysis</p> <p>First draft of strategic framework, scenarios, proposals for key areas</p> <p>Working group review of draft strategic framework, scenarios, proposals for key areas</p>	<p>Feedback analysis and draft writing</p> <p>Internal Draft review</p> <p>Final Plan refinement (following 3rd Round of Engagement)</p>
Community engagement	<p>Initial conversations with community groups, local hapū and key stakeholders</p> <p>Establish external working group – rōpu</p>	<p>Engagement with central government agencies, major landowners, and other key stakeholders</p> <p>1st Round of Engagement on issues and aspirations (Nov – Dec 24)</p>	<p>External working group – rōpu - review of strategic framework and scenarios and proposals</p> <p>2nd Round of Engagement on strategic framework, scenarios, and proposals (March 2025)</p>	<p>External working group – rōpu – review of draft and final plans</p> <p>3rd Round of Engagement Consultation on the Draft Plan (June - July 2025)</p>
Reporting to Elected Members	<p>Project Plan presentation to the SP&D Committee (November 2024)</p>	<p>Engagement report on 1st Round of Engagement – to be presented at Council Briefing (Feb 2025).</p> <p>This will also include the initial progress on the strategic framework for Elected Members to input into.</p>	<p>Engagement report on 2nd Round of Engagement – to be presented at Council Briefing (March - April 2025)</p>	<p>Draft Plan for consultation to be presented to the SP&D Committee (June 2025)</p> <p>Final Plan to be presented at Council Briefing for feedback (August 2025)</p> <p>Final Plan to be at SP&D Committee presented for adoption (Sept 2025)</p>

3.2 Project timeframe

The table below details the key milestones in the plan development process.

When	Milestone
October – November 2024	Project Plan and Engagement Plan Development <ul style="list-style-type: none"> - Initial meetings with Project Teams - Initial meetings with local hapu, community groups and key stakeholders Reporting to SP&D Committee Meeting – Project Plan
November – December 2024	1 st Round of community engagement on issues and aspirations
January – February 2025	Development of Strategic Framework Scenarios and proposals Reporting to Council Briefing – Engagement Report and EMs input into strategic framework
March 2025	2 nd Round of community engagement on scenarios and proposals
April – May 2025	Reporting to Council Briefing – Engagement Report Plan drafting
June – July 2025	Reporting to SP&D Committee Meeting – Draft Placemaking Plan 3 rd Round of community engagement on Draft Placemaking Plan
August 2025	Reporting to Council Briefing – Final Placemaking Plan Final Placemaking Plan refinement
September 2025	Placemaking Plan Adoption (at SP&D Committee Meeting)

4 Project issues and risks

In relation to the Plan Development Process, a risk is purely inward facing and is any potential event that would have a detrimental effect on the delivery of the plan, and how these risks might be mitigated. Such risks include budget, resourcing, or prioritisation.

The following table summarises the risk analysis undertaken to define the 'RAG' (Red/Amber/Green) status. It details the risks identified and describes how these risks would be mitigated.

CONSEQUENCES	5 Extreme	MEDIUM	MEDIUM	HIGH	HIGH	HIGH
	4 Major	MEDIUM	MEDIUM	MEDIUM	HIGH	HIGH
	3 Moderate	LOW	MEDIUM	MEDIUM	MEDIUM	HIGH
	2 Minor	LOW	LOW	MEDIUM	MEDIUM	MEDIUM
	1 Insignificant	LOW	LOW	LOW	MEDIUM	MEDIUM
		1 Rare	2 Unlikely	3 Moderate	4 Likely	5 Almost certain
LIKELIHOOD						

Description of risk	Impact/Consequence of risk	Mitigation	RAG Status
Uncertainty around budget and scope or specifications	<p>Delays to the project</p> <p>Inability to resource community or tangata whenua engagement, community or tangata whenua partnership work and engaging external consultants</p>	<p>Budget estimation at the beginning of the project and ongoing follow up of expenses</p> <p>Managing expectations of internal and external stakeholders</p>	
Political interest and involvement	<p>Delays to the project because of extensive political reporting and engagement</p> <p>Miscommunication can affect the community/tangata whenua engagement process</p> <p>Pressure on project staff</p>	<p>Regular communication with EMs and stakeholders</p> <p>Strong engagement plan</p> <p>Maintaining risk reporting to Risk and Audit Committee where needed</p>	
Local Elections	<p>Delays to the project</p> <p>Change in political direction</p>	<p>Timeframe management in accordance with project plan</p> <p>Ensure robust process with community buy-in</p>	
Limited availability of resources for the project team	<p>Delays to the project</p> <p>Insufficient information to inform plan/poor plan quality</p>	<p>Project plan to identify key inputs</p> <p>Clear messaging when engaging internally to avoid wasting time</p>	
Creating confusion around scope and intent of Placemaking Programme and Community-led Projects	<p>Poor plan quality</p> <p>Misunderstandings around the outcomes and actions' implementation</p> <p>Lose community credibility of the programme and Council's reputation</p>	<p>Management of communications and messaging throughout the process</p>	
Mismanagement of community's expectations around scope deliverables, and implementation of the plan.	<p>Lose community buy-in and credibility of the programme due to uncertainties around timing and implementation methods</p> <p>Adverse effects on Council's reputation and relationship with local community groups.</p>	<p>Management of communications and messaging throughout the process</p>	

Changes to project team or internal expertise (staff leaving or changing roles)	Loss of knowledge Delays to the project	Documentation of processes, sharing of information with project team, clear hand over.	
Need for expertise input (not held within Council)	Delays to the project plan	Strong project plan and clear communication with project team and stakeholders to define the extent of the information to be needed for the plan	
Busy political calendar (limited opportunities to brief elected members)	Delays to the project Loss of community trust in the project due to delays	Strong project plan	
National Event (COVID-19)	Disruption of the process	Keep line of communications open with key stakeholders – internal and external – to ensure momentum is maintained Flexible project plan that can be adjusted to specific circumstances	

5.3 Operational Report – Strategy, Planning and Development November 2024

Meeting:	Strategy, Planning and Development Committee
Date of meeting:	21 November 2024
Reporting officer:	Dominic Kula (General Manager – Planning and Development) Aaron Taikato (General Manager – Strategy and Democracy)

1 Purpose / Te Kaupapa

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

2 Recommendation / Whakataunga

That the Strategy, Planning and Development Committee notes the Strategy and Democracy and Planning and Development Operational reports for November 2024.

3 Background / Horopaki

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

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 – Operational Report – Planning & Development – November 2024

Attachment 2 – Operational Report – Strategy & Democracy – November 2024

Operations Report Planning and Development

November 2024

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1. District Plan

1.1 Health and Safety

The District Plan team are working with our Health and Safety team to put in place processes to ensure risks to personal safety during hearings is adequately managed. This includes the development of:

- an escalation strategy specific to hearings; and
- a template to be used for assessing risk and identifying mitigation measures to manage the risk prior to a hearing.

1.2 Current Priorities

1.2.1 Maintenance and Review Work

Maintenance and review work for the District Plan has continued in accordance with the requirements of the Resource Management Act 1991 (RMA). We continue to actively monitor Central Government announcements on Resource Management reform to ensure alignment of our maintenance and review work with national direction.

- **Plan Change Updates:**

Plan Change	Status	Status Update	Influence of Central Government RM Reforms
PC1 - Natural Hazards	Pending a decision of the Strategy, Planning and Development Committee to either accept or reject the recommendation of the independent planning commissioner.	A separate Agenda has been prepared to inform this decision.	The central government has announced a proposal for new national direction that takes a risk-based approach to managing natural hazards. PC1 proposes a risk-based approach to hazard management. There is a lack of detail in the announcement to understand at this stage how well aligned PC1 will be with any new national direction. However, it will be more in alignment than current District Plan provisions which are not risk-based in approach.
PC2 - General Amendments	Pending a hearing of matters raised in submissions. This is scheduled for 28 November 2024.	The Section 42A hearing report has been published. This responds to the matters raised in submissions.	The RM reforms are unlikely to impact this work which is focused on efficiency and effectiveness improvements rather than changing policy direction.

- **Matters of Importance to Māori Update:**

Council staff are waiting for final responses from hapū on draft contract documents. These documents were circulated on 27 September 2024 to those hapū that indicated (through the Scoping request) that they were interested in partnering with Council in delivering this work.

Once contracts are signed, Council and hapū partners will begin the plan review work in four phases as follows:

- *Phase 1: Issues and objectives*
Setting the shared hapū values, issues, and objectives statement, including formulating attributes for identification of sites and areas of significance to Māori, creating a schedule of taonga species, and carrying out an analysis of land use activities to inform Phase 2.
- *Phase 2: District Plan provisions*
Review the efficiency and effectiveness of the Operative District Plan objectives, policies and rules related to the Tangata Whenua and Sites and Areas of Significance to Māori plan review topics. This includes identifying options for rules for these topics to inform the mapping of sites and areas of significance to Māori.
- *Phase 3: District Plan mapping*
Creating a site identification worksheet to enable hapū to undertake data collection to inform the draft District Plan mapping (with or without Council staff support, depending on preference). This phase also includes a check in point to determine how to progress with the plan review and work towards notification of a plan change.
- *Phase 4: Preparation for notification*
Formulating and implementing a communications plan including early engagement with affected landowners. This also requires the finalisation of the Section 32 Evaluation Report, required under the RMA.

The door remains open for hapū that did not respond to the initial scoping request to join the project at a later phase.

Approximate timeframes to progress this work are:

- *Early/ mid November 2024* - Phase 1 contract negotiations complete
- *Early December 2024* - Phase 1 commences with a hui on 12 Dec 2024
- *March 2025* - Phase 2 commences
- *July 2025* - Phase 3 commences

- **Other District Plan Topic Reviews**

Work on the following topic reviews (which are intended to be progressed in parallel to meet our 10 yearly statutory review timeframes) has continued this month:

- Public Access and Waterbodies
- Ecosystems and Indigenous Biodiversity
- Network Utilities
- Renewable Energy
- Temporary Activities
- Cross Boundary Matters
- Contaminated Land
- Financial Contributions

Staff have completed discussion documents and consultation material to support pre-notification consultation. This round of consultation will provide an early opportunity for members of the community, iwi/ hapū and other stakeholders to have their say on the plan review topics, with feedback received being used to inform the direction of any subsequent plan change.

Approximate timeframes to progress this work are set out below. Some of the review topics are the subject of current proposals for Resource Management Reform (see section 1.6 of this report for details). These timeframes may need to shift where a change in approach is necessary to give effect to new national policy direction.

- *Late-2024 to early-2025* - Pre-notification consultation

- *March 2025* – Council briefing to discuss feedback received and determine the direction of subsequent plan changes
- *April 2025* – Council briefing to discuss draft plan change provisions
- *April-June 2025* - Circulation of draft Plan Changes to iwi/hapū and stakeholders
- *July 2025* – Seek decision to notify plan changes

1.2.2 Monitoring

Council staff are currently working to develop a work programme to fulfil our monitoring requirements under the RMA. This work is a first step toward making improvements to the way we carry out our monitoring functions under the RMA.

1.2.3 Private Plan Changes

- **Rosvall Sawmill Rezoning Request**

A private plan change request for the rezoning of land occupied by Rosvall Sawmill from Rural to Strategic Rural Industries zone was lodged in July and discussed at the July Strategy, Planning and Development Committee meeting. A request for further information to support the processing of this plan change was sent to the Applicant in August. In early October the applicant provided the additional information that had been requested.

A separate agenda item for consideration at this month's Strategy Planning and Development Committee meeting has been prepared to inform a decision to adopt, accept or reject the private plan change. If 'adopted' or 'accepted' notification of the plan change will follow.

- **Other Private Plan Change Request**

Council Officers have been in discussions about a private plan change request which is expected to be lodged later this month/ early December. The details of this private plan change are confidential and need to remain as such until lodged.

At the point the private plan change is lodged, Council will have 30 days within which to make a decision to either:

- Adopt the request, or part of the request as if it were a proposed policy statement or plan made by the local authority itself; OR
- Accept the request, in whole or in part; OR
- Reject the request where there is scope to do so in accordance with the requirements of the RMA.

If 'adopted' or 'accepted' notification of the plan change will follow.

It is likely that this decision will need to be made at a meeting of the Strategy, Planning and Development Committee in early 2025.

1.3 Performance Measures and Compliance

Develop, implement, and maintain a District Plan in accordance with the RMA whilst reflecting the desires of the community and issues of sustainability.

Performance Measure	2023 – 24 target	Compliance
Plan changes are researched, proposed, consulted and reported on as required by Council in accordance with the relevant statutory requirements.	100%	Achieved

1.4 Current Challenges/Issues

There are three main challenges in the work programme of the District Plan as outlined below.

1.4.1 Resource Management Reform

There remains a lack of detail around Resource Management Reform and what this may mean for our current work programme. Government announcements (discussed in more detail below) suggest rescoping or reprioritising our plan reviews may be necessary in the future. We are actively monitoring the Resource Management Reform to ensure we are well placed to adjust our work programme or rescope plan reviews where required.

1.4.2 Natural Hazards Plan Change

The Northland Regional Council (NRC) are in the process of amending flood hazard mapping to account for the impact of stormwater infrastructure on flood levels. We are also aware that the NRC may make other changes to the maps for a variety of reasons as new information comes to light. Council staff are maintaining regular contact with the NRC to stay updated on any mapping changes.

In the case that the NRC map amendments are published, it would be necessary to incorporate amended hazard mapping into the District Plan in accordance with the requirements of the Northland Regional Policy Statement. The map amendments if published may be incorporated via a variation to Plan Change 1 or a new Plan Change a later date. The statutory process used will depend on the nature, extent, and timing of published changes.

1.4.3 Sites of Significance to Māori and Significant Natural Areas

Data sovereignty issues associated with the proposed Sites of Significance Plan change and the Significant Natural Areas (SNA) work required under the NPS: IB must be well managed, along with the strategy to produce the work in a partnered and co-designed way. This plan change requires hapū to identify and offer their knowledge into the process. This requires a level of trust around the sharing of this knowledge, and a clear and shared understanding around how this knowledge will be used.

Managing this matter in the procurement of this work, along with ensuring the engagement strategy provides equal opportunity for all hapū to be involved in this mahi, are fundamental to the success of this work.

1.5 Overview of Operational Activities

1.5.1 Risk to the Tiriti Relationship

The Sites of Significance to Māori and Significant Natural Areas challenge noted above has the potential to pose a risk in this space if the work is not well managed.

1.5.2 Delegated Financial Authority Policy

Nothing to report this month.

1.5.3 Budget/ Financial

The maintenance, review and monitoring work outlined in Sections 1.2.1 and 1.2.2 of this report is undertaken by Planning staff, with some non-planning technical expertise associated with this work being funded by the Operational District Plan budget. The Operational District Plan budget also covers the cost of notification, submission and hearing processes (e.g. commissioners and postage cost).

All actual and reasonable costs of processing the private plan changes outlined in section 1.2.3 (to a decision) will be on-charged to the Applicant. The cost of any Council involvement in appeals to these private plan changes (e.g. lawyer time) sit with Council.

1.6 Legislation Changes or Updates

This month a progress update on the Resource Management Reforms was received from the Central Government in a letter from Hon Chris Bishop, dated 14 October 2024. Council staff have also attended a Ministry for the Environment presentation on the Resource Management Reform.

There was limited new or more detailed information in the announcement and presentation than that reported in last month's operational report.

Those aspects of the Resource Management Reforms that have the potential to impact District Plan work programme are summarised below:

Item	Status/ Key dates	Details relevant to District Plan work	Impact on District Plan work
RMA Amendment Bill #1	Brought into law on 25 October 2024	Includes requirement for Territorial Authorities to pause mapping of Significant Natural Areas as required by the National Policy Statement for Indigenous Biodiversity.	In response to this, the scope of our Ecosystems and Indigenous Biodiversity review <u>excludes</u> the mapping of Significant Natural Areas.
RMA Amendment Bill #2	Proposals announced with limited detail Bill expected to be introduced to Parliament before the end of 2024 Consultation expected in early 2025 Expected to be passed into law in mid-2025	Legislative changes are proposed to support broad objectives around achieving: <ul style="list-style-type: none"> - A doubling of renewable energy - Primary sector growth and development - High quality infrastructure - Development capacity for housing. 	Future legislative changes may alter plan making processes for the implementation of national direction.
National Direction package <i>Infrastructure and Energy</i>	Proposal announced with limited detail Consultation expected in early 2025 Expected to be passed into law in mid-2025	National direction is proposed in the form of a new National Policy statement for Infrastructure and an amended National Environmental Standard for Telecommunications.	These proposals are being actively followed given the potential implications for our renewable energy and infrastructure related plan reviews.
National Direction package <i>Housing</i>	Proposal announced with limited detail Consultation expected in early 2025 Expected to be passed into law in mid-2025	This package includes changes to the National Policy Statement for Urban Development and new National Policy direction for Built Heritage Management; Papakāinga; and Minor Residential Units.	These proposed changes have the potential to shape future District Plan reviews, but do not cover topics that we are currently reviewing.

<p>National Direction package</p> <p><i>Farming and the Primary Sector</i></p>	<p>Proposal announced with limited detail</p> <p>Consultation expected in early 2025</p> <p>Expected to be passed into law in mid-2025</p>	<p>Amendments to the National Policy Statement for Highly productive land are proposed. This proposal is specifically considering if national policy settings in relation to housing and development on highly productive land are right.</p>	<p>Changes proposed do not impact current workload but may be relevant to future District Plan review work.</p>
<p>National Direction package</p> <p><i>Emergency Response and Natural Hazards</i></p>	<p>Proposal announced with limited detail</p> <p>Consultation expected in early 2025</p> <p>Expected to be passed into law in mid-2025</p>	<p>A single national direction instrument is proposed that includes direction on how to identify natural hazards, assess the risks, and respond through planning and consenting processes.</p>	<p>The extent to which any new national direction may impact our Natural Hazards plan change is not yet known given the lack of detail in these announcements.</p>
<p>Replacement RMA</p>	<p>Proposal announced with limited detail</p> <p>“Blue-print” to be announced in Dec 2024</p> <p>Bills to be introduced Mid-2025</p> <p>Passed into law in mid-2026</p>	<p>Proposal for two pieces of legislation to replace the Resource Management Act 1991:</p> <ul style="list-style-type: none"> - One to manage effects on natural environment - One to enable urban development and infrastructure 	<p>Insufficient detail to determine impact at this stage.</p>

We will continue to actively monitor the Resource Management Reforms with a view to seek direction and feedback from elected members on work reprioritisation as required.

1.7 Future Planning / What’s Coming Next?

Noting the potential impact of Resource Management Reform on the District Plan work programme it is expected that the current priorities set out in Section 1.2.1 will make their way through the plan making process over the next 1-3 years. Additional review work will be brought on stream as resourcing allows and in having regard to national direction and the 10-year review requirements of the Resource Management Act 1991.

2. District Development

2.1 Health and Safety

Nothing to report.

2.2 Current Priorities

Te Aho Tāhuhu | Community First

Based on feedback from Elected Members in relation to the term Business Friendly, Staff have returned to the use of term Te Aho Tāhuhu to represent this initiative. Te Aho Tāhuhu refers to the first horizontal line (weft) that binds the vertical threads (warps) of an ornamental weaving. It holds all the warp strands together, setting the foundation of the pattern. We see this initiative as binding our organisation together in how we operate and how we serve the people within our communities.

We have an opportunity to install an ethos; a way of doing business, across all of Council, that ensures we place our communities first in everything we do. To enable our communities to meet their aspirations by consistently and proactively delivering positive experiences through all interactions. Proposed changes to the organisation structure have provided an opportunity to explore and potentially remedy some existing weaknesses in process and systems, particularly as they relate to matters within the construction supply chain. Staff have commenced engagement with selected departments to assess how they enable our communities to meet their aspirations by consistently and proactively delivering positive experiences through all interactions.

Airport CAPEX

Staff and Airport management are working through CAPEX priorities based on MoT's current commitments to ensure works can commence as soon as possible to take advantage of the current construction season and to minimise the risk of works not being completed within the current financial year.

Hihiaua Peninsula Consultation

Staff are finalising the sale of the old A'Fare building as per Council resolution and the lease of the underlying land which is not subject to planning restrictions of the adjacent reserves land that resulted in public consultation. This has become essential as the work undertaken on this building is all but complete and is due to be leased out by the Trust to a commercial operation to provide a hospitality offering in conjunction with Stage Two of this development.

Staff continue to experience difficulties in resolving the concerns of some Hapū members over the matter of a long-term lease for this site. As it stands, the Local Government requirements to establish a long-term lease have been satisfied in such as the matter has gone out for consultation and submitters have been heard by Council. We have also received feedback from Te Parawhau in support of the lease, although there are other views in Hapū.

Further work is being done to ensure better liaison between the Trust and Council during the disbursement of the final tranches of Council's funding in relation to the development of Stage Two.

Northland Inc. Shareholding

Following last month's workshop with Elected Members in regard to Northland Inc performance measures to be included in the forthcoming letter of expectation from the Joint Regional Economic Committee to Northland Inc. Staff are now working with Northland Regional Council Staff and Northland Inc to ensure the feedback from that workshop can be developed into some performance indicators for consideration at Committee level when developing the letter of expectation. It is intended once these have been developed, Elected Members will be appraised of them prior to them being taken to the Committee by Council's representatives on that group.

2.3 Current Challenges/Issues

The internal organisation restructure will impact on District Development with the removal of property functions. This has led to a level of uncertainty among some staff but has allowed an opportunity to refocus on those core elements of district attraction, economic development and inward investment opportunities. Managing commercial leaseholders' expectations on future development and freeholding opportunities in the interim period leading to the formation of a future property CCTO.

2.4 Overview of Operational Activities through to July 2024

2.4.1 Economic Development

Business

On 9 October, the Reserve Bank of New Zealand lowered the Official Cash Rate by 50 basis points, from 5.25 percent to 4.75 percent. While this signals a potential shift in the economic cycle, trading conditions across the district remain challenging, with many businesses reporting continued reductions in consumer spending.

Staff continue to support local businesses through various initiatives, including collaboration with Fale Pasifika (Northland Pacific Island Charitable Trust) to connect Pasifika-owned businesses with available support opportunities.

In the early hours of 21 October, a significant fire at the corner of Commerce Street and Okara Drive impacted two businesses; staff promptly offered assistance to help them continue operations.

On 24 October, Channel Infrastructure issued a press release outlining further details on potential biofuel, eSAF, and green energy opportunities for the district, staff are continuing to connect local businesses to these opportunities.

Northland Inc. Update (as provided by Northland Inc.)

Business Enterprise and Innovation

- *In the year to date our Business Growth Team has engaged one on one with 130 Northland businesses through the regional business partnership (RBP), with 60 of them being Whangarei based. Of the new Whangarei based businesses engaged with throughout October, they were primarily seeking support in either business planning or securing finance, both of which relate quite closely to the businesses aspirations to achieve their outlined goals to either grow or begin to export.*
- *Aquaculture Conference – some the team attended the aquaculture conference in Nelson – positive to see the confidence in the industry as a whole and re-enforced the two key opportunities we have – reticulated aquaculture (Kingfish) at bream bay and the Mussel Spat (hatchery and nursery) in Te Hiku.*

Destination Management

- *Following a robust nomination, researching and reporting process, Northland was selected as one of the [BEST OF THE WORLD for 2025](#) by National Geographic's team of travel experts and Nat Geo Traveller's international editorial teams, which serve millions of readers through their magazines and websites around the world. Not only has this resulted in great international exposure, but resulting national pick up of the news has resulted in great domestic coverage too. Northland was selected due to the opportunity to spot rare wildlife, highlighting both the marine life at the Poor Knights Islands Marine Reserve as well as the fantastic work by Kiwi Coast in creating a protected corridor for kiwi in Northland.*
- *The RTO team ran a campaign in partnership with Air New Zealand during August, which saw the region promoted through Air NZ's two ports, Whangārei & BOI. In addition to fantastic campaign results, there was a 61% uplift in passenger ticket sales vs the 4-week average, specifically:*
 - *AKL-WRE: 21% increase*
 - *CHC-WRE (via AKL): 131% increase*
 - *WLG-WRE (via AKL): 68% increase*

- *This month Sarah (Trade Marketing Manager) presented to the UK market online, alongside other Regional Tourism Organisations to promote New Zealand. The objective was to help arm frontline agents with the knowledge they need to confidently sell Aotearoa during spring. Currently, 53% of UK holiday makers arrive in New Zealand during the summer months.*
- *We were pleased to support the Savour Northland event and raise brand awareness of Northland as a spring destination by bringing three social media influencers to the region over the month of October. Matty McLean, announcer on The Hits Drive, travelled up for one night, squeezing in a gin tasting event with Astroboy, Papaka Road Gin and Cheers Wedding and Events, as well as sampling the Savour Northland challenge dishes at Local Talent Taverna and Aqua Restaurant and Bar. He stayed at Ara Roa Villas and Boutique Lodges, and also enjoyed a tour of the Hundertwasser Art Centre. These famils resulted in extensive coverage across the influencers' social media channels, and were also shared through the NorthlandNZ [Facebook](#) and [Instagram](#) pages - make sure you're following us to keep up with the latest news.*
- *On 07 November, the RTO will be holding another Responsible Tourism Workshop, part of a two-year series to help regional tourism operators upskill. This workshop is a chance to refresh knowledge on all things sustainability, led by Dr David Ermen. The workshop is free for visitor operators, further information is available through the RTO team - tourism@northlandnz.com. A Responsible Tourism Hub is also available for operators and interested parties, with resources and tools to help with their sustainability journeys. This is available at - [Sustainable tourism resources for New Zealand businesses](#).*

Investment & Infrastructure

- *Northland Inc's Tuputupu team visited Southland this month as part of an Economic Development Agency Primary Sector Collaboration Initiative that they are leading out. Great South hosted Northland Inc, Venture Timaru and Venture Taranaki for three days where they explored and visited a number of primary sector-based businesses/initiatives/support organisations. There are a number of follow up actions that have come from this trip and some areas of opportunity where Northland Inc can apply learnings or better collaborate with the other EDA's.*
- *Some of the Northland Inc team attended The Economic Development New Zealand Annual Conference in Dunedin this month. Three Northland Inc projects/initiatives were finalists for "Best Practice" awards (see below). Northland Inc won highly commended for the latter two.*
 - *Te Rerenga- Best Practice- Integrated Strategy*
 - *Regional Economic Development Agency Primary Sector Collaboration Initiative- Best Practice- Collaboration*
 - *The Peanut Project- Best Practice- Innovation and Primary Research*
- *Vaughan Cooper, through his role as chair of EDNZ attended the Economic Development Australia conference in Adelaide – the conference theme was place based economic development and wellbeing. Australia is well organised in terms of its use of data and analysis which is something we can learn from as well as an interesting grant application platform.*
- *Northland Inc are continuing to support inward investment opportunities, especially in the green energy/technology and manufacturing sectors. Channel Infrastructure's announcement around their proposed energy precinct provides a positive signal to the market around the possibilities that exist here and helps to strengthen the case for inward investors. Seadra, a biorefinery project that we have been supporting for a couple of years now has become slightly more public – this will be a significant employer both during its construction phase and once operational.*
- *Northland Inc are supporting some Whangarei based businesses/organisations to secure funding through the Regional Infrastructure Fund. They are at various stages of the process – An example of a project we are supporting is the Whangarei/Okara Marina.*
- *Working through a process with Transpower to determine how to allocate the \$1M funding that has been provided to the region.*
- *Thailand Delegation – previously Northland Inc and the NRC chair have presented to a delegation of Thailand Government in Auckland – as a follow up to this, the NRC chair is travelling to Thailand, pitching Northland and in particular aquaculture and hotel development.*

Whangārei District Airport

- **Airport Rescue Fire Service (RFS) Building Project**

Trenching of the services for the new RFS building and the project is awaiting the consenting process to be completed. The project remains on time and on budget.

- **Airport Operations**

The airport is continuing to operate and comply with CAA requirements.

Airport management are in the process of applying for a grant under the Regional Infrastructure Program. The hope with this is that this can be used to fund the apron and car park extensions, as well as the power and capacity upgrade.

- **Noise**

The aerodrome has had 1 noise complaint during the month of October. The complaint was regarding a helicopter that had flown over the top of some properties near the airport. Upon review of flight activities for that day, management were able to identify the aircraft owner and discuss what was happening and why the aircraft went over top of the properties. The aircraft owner advised that they were in the aircraft with an instructor who was signing off their annual Robinson Safety Process, where the pilot will get the aircraft up to a certain height and then the instructor will advise of a problem and the aircraft must get down onto the TLOF at the airport right away, no matter where they are. Management has advised the complainant of the circumstances.

- **Air New Zealand Cancelled Flights:**

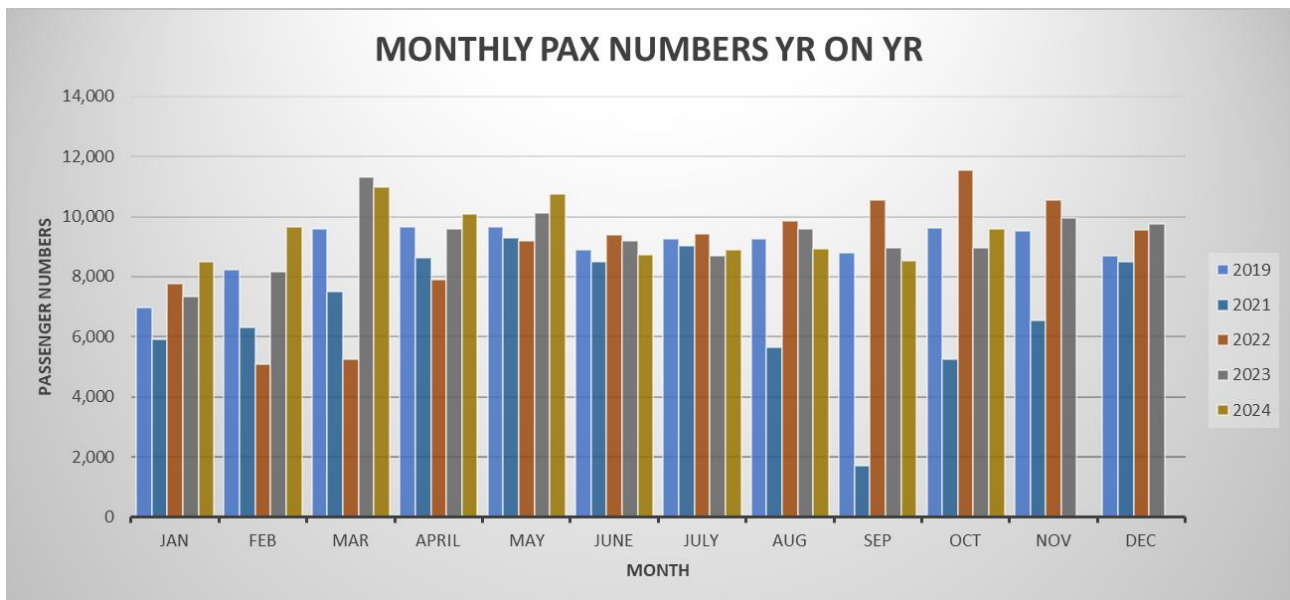
A total of 10 flights were cancelled during October.

- **Scheduled flights**

Air New Zealand has had a few issues with their flights during October as shown by the cancelled flights. The 2pm flight is now back in service and is seeming to have a better effect for the airport overall.

- **Passenger Numbers**

Passenger numbers for the month of October were 9,575 which is up on the same period last year, which was 8,973. The main reason for the increase for this month is having the 2pm flight back, which had been pulled from the schedule due to maintenance requirements for aircraft.



Parking

Parking revenue for October'24 was \$17,576, which is up on the same period last year which was \$15,676

District Development Update:

- Guest Nights:** Whangārei's total guest nights in September decreased by 10% year-on-year, consistent with trends across Northland (regionally -14% YOY). There were 21,000 domestic nights recorded (-7% YOY) and 3,000 international nights (-27% YOY).
- Northland named in National Geographic's Best of the World 2025 list:** This was an exciting achievement for Whangārei, and for Northland. The inclusion focused on Northland's rare and elusive wildlife, particularly the Poor Knights and community-led kiwi conservation projects. A boosted social media post is currently running (4 Nov) promoting this to other regions of New Zealand.
- Website Development:** WhangareiNZ.com had a strong month, with **5,896** page views (**25%** increase from September 2024) and **8,942** page views (**22%** increase from September 2024). Popular articles created by District Development included **50 First Dates in Whangārei** and **5 Sweet Treats to Try in Whangārei**.
- Advertising:** Recent advertising has focused on enticing the domestic market to **Come on Up to Whangārei** for events, including **Fringe, Savour Northland** and **Rally**. A video campaign showcasing upcoming events also ran at the Whangārei Airport. Upcoming advertising includes an imagery update and campaign with content creators **Roady**, and a summer sponsorship with **Mediaworks** and **MoreFM**.

Guest Nights

	Guest Nights	Sep-23	Aug-24	Sep-24
Northland	Total	91,000	64,400	78,700
	% YOY		-14%	-14%
Whangārei	Total	26,700	20,200	24,000
	% YOY		-14%	-10%
Far North	Total	56,900	39,600	48,800
	% YOY		-14%	-14%
Kaipara	Total	7,300	4,600	5,800
	% YOY		-12%	-21%

		Sep-23	Aug-24	Sep-24
Northland	Domestic	75,500	53,100	66,100
	% YOY		-18%	-12%
	Int.	15,600	11,300	12,500
	% YOY		20%	-20%
Whangārei	Domestic	22,600	17,000	21,000
	% YOY		-18%	-7%
	Int.	4,100	3,200	3,000
	% YOY		19%	-27%
Far North	Domestic	46,800	32,100	40,200
	% YOY		-19%	-14%
	Int.	10,100	7,500	8,600
	% YOY		25%	-15%
Kaipara	Domestic	6,000	4,000	4,900
	% YOY		-11%	-18%
	Int.	1,300	600	900
	% YOY		-14%	-31%

Sources: Accommodation Data Programme <https://freshinfo.shinyapps.io/ADPReporting/>

2.4.2 Risk to the Tiriti Relationship

There is ongoing engagement and discussions with Hapū as to their role in Council commercial property. Parihaka Transmission Mast's future location requires ongoing engagement with Hapū as do other proposals of both Council and third parties (i.e. Hihiaua).

2.4.3 Delegated Financial Authority Policy

Nothing to report.

2.5 Legislation Changes or Updates

Nothing to report.

2.6 Future Planning / What's Coming Next?

Forestry Properties

Council owns a number of forestry lots throughout the District. Their performance and future use have not been evaluated for some time and it is timely to do so. For the purposes of developing a Council Forestry Strategy, Staff will review forestry managed as commercial forestry – not those held as openspace, which are reported to Infrastructure – with the view of identifying future options to continue or retire from forestry. As well as identifying what the costs of any such actions may be.

3. RMA Consents

3.1 Health and Safety

Two Compliance team members encountered an aggressive individual during a site visit, which has been logged as a Health and safety incident.

3.2 Current Priorities

The team is continuing to manage the processing of resource consent applications, post approval applications and the monitoring of approved consents to meet the performance measure targets in the Long-Term Plan and Annual Plan, as detailed below.

3.3 Performance Measures and Compliance – Year to Date

Council will process resource consent and associated applications within statutory timeframes.

Performance Measure	2024 – 25 target	Compliance
Percentage of non-notified resource consent applications processed within statutory timeframes.	≥95%	94%
Percentage of Section 223 and Section 224 applications [processed] for subdivision consents under the RMA within statutory timeframes.	≥95%	100%

Council will ensure compliance with land-use consents by monitoring consents issued.

Performance Measure	2024 – 25 target	Compliance
Percentage of land-use consent conditions monitored.		
<i>Note: timeframes will be dependent on priorities based on potential environmental risk associated with non-compliance.</i>	100%	100%

3.4 Current Challenges/Issues

We continue to work closely to the Development engineering team to track consent timeframes. This has contributed to an improvement in the number of non-notified consents issued on time, although the figure (above) is still tracking just below the 95% target (at 94% year to date). Working through this with the Infrastructure Development Engineers will be an ongoing area of focus.

Wastewater capacity- For applications (most commonly subdivisions) where connection to the wastewater network is required, we seek input from the infrastructure team. If there is no capacity to connect to the Council's reticulated wastewater network, the application may need to be declined. As such we are encouraging Applicants (via their Agents) to discuss their proposal directly with the Council's Wastewater team early to understand capacity, and if any potential restrictions or connection issues can be resolved.

3.5 Overview of Operational Activities for October 2024

The number of resource consent applications received in October increased a little as we head towards the end of the year. Post approval applications continue their downward trend.

Applications of note received over the last month include:

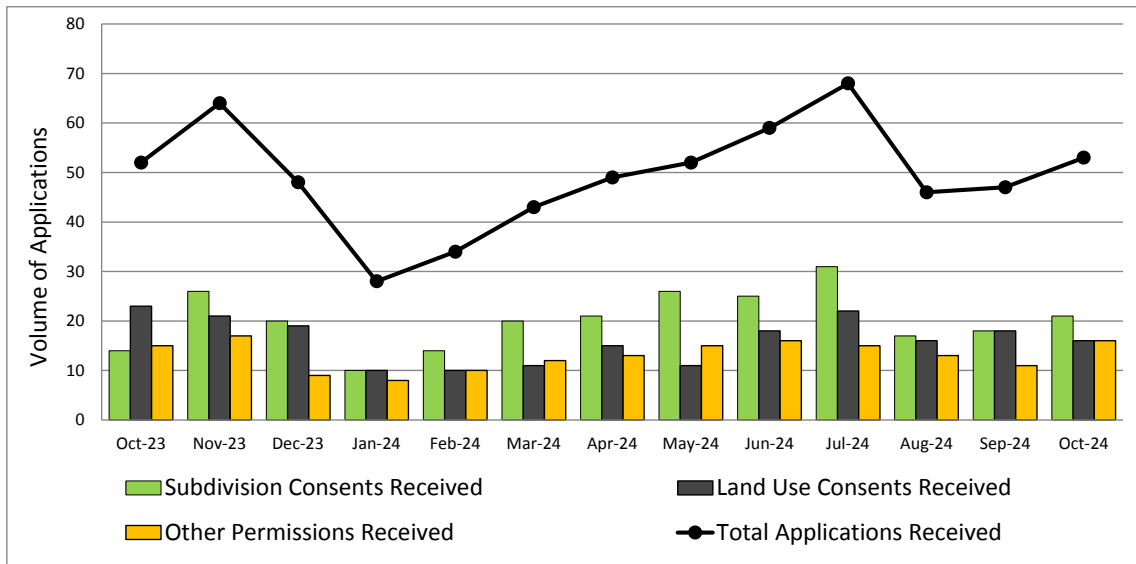
Tsunami Sirens: amendments and additional consent approvals sought by NRC in relation to the Tsunami Siren Network

Future Urban Zone (FUZ): the team have worked with the Strategy and District Plan teams to review how the FUZ could be considered through the subdivision process, including the likely controls in place. Alongside this two applications for subdivision have also been received within the FUZ at Cemetery Road. No decisions have been made on these applications at the time of writing.

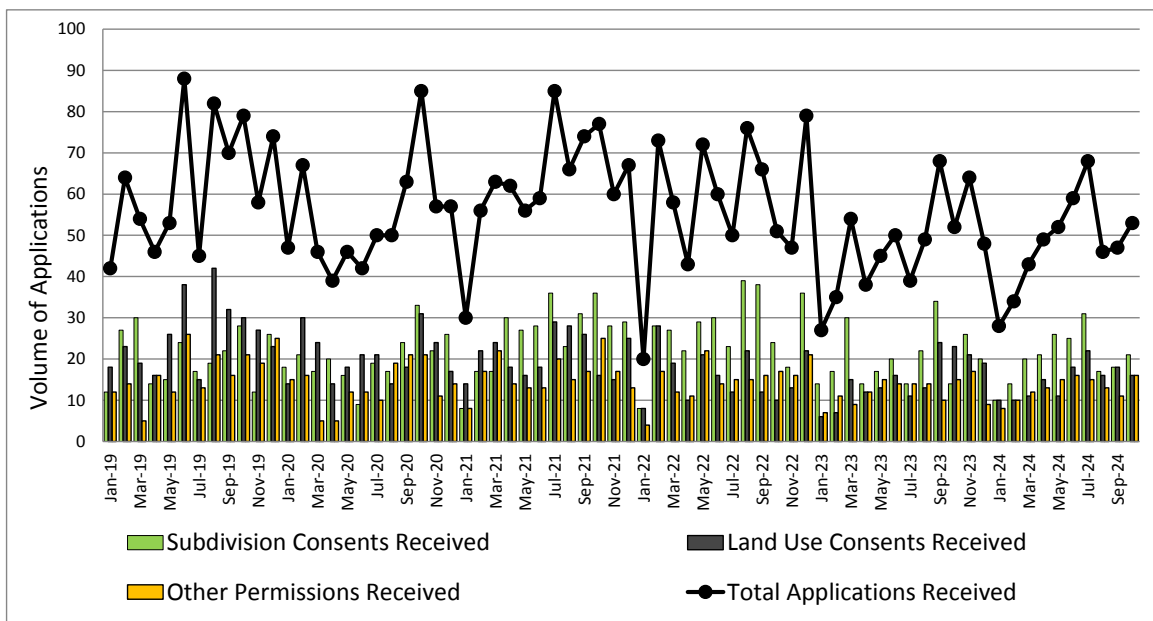
Environment Court Appeal – Onoke Heights Limited: the appeal was adjourned following hearings from 23-26 September, reconvening in early November.

Environment Court Appeal - ENV-2024-AKL-000223 - NZ Venture Properties: the applicant has appealed the decision, no date has been confirmed for the appeal at this stage.

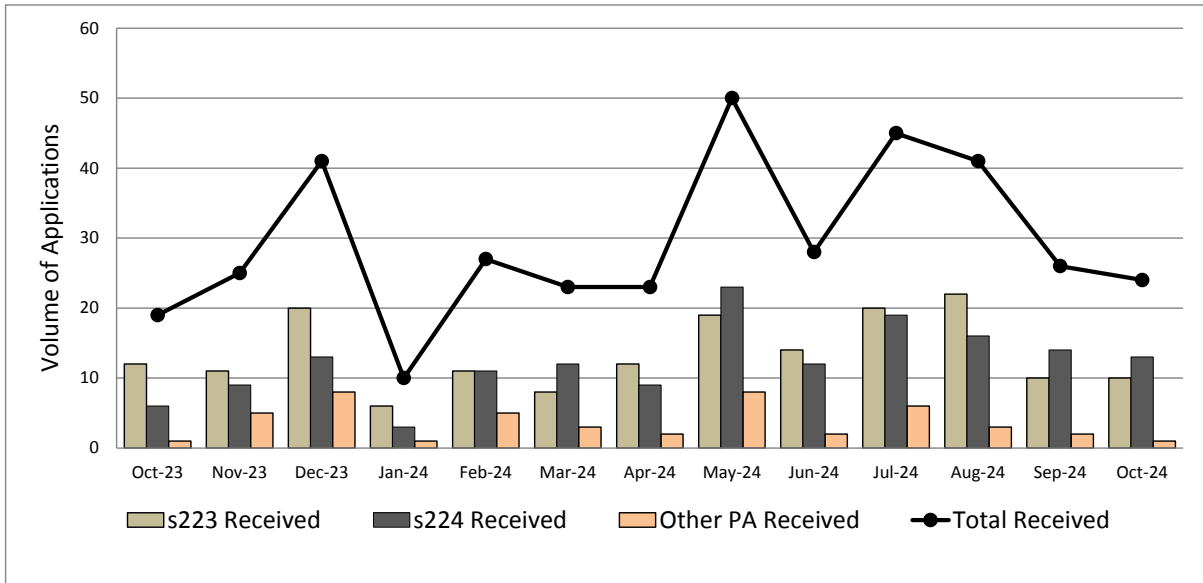
Total number of applications received over last 12 months



All applications received over the last 5 years



Number of post-approval applications received over the last 12 months

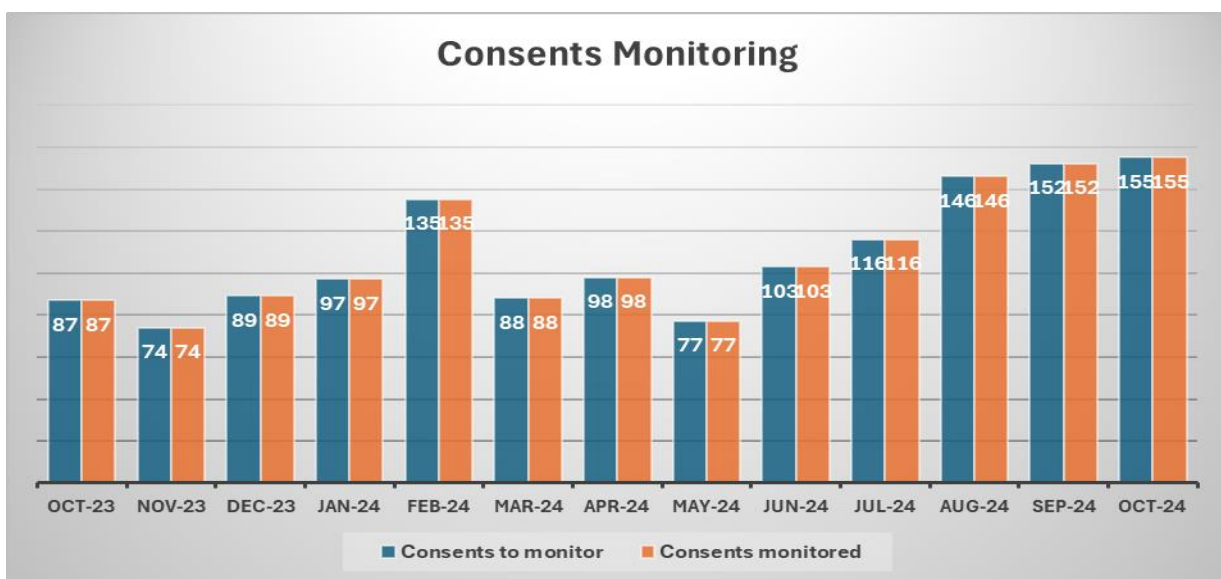


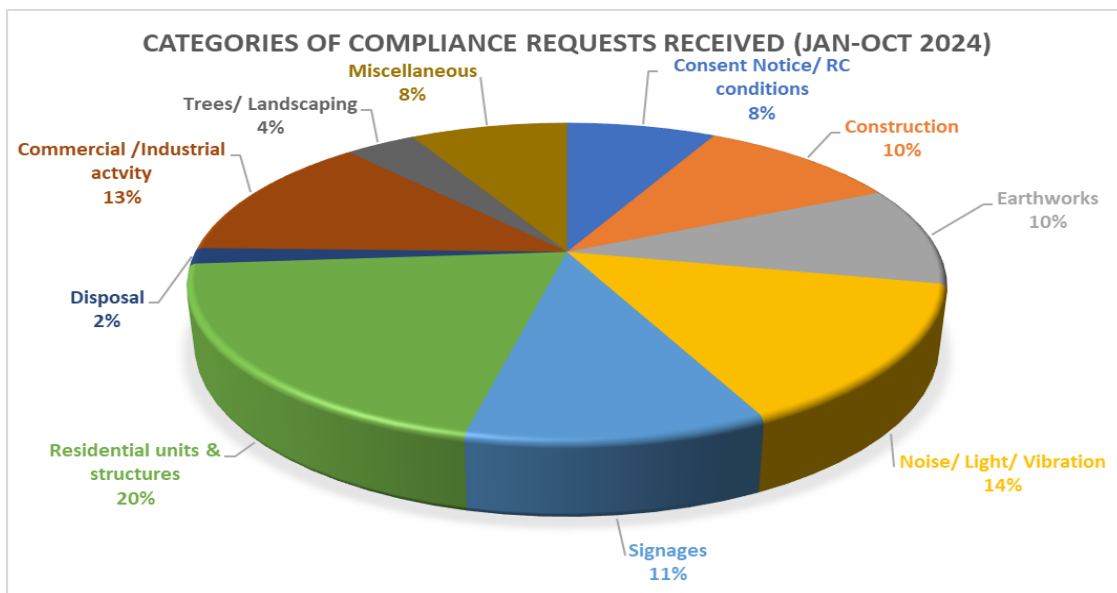
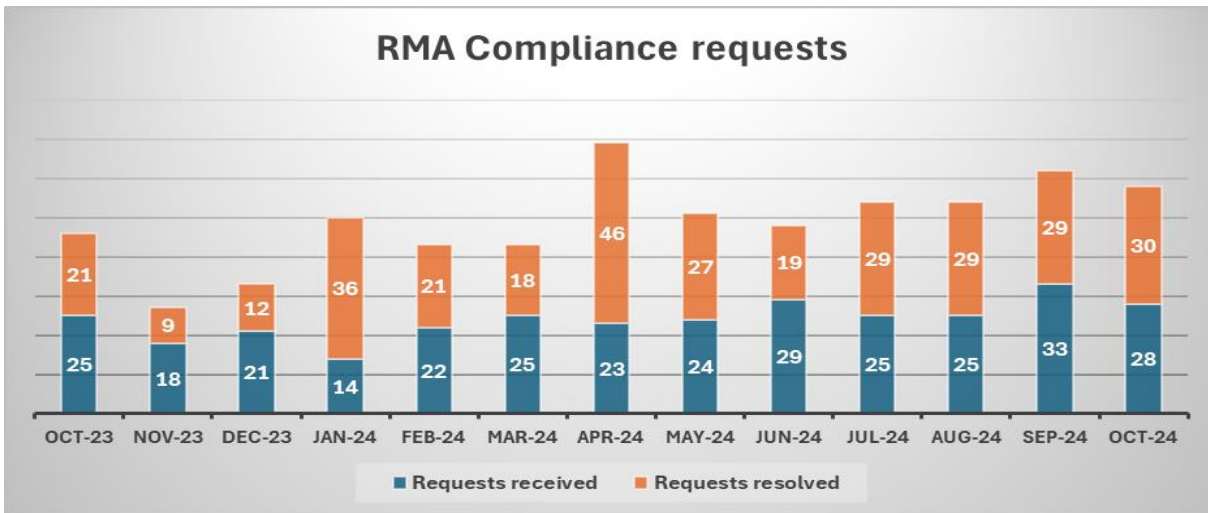
Compliance

1439 Cove Road: Enforcement relating to illegal structures at this site has previously been reported to Council. The matter is now concluded resulting in the removal of the gabion structure, the granting of resource consent for the boat ramp, and successful cost recovery (to the extent possible) for the enforcement action taken.

In October 2024, there was a notable increase in consent monitoring activities compared to October 2023, with a 78% rise. RMA compliance requests also saw a growth of 12%, while the number of closed requests surged by 43%. This continually rising trend is due to addition of new consents to monitoring lists and a growing number of compliance requests being received and addressed.

The pie chart below illustrates compliance categories for requests received from January to October 2024. The largest share of requests falls under the Residential Units & Structures category, accounting for 20% of total requests, followed by the Noise/Light/Vibration category at 15%.





3.5.1 Risk to the Tiriti Relationship

The RMA Consents team is working on building stronger treaty partnerships with local iwi and hapū. It is noted that the resource consent process can cause friction with iwi/hapū.

The resource consents leadership team recently presented an information session to Te Waiariki to advise of the Council’s resource consent process.

It was an opportunity to share experiences about the consenting process and provide learning opportunities about the District Council’s role in reviewing and deciding on resource consent applications.

We explored how we can work better together and strengthen our working relationship and collaboration with Te Waiariki and other hapū within the Whangārei District.

We intend to meet with all other hapū in the coming months and look forward to further developing these relationships.

3.5.2 Delegated Financial Authority Policy

The RMA Consents team is currently in the process of establishing a procurement panel for planning consultants to ensure that use of consultants meets best practice guidelines.

3.6 Legislation Changes or Updates

Road Naming Policy Update

The draft Road Naming Policy was presented to the Te Karearea Strategic Standing Committee on 05 November 2024. The draft Road Naming Policy is to be tabled at the 21 November Strategy, Planning & development Committee meeting for adoption.

Road Name Alteration – Maturiki or Matariki

The agenda item to either retain the existing road name or alter the spelling of Maturiki Drive is to be tabled at the 21 November Strategy, Planning & development Committee meeting for a decision.

4. Building Department

4.1 Health and Safety

On-going risks include vehicle safety, staff working alone, staff visiting potentially dangerous buildings/members of the public (compliance) and staff inspecting construction sites.

4.2 Current Priorities

As outlined last month, work continues to allow trialling of remote inspections for some low-risk building work. Some IT matters have slowed progress.

4.3 Performance Measures and Compliance

Council will responsively and accurately manage the building consents and compliance process.

Performance Measure	2023 – 24 target	Compliance
Percentage of building consents applications processed within statutory timeframes.	96%	92%
Percentage of inspections completed within two days.	≥95%	95%

October was a poor month in relation to consents issued on-time with 85% being issued within 20 working days. A fault with Objective Build meant that processors were not advised by the system when further information requests were provided. However, time management coupled with staff absences because of illness also contributed to this. This result has meant that our 2024-25 performance has dropped from 95% to 92%. This is being worked through with the teams. As noted below, and on a more positive note, the average working days per consent was 10.

4.4 Current Challenges/Issues

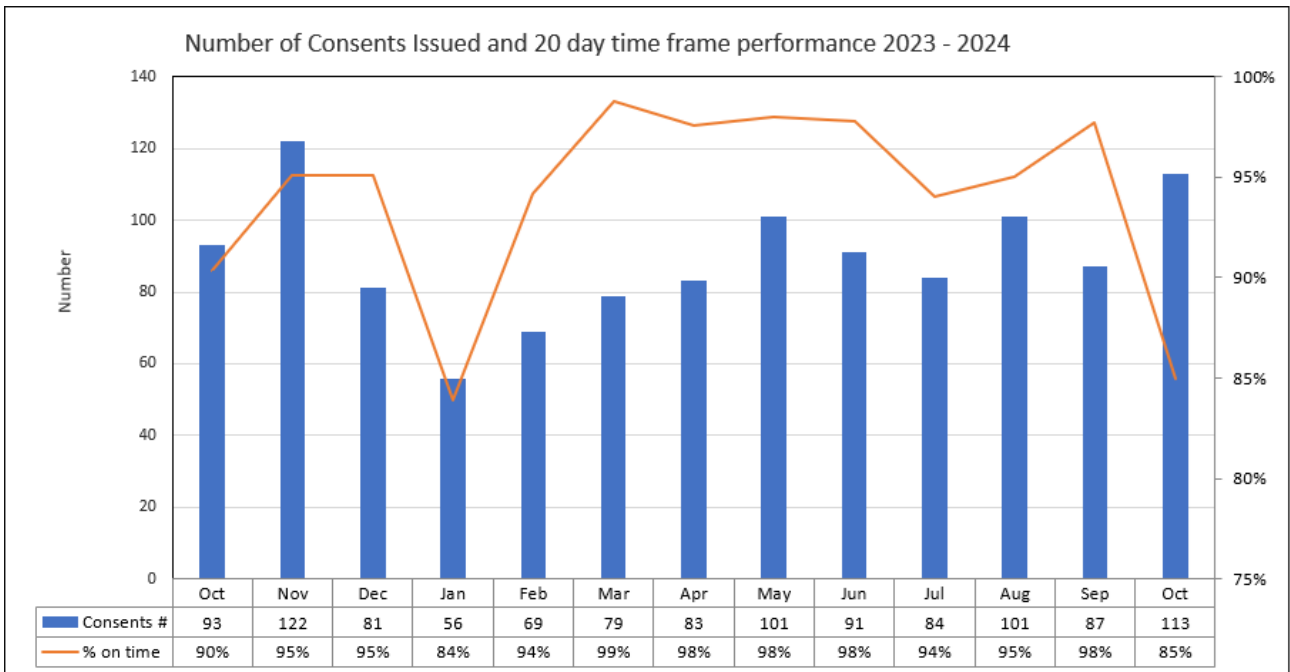
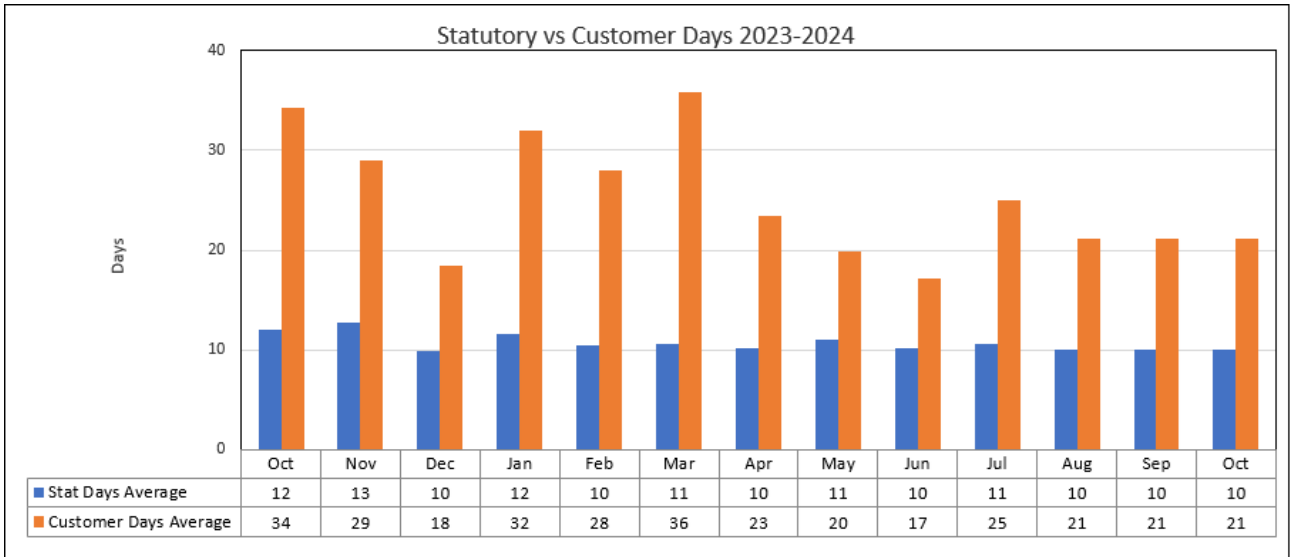
Nothing to report.

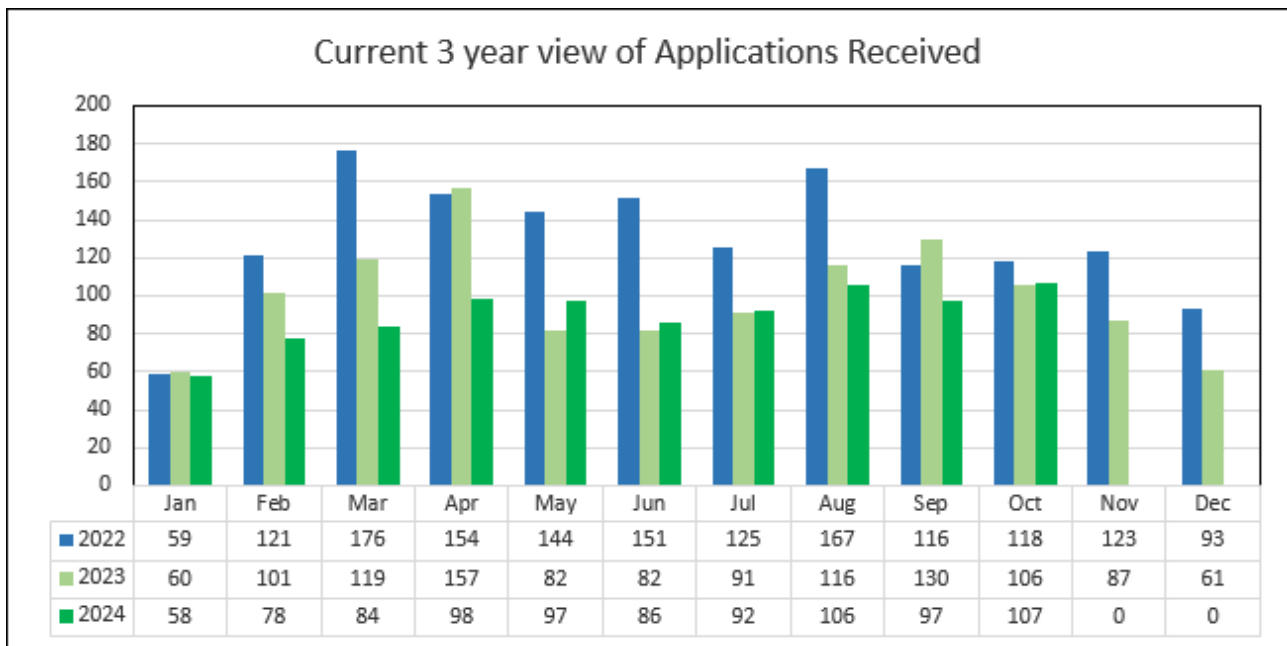
4.5 Overview of Operational Activities for October 2024

The number of applications received in October was 107, being the highest of the year to date and is comparable with the October totals of the last 2 years. Whilst the increase is positive it is considered that any significant increase is likely to be some time away.

113 consents were granted being the highest number of the calendar year. Average working days per consent was 10, with customer days (total days) being 21, being the identical result for 3 consecutive months.

565 inspections were undertaken in October, being near identical to the 576 of last month. It is likely that inspections will remain around the 500 per month number for some time yet.





4.5.1 Risk to the Tiriti Relationship

The activities of the building department are not considered to be a risk to the Tiriti relationship.

4.5.2 Delegated Financial Authority Policy

No new contracts were let during October.

4.6 Legislation Changes or Updates

As reported last month the government has been busy with announcements over proposed changes to the building consent and inspection process. The latest announcements propose that Licensed Building Practitioners are allowed to self-certify their work with consultation to take place in 2025.

To date the changes undertaken or proposed include:

- Removing barriers to overseas products
- The streamlining of minor variations to building consents
- Unconsented Granny Flats (small houses)
- Requiring remote inspections to be the default
- Review of BCA system with options of BCA consolidation (voluntary), Regional hubs or a single point of contact
- Self-certification by builders.

We are keeping abreast of proposed changes and will report back to the Committee for feedback and direction at the appropriate time.

4.7 Future Planning / What's Coming Next?

From recent government announcements significant changes are on the horizon for how we operate as a Building Consent Authority, although the extent of those changes is not yet determined.

5. Health & Bylaws

5.1 Health and Safety

Nothing to report and no additions to the organisational risk register this month.

Generally speaking, however our Regulatory Services contractor, Armourguard and their teams face potential risks to their health and safety mainly related to vehicle safety, staff working alone, and when interacting with potentially dangerous members of the public through their compliance roles.

5.2 Current Priorities

Both the Environmental Health team and Regulatory Enforcement Services contractor Armourguard, are continuing to focus on their core functions aiming to achieve their individual performance measures, as highlighted below.

Armourguard's Animal Management team are currently focusing on achieving compliance (through infringements) with the annual requirement to re-register dogs, which became overdue on 1 August, as well as preparing to move into the new animal shelter, scheduled for 11 November 2024.

5.3 Performance Measures and Compliance

Council will ensure responses to complaints relating to parking, excessive noise, dogs, stock, and bylaws are carried out within contracted timeframes.

Performance Measure	2024 – 25 target	Compliance
Percentage of complaints responded to within contracted timeframes.	≥85%	September 2024 = 98% Year to date average = 98%

Council will protect and promote public health by monitoring those premises, which under the Health Act 1956 require annual registration and inspection.

Performance Measure	2024 – 25 target	Compliance
Percentage of Health Act registered premises inspected annually.	100%	This is an annual measure, only measured at the end of the financial year

Council will promote food safety by registering and verifying those food businesses which the Food Act 2014 specifies that local authorities can register and verify.

Performance Measure	2024 – 25 target	Compliance
Percentage of food businesses verified within timeframes as specified by the Food Act 2014.	100%	This is an annual measure, only measured at the end of the financial year

Council will aim to reduce alcohol-related harm by annually inspecting alcohol licensed premises to ensure compliance with the Sale and Supply of Alcohol Act 2012 and licensing conditions in general.

Performance Measure	2024 – 25 target	Compliance
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Percentage of alcohol licensed premises inspected annually.	100%	This is an annual measure, only measured at the end of the financial year
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5.4 Current Challenges/Issues

There are currently no challenges or issues.

5.5 Overview of Operational Activities for June 2024

Council's Regulatory Enforcement Services contractor, Armourguard have had a very successful month of August 2024 substantially exceeding their target, whilst processing large number of dog registration renewals and focusing on their core functions.

Additionally, Animal management continue to conduct routine dog education programs in local schools, utilising our WDC dog "Max" and presenting the Department of Internal Affairs "Dog Box" education program. This program is becoming more and more sought after with the following schools / children having completed their training this year:

Kamo Primary School = 240 students
Matarau School = 250 students
Waiotira School = 37 Students
Onerahi Primary School = 100 Students

Furthermore, the following schools have been scheduled for this training in the coming months:

Raurimu School
Ngunguru School
Waipu School
Ruakaka School

5.5.1 Risk to the Tiriti Relationship

The activities of the Health & Bylaws department are not considered to be a risk to the Tiriti relationship.

5.5.2 Delegated Financial Authority Policy

Nothing to report.

5.6 Legislation Changes or Updates

No changes or updates to report.

5.7 Future Planning / What's Coming Next?

Below follows a monthly update on where we've at with the construction of Council's new animal shelter (dog pound), it's fitout and ultimate transition into.

Project	Current Stage	Estimated Construction Start Date	Estimated Completion Date	RAG Status
New Animal shelter construction	Construction	Sep-22	Oct-24	

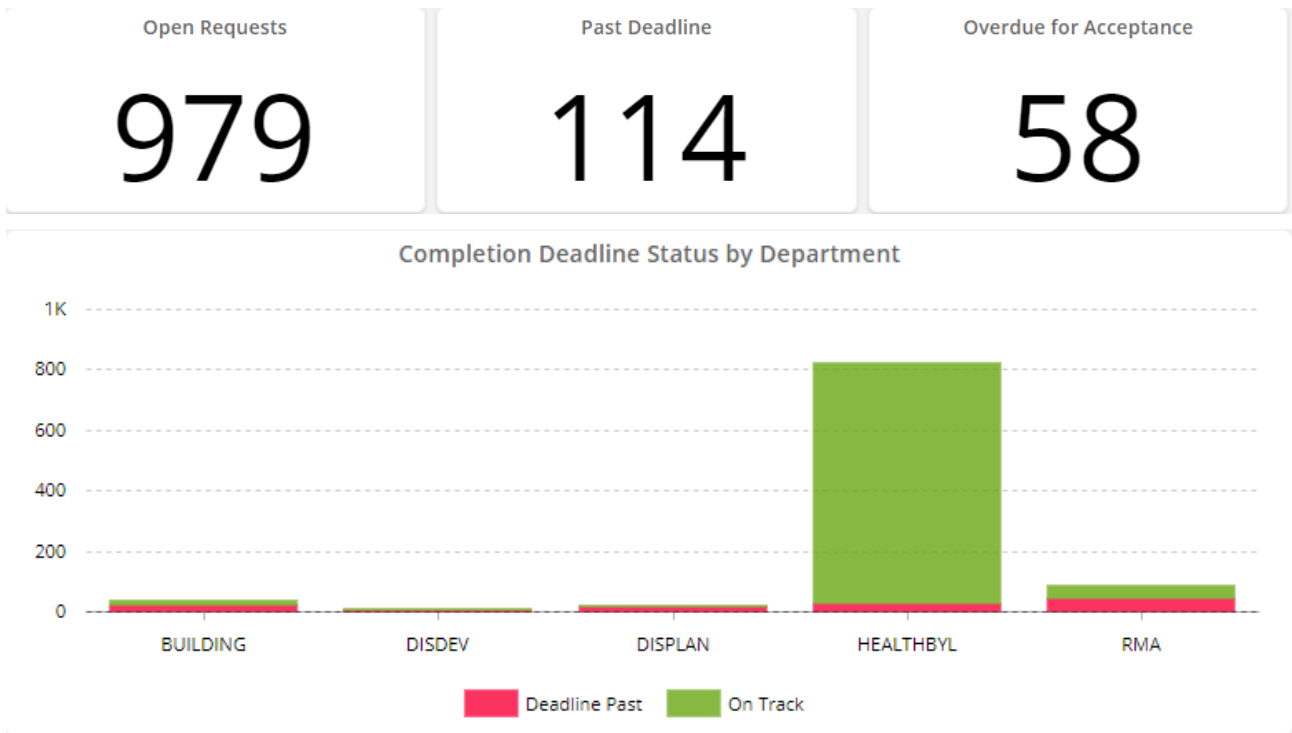
Building Consent Certificate of Public Use has been granted and minor snag list items are being worked through, construction is practically complete.

Building fit out is underway and the Armourguard Animal Management team plan to start operations from the new building on 11 November 2024. The construction contract remains within the approved contract value, and the project is expected to be delivered under the total project budget. Bank drainage installation is planned for February 2025.

6. Group Requests

Open and overdue requests have increased over the last month as we work through our dog registration and infringement process, with requests past deadline (increasing from 88 to 114). As such, CRM numbers for October represent a 14% increase. We will need to closely monitor the volume to ensure that requests are getting attended to in a timely manner. Overall, the management of requests is pleasing, with staff and contractors keeping on top of higher volumes. However, there is still work to do to reduce the number of requests past deadline, and to ensure that we are accepting new requests within timeframes.

October 2024 – CRM Request Performance Dashboard



Operations Report Strategy and Democracy

November 2024

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1. Democracy and Assurance

1.1 Health and Safety

No physical Health and Safety issues due to the nature of the work but continuing to monitor wellbeing of staff as resources are stretched. The Department is under pressure due to leave and resignations as we head into the last couple of months of the year.

1.2 Current Priorities

- Recruitment for vacant positions and securing support for gaps until processes are complete.
- Adhering to Legislative requirements. This includes meeting the LGOIMA requirements for Council meetings (agenda preparation and public notices) as well as responding to LGOIMA requests.
- Dealing with ad-hoc requests for advice to the Legal team in a timely manner.
- Starting the planning for Local Elections 2025.

1.3 Performance measures and compliance

Our Democratic functions are transparent and meet the legislative requirements.

Performance Measure	2024 – 25 Target	Compliance Year to Date
11.1.1 Responses to requests for information made under the Local Government Official Information Act 1987 and the Privacy Act 2020 are provided within relevant statutory timeframes.	≥95%	98.25%

Performance Measure	2024 – 25 Target	Compliance Year to Date
11.1.2 Percentage of Council, committee and hearing agendas that meet relevant legislative timeframes.	100%	100%

Performance Measure	2024 – 25 Target	Compliance Year to Date
11.1.3 Percentage of Council recommendations that are not altered by amendment in chambers for reasons of ambiguity.	≥95%	100%

A new measure has been added to record the percentage of amendments in chambers that are made to recommendations for reasons of ambiguity. This measure will be used to provide feedback to staff and encourage clear report writing.

1.4 Current challenges/issues

Continuing to process official information requests within legislative timeframes is a challenge due to staffing shortages within the Assurance team (there is currently a vacancy within this team), and due to the high workload of department managers across the organisation who have competing priorities to manage and may not provide information in a timely manner to the team.

Resourcing and ad hoc demands on staff time are the challenges for this department. The whole department works with the operational staff, the strategic leadership team and the elected member group, this organisational wide stakeholder group creates a unique dynamic for the team to work with. The team are a strong group but lean in number, they work with the resources available. This means that there is continuous prioritisation to ensure that important and urgent tasks are delivered first.

1.5 Overview of Operational Activities for September

The Democracy Team supported one Council meeting, five Committee meetings, six Council Briefings, and five Council Workshops in October. Forty alcohol license applications were processed through the District Licensing Committee.

Official Information Requests

The following information regarding Official Information statistics is for the period ended 24 October 2024.

Council has received 35 official information requests for October 2024. This brings our total for the year to 342.

The legislative timeframe to respond to an official information request is 20 business days.

9 of the October requests have been closed. The remaining 26 are in the process of being completed.

Requests vary in complexity, and staff time to respond to requests changes accordingly. While some requests are straightforward, others may need substantial amounts of information from multiple departments. At times, requests can raise issues that need to be addressed by the relevant department outside of the LGOIMA process.

Staff have reviewed the 9 completed requests for October to provide the following information:

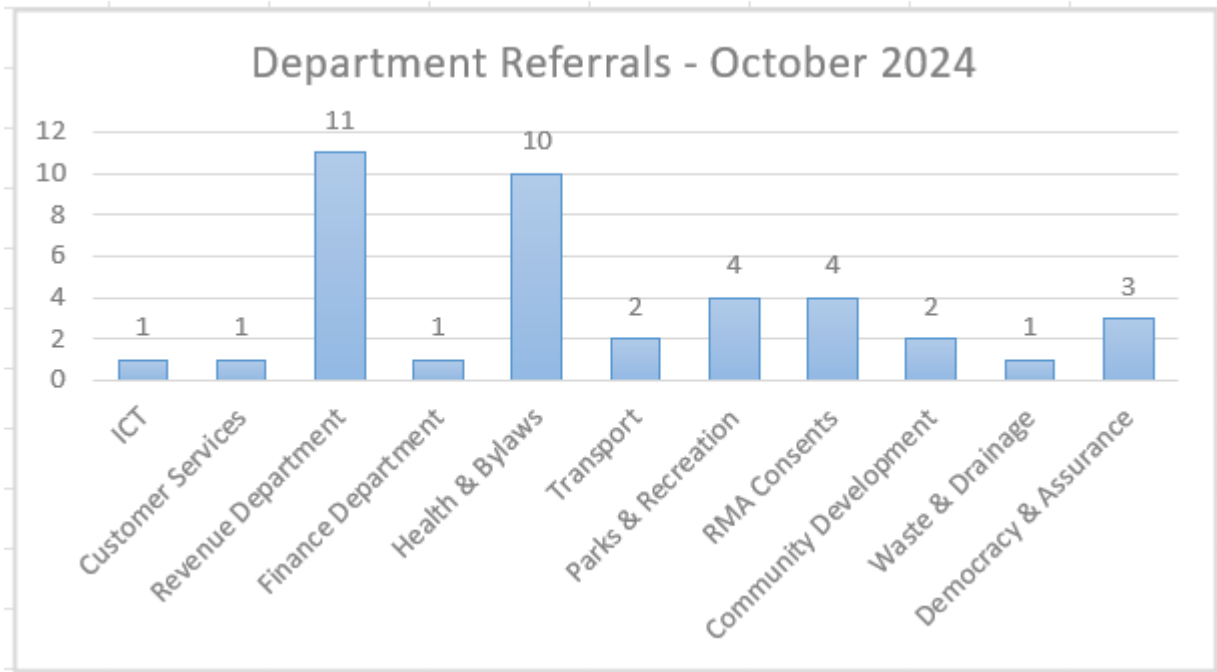
The table below outlines the number of days requests took to complete:

Number of days to complete	Number of Requests
0-4 Days	2
5-9 days	7
10-14 days	-
15-20 Days	-

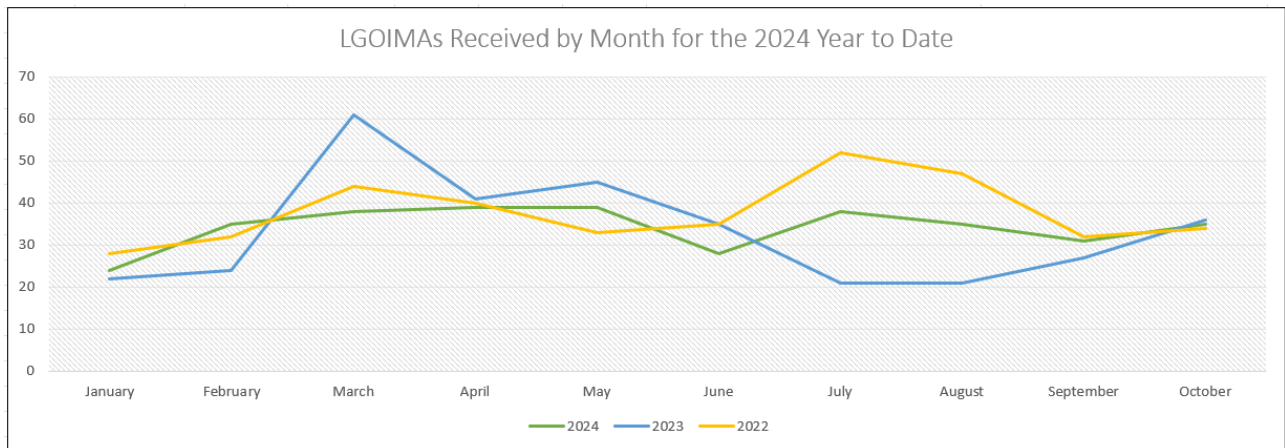
Department Referrals

Different departments are responsible for requests that fall within the scope of their functions, and in some cases, multiple departments are involved. In October, the 35 requests received were referred to the departments as shown in the graph below.

Some requests include more than one department. The numbers shown on the graph may not be the same as the number of requests received in any given month.



Tracking graph of LGOIMA requests received by month in relation to previous years.



Insurance

The majority of Council's insurance policies renewed on 1 November 2024. Terms were provided to Council on 23 October 2024 and reported to the Council on 24 October 2024. Insurance premiums are looking more favourable than previous years, and Council was able to consider two quotes from different insurers for Statutory Liability, Employers Liability, and Crime in an attempt to lower premiums. As a result, Council has changed insurers on these policies which saves some premiums costs, and we have also changed insurers on the Trustees liability which saves money for other Council organisations who insure this cover through our placement.

A new exclusion has been added to the Material Damage and Business interruption policy stating that the policy does not cover sea walls or other coastal structures that provide flood protection or erosion management. The impact of this exclusion is negligible to Council because the Strategic Leadership Team had made the decision to remove sea walls and coastal structures from our property schedule earlier in this renewal process. The decision to remove coastal assets was made to save on premiums, recognising that these assets are considered high risk for insurers (which is reflected in premium costs). The Strategic Leadership also made the decision to not insure toilets and skateparks. This is because damage to toilets has not resulted in a claimable event for many years (since Council had a much lower excess), and skateparks are not a high priority asset for immediate replacement if lost.

Overall, the insurance placement this year has been most positive than recent years.

1.5.1 Risk to the Tiriti Relationship

For Democratic, Legal, and Assurance, at an operational level there are no current risks to the Te Tiriti Relationship that have been identified. It is recognised that supporting the democratic process brings with it obligations under Te Tiriti and The Treaty which the department try to support through provision of democratic services. Interpretation and implementation of these principles, in relation to the legislation continues however to test the status quo.

1.6 Legislation changes or updates

Staff will continue to advise Council on current legislation and are monitoring legislative changes that are coming through parliament for implementation. Council is unable to act upon the proposals. We regularly review what legislation is open for consultation and support the relevant department to provide submissions on items of relevance to the district.

1.7 Future Planning / What's coming next?

The Democracy and Assurance department has a reoccurring, rolling programme of work relating to the Council meetings and legislative deadlines. The other areas or the team work on a request basis so workloads fluctuate.

Hiring to fill current vacancies is a top priority.

2. Strategy

2.1 Health and Safety

The existing team workload is high and will remain high for this financial year.

2.2 Performance measures and compliance

Our policies and strategies remain up to date and relevant to the community.

Performance Measure	2024 – 34 target	Compliance
Percentage of statutory policies, bylaws, plans and strategies that are reviewed with the relevant statutory timeframes (LTP 2024-34, 11.2.1)	100%	Review of organisation-wide compliance has been completed: 97% of 29 statutory documents compliant.

2.3 Current challenges/issues /risks

Resourcing

The team has welcomed a new cadet, Nellie Evans to the team. Nellie is a recent graduate and will be supporting and learning from the team's various work programmes.

Additionally, a new recruit Hannah Shingler, will be starting as a Strategic Planner on 18 November. Hannah will be slotting into the various spatial projects, with an immediate initial focus likely to be supporting the Future Development Strategy work programme.

Enabling improved community participation in public hearings

The September 2024 operational report provided an update on the FDS hearings process alongside feedback from participants and submitters on Council's hearings process. Specifically, feedback sought that:

- 1) Hearings have afterhours time slots available to enable those who are unavailable during business hours to participate; and
- 2) The need to consider delivering hearings in a less intimidating setting. In general, Council sets up hearings in a very formal manner, creating a 'court like' experience for submitters. This can deter rather than encourage participation. It also reflects an earlier version of the Special Consultative Procedure that has been superseded by amendments to section 83 of the Local Government Act 2002. The legal requirement to allow the public to present their views orally (or in New Zealand sign language) does not necessitate the formal setting that is traditionally used. The legislation also specifically provides for alternative arrangements.

Staff would like to discuss the hearings process further with Elected Members.

2.4 Overview of Operational Activities for October 2024 & Next steps

Project	What we did in October	Next steps
Corporate Planning		
<i>2025-26 Annual Plan</i>	<p>Initial briefings on the rates review and potential targeted Stormwater funding.</p> <p>Early briefing held for Local Waters Done Well (LWDW) and the Water Services Delivery Plan (WSDP).</p> <p>WDC restructure completed and commenced review of implications for the AP26.</p>	<p>Briefing on rates review and stormwater booked for 6 November. Final follow up scheduled for 26 November.</p> <p>Budget packs out to managers with the focus on staying the course for Year 2 of the LTP</p> <p>WSDP Workshop scheduled seeking clarity moving forward.</p>
<i>2023-24 Annual Report</i>	<p>Audit requests worked through with only one measure remaining outstanding. Finalising this measure should be done in the first week of November.</p> <p>All non-financial data, graphs, tables, results and commentary submitted and entered in the Draft AR24. Only additional audit changes remaining.</p>	<p>Finalise Audit requests.</p> <p>Briefing booked for 14 November for draft results.</p>
<i>2024-25 Resident's Survey</i>	<p>Questionnaire reviewed with Department Managers and Senior Leadership Team with a view to streamlining the survey and remaining within the current budget.</p> <p>Extra three questions added to reflect the new LTP 2024-34 measures.</p>	<p>Finalise questionnaire, budgeting and appointment of researcher.</p>
<i>2023-24 CPM</i>	<p>Rollover of the CPM system for the post LTP year has resulted in some complications owing to the addition of new Activities and re-ordering of the Activity structure.</p>	<p>Meeting with ICT scheduled for 5 November.</p>
Spatial Planning		

Project	What we did in October	Next steps
<p><i>City Centre Programme: Knowledge Precinct Plan</i></p>	<p>The first session with local hapū was held on Wednesday 16 October to discuss their issues and aspirations for the precinct.</p> <p>Sessions with EMs+PAB, staff, and local youth (via the YAG) were held on Tuesday 22 October to discuss an emerging picture of the precinct.</p> <p>Since then, the project has continued to refine positions as we head towards having an initial Council direction.</p>	<p>Further hapū engagement.</p> <p>Completion of consultant contract to produce a draft Strategic Framework and draft Key Moves</p> <p>PAB actions not listed.</p>
<p><i>Placemaking Programme</i></p>	<p>The development of the Raumanga / Otaika Placemaking Plan will consist of four stages.</p> <p>Stage 1 - Preliminary Assessment Stage is underway and staff have met with members of different council departments to determine the preliminary key areas of Raumanga that the plan will focus on.</p> <p>Engagement planning is also underway. Staff joined the monthly meeting of the Raumanga Community Roopu on the 31st of October. The group showed interest in the project and in supporting the team to reach out to the larger community.</p> <p>Staff have reached out to hapū with interest in the area who will determine the way they will participate in the development of the plan.</p>	<p>Staff will present the Project Plan at the Strategy, Planning & Development Committee Meeting of 21 November.</p> <p>Staff will continue to organise and coordinate the first round of community engagement expected to begin by the end of November.</p>

Project	What we did in October	Next steps
<i>Future Development Strategy (FDS)</i>	A draft Summary of Feedback report was prepared for the FDS Working Group. The report summarises feedback received during the public consultation undertaken from 3 August 2024 to 2 September 2024. The report captures all submissions, themes and preferences shared across the consultation process but does not include options for recommended changes to the Strategy.	Preparation of the Issues and Options report Internal and external discussions to inform recommended changes Completion of deliberations Information Report will be prepared for Strategy, Planning and Development Committee in December 2024
<i>Northern Growth Area – Springs Flat</i>	Council staff are working to understand the impacts of this work on Council, what our approaches could be, and what resources could be available. Minimal resource is attached to do this currently, so progress has slowed.	Staff are aiming to confirm positions before end of year, but also need to report back to internal steering group.
Statutory Policies & Bylaws		
<i>Alcohol Control Bylaw</i>	Managed consultation and prepared for hearing on 7 November and deliberations on 28 November	Deliberations scheduled for 28 November
<i>Dog Policy and Bylaw</i>	New Policy and Bylaw came into force on 28 October. Implementation with Health & Bylaws, Comms and Parks teams	Continue to assist Health & Bylaws and Parks with implementation
<i>Parking and Traffic Bylaw</i>	Supporting the implementation of the current bylaw. Introduced 4-hour parking restriction at Cobham Oval at October Council meeting	Work with Health & Bylaws, Parks and Comms to implement
<i>Public Places Bylaw</i>	Start of review delayed by work on Parking and Traffic Bylaw related matter at Cobham Oval.	Start scoping and research for findings report
<i>Control of Advertising Signs Bylaw</i>	Start of review delayed by work on Parking and Traffic Bylaw related matter at Cobham Oval.	Start scoping and research for findings report
Climate Change		
WDC lead		

Project	What we did in October	Next steps
<i>Climate Adaptation Programme – Whangaruru/ Ōākura catchment</i>	The pilot project for community adaptation planning in the Whangaruru/Ōākura catchment has started. An important first deliverable for this project is scoping the project. Consultants Adapterra have started the scoping work. Key activities of the scoping work included engaging with Ngātiwai, conducting site visits, and mapping stakeholders while identifying local issues and strategic alignment opportunities across various council teams.	Further discussions with Ngātiwai will clarify the adaptation planning approach. Once the governance structure and methodology are established, the team will advance the engagement and resourcing plans, with the scoping report expected in early 2025.
<i>Hapū led adaptation - Better Off Funding</i>	WDC staff monitored and tracked incoming applications from tangata whenua for the fund, providing additional support and clarification to applicants as needed throughout the application process. The Expression of Interest (EOI) submissions closed on 25 October, and we received 14 applications from tangata whenua. A Review Panel has been formed with the draft Terms of Reference for the panel and the application assessment matrix under preparation.	The Review Panel will review and assess the submitted EOIs according to the fund criteria, with the aim of providing feedback to applicants within 4-6 weeks.
Regional Collaboration		
<i>Climate Adaptation Te Tai Tokerau (CATT)</i>	<p>Delaraine Armstrong has been appointed as the primary hapū member, with Hinemoa Apetera serving as the alternate member to serve on the Joint Climate Change Adaptation Standing Committee (JCCAC) of Northland Council. These appointments were confirmed by Council following endorsements from Te Huinga and Te Kārearea Strategic Partnership Standing Committee and were formally confirmed by Council on 24 October 2024.</p> <p>The quarterly Joint Climate Change Adaptation Standing Committee (JCCAC) meeting and workshop took place on 04 November 2024.</p>	<p>The next Joint Climate Change Adaptation Standing Committee (JCCAC) meeting is scheduled for March 2025.</p> <p>Staff may contribute to regional efforts to draft a submission in response to the Parliament's Finance and Expenditure Committee inquiry into climate adaptation and the recommendations identified.</p>

2.4.1 Risk to the Tiriti Relationship

The Department work programme presents risks to Council's relationship with its Te Tiriti partners, primarily due to project timeframes and resourcing impacting the ability to have meaningful engagement. Project teams, facilitated by Māori Outcomes, have communicated the benefits of working together while also communicating the constraints and risks transparently to hapū.

2.5 Legislation changes or updates

On 1 September 2024, Parliament's Finance and Expenditure Committee (FEC) initiated its inquiry into climate adaptation, building upon the earlier Environment Committee inquiry that concluded without findings. This inquiry seeks to shape key considerations for forthcoming adaptation legislation, spurred by urgent calls for effective strategies following extreme weather events like Cyclone Gabrielle and the Auckland Anniversary floods. The Committee is gathering submissions from a wide array of stakeholders, including insurance companies, regional councils, and Māori representatives, to address immediate adaptation challenges, particularly concerning land used for tikanga practices. Project staff may contribute to regional efforts to draft submissions on the inquiry recommendations.

3. Māori Outcomes

3.1 Health and Safety

No work environment related issues raised, continue to monitor workload.

3.2 Current Priorities

Ongoing priority is to enhance the organisation's cultural competency and deepen meaningful engagement with Whangārei hapū, mana whenua, and iwi.

To support engagement practices, an internal Engagement Hub is being established on Kete. This hub will serve as a key resource for staff to guide effective engagement with hapū, mana whenua, and iwi. The hub will feature several key sections, including:

- Comprehensive hapū contact information.
- A historical overview of Te Huinga, along with practical guidance on engagement protocols.
- Detailed information on Te Kārearea, including procedures for progressing agenda items for engagement purposes.
- This initiative is spearheaded by our Engagement Advisor, with oversight from the wider team, ensuring a collaborative and holistic approach to content development.

Additionally, a critical focus for Māori Outcomes is the ongoing review and finalisation of our Māori Services and Engagement Policy. Given the frequent need for Māori engagement across various organisational projects, this policy will provide essential guidelines for assessing and improving engagement rates.

3.3 Performance measures and compliance

To maintain and improve opportunities for Māori to contribute to local government decision-making processes.

Performance Measure	2024 – 25 target	Compliance
Engage the collective hapū of Whangārei each quarter throughout the reporting period to discuss matters of importance to tangata whenua and Council. (LTP 2024-34 11.3.1)	100%	First of these engagements yet to be scheduled.
Engage with Te Huinga each quarter in the reporting period to discuss matters of importance to Te Huinga and Council. (LTP 2024-34 11.3.2)	100%	First of these engagements yet to be scheduled.
Design and distribute an annual survey to Māori to support monitoring outcomes for Māori in contributing to local government decision-making processes. (LTP 2024-34 11.3.3)	75%	Survey yet to be designed.
Produce a Tiriti audit, review and implement all recommendations by 30 June 2027. (LTP 2024-34 11.3.4)	75%	Stage One of Two Stage Treaty of Waitangi audit ("Treaty Health Check") for all of Council has been completed. Stage One (Jul-Aug) A stocktake via workshops of the current state of the

relationship between Māori and Council Governance and Operations.

Stage Two (Sep-Oct) | An assessment of the opportunities and challenges elicited from the stage one workshops for the relationship between Māori and the Council.

3.4 Current challenges/issues

Māori Outcomes continue to provide support across both engagement with hapū and provide cultural support across the organisation. With our small team, we prioritise and manage numerous requests throughout the organisation. The challenge lays with the obligation of meeting the requests of all parties when capacity to meet these requests is facing constant pressure. This means many requests are not efficiently turned around.

3.4.1 Risk to the Tiriti Relationship

Māori engagement is layered with cultural, historical, relational, and societal complexities which require a level of local intelligence to ensure effective relations. Māori engagement for Whangārei District Council aligns to both the general and Treaty orientated statutory obligations regarding the ‘views’, ‘diversity’, and ‘interests’ ‘of all its communities’, while maintaining and improving ‘opportunities for Māori to contribute to local government decision-making processes.’

Māori engagement is fostered across three tiers for which Whangārei district-based hapū are represented.

NGĀ HAPŪ O WHANGĀREI | TE HUINGA | TE KĀREAREA

- The Te Kārearea Strategic Partnership Standing Committee is the Council committee which half of the membership of eight members is made up by hapū appointments.
- Te Huinga is a hapū forum established to provide an interface with Whangārei District Council who also facilitate hapū member appointments to Te Kārearea now in their second term as a standing committee in the Council’s governance structure.
- While both Te Huinga and Te Kārearea are the two Whangārei hapū representation bodies for the full collective of Whangārei district-based tribes, not all hapū are active members within Te Huinga nor participate in the appointment process to Te Kārearea.
- To this end and Whangārei District Council’s prioritisation of hapū agency via mandated hapū delegates/delegations, provides for wider engagement coverage. Within this space an informal forum allows for all hapū of Whangārei to engage priority Council matters of importance, programmes, and activities.

However, while three representative tiers might appear robust for Māori engagement purposes, capacity-and-capability within non-resourced based working spaces for hapū, coupled with vastly various levels of urban and rural based priorities and activities, adds further complexity to providing full coverage, and therefore, prior and informed engagement.

3.5 Overview of Operational Activities for September

Whangarei District Council:

- Civic Honours
- Cadet Presentations
- CoPilot - Pilot 1 & 2
- Treaty of Waitangi Health Check
- Treaty of Waitangi Training

Cultural Capability support for:

- Māori language support for the Mayor
- Internal whakatau

- Māori Services/Engagement Hub
- Lovers Lane + Bridge Opening.

Māori Engagement support for:

Hapū/Iwi Engagement

- Te Kotahitanga o Ngā Hapū Ngāpuhi | Meeting with Minister for Treaty of Waitangi Negotiations
- Waterfront to City Centre Connection | John Street Design
- Reserve Management Plans
- Watersports hub feasibility
- Knowledge Precinct Plan - Hapu Workshops
- Tamaterau Domain project dawn blessing
- District Plan review- Matters of Importance to Maori
- Papakainga compliance
- Hapu maps training with Resource consents admin.

Hapū Engagement

- Resource Management Consents
- Whangaruru Tūparehuia
- Pātāua Awa Groyes

Hapū Capacity Building

- Resource Management Act 101
- Making Good Decisions Foundation Course

Internal Meetings

- Infrastructure Planning
- Resource Management
- Infrastructure Capital Programmes
- Airport Location Study Steering group
- ILGACE (DM stepping in for GM)
- Cruise Ships
- Engagement System/Portal.

Council; Te Kārearea | Standing Committee

- October Council meeting
- October Standing Committee meeting
- Te Kārearea (and all EMs) Briefing.

3.5.1 Delegated Financial Authority Policy

Nothing to note.

3.6 Legislation changes or updates

The new government has been quick to work on a suite of legislative changes largely rolling back significant initiatives implemented by the previous government affecting local government. While the previous government were committed to strengthening the nation's Tiriti o Waitangi responsibilities, the new coalition government have signalled a different approach to how it sees the nation's responsibilities under the Tiriti o Waitangi.

3.7 Future Planning / What's coming next?

Ongoing development and improvement of tools, frameworks, and materials that enhance organisational cultural understanding, capability, and improved delivery.

Continued development of a framework to increase Council's competency and understanding of effective engagement with Māori, including developing capability around Māori culture and traditions, enhancing processes to support Māori outcomes, and to develop Māori capacity in decision-making.

RESOLUTION TO EXCLUDE THE PUBLIC

Move/Second

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 Confidential Minutes Strategy, Planning and Development Committee 17 October 2024	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	For the reasons as stated in the open minutes.	

Resolution to allow members of the public to remain

If the 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 _____.