

Whangarei District Council Meeting

Supplementary Agenda

Date: Friday, 20 April, 2018

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

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

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

4. Decision Reports

4.1	<i>Long Term Plan 2018-2028 Submission Hearing</i>	1
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4.1 Long Term Plan 2018-2028 Public Submissions, Hearings and Associated Statements of Proposals

Meeting: Whangarei District Council
Date of meeting: 20 April 2018
Reporting officer: Jill McPherson (General Manager Strategy and Democracy)

Purpose

To receive and/or hear the submissions to the draft Long Term Plan and concurrent consultations.

Recommendations

That Council:

1. Accept and consider any submissions identified as being received after the close of the submission period (prior to the closure of this meeting); and
2. Receive, and where appropriate, hear the submissions relating to the Consultation Document for the 2018-2028 Long Term Plan and additional Statements of Proposal.

Background

On the 28 February 2018, Council adopted for consultation the following documents which are subject to the Special Consultative Procedure process under the Local Government Act 2002:

- 2018-2028 Long Term Plan Consultation Document
- Statement of Proposal and draft rates remission and postponement policy and early payment of rates policy
- Statement of proposal and draft revenue and financing policy
- Statement of proposal and draft development contributions policy
- Statement of proposal and fees and charges 2018-2019.

These documents have been available to the community for consultation between 7 March to 8 April 2018 in accordance with the requirements of the Local Government Act 2002.

Discussion

653 individual submissions have been received from members of the public, organisations, groups or businesses. 148 submitters have confirmed that they wish to speak to their submission in the hearing.

Copies of all submissions, including those to be heard before Council, have been circulated and provided in full under a separate cover to this report.

Of all the submissions received, 30 were rejected as either duplicates, withdrawals or due to indiscernible handwriting.

Bulk Submissions

Included in the 653 subdiscussions received, are 133 bulk submissions relating to four topics. Bulk submissions are when the same submission has been submitted by multiple people or groups.

Topic	No. of Submissions
Northland Football Hub	33
Trigg Arena	31
Bream Bay United Football Club	61
Attwood Road Seal Extensions	8

Petitions

Two petitions were received. Petitions are a single submission with multiple signatories.

Submitter	Topic	No. of Signatures	Volume
Ruakaka Recreation Centre (Inc)	Ruakaka Recreation Centre	800	7a
Helmsdale Road Residents Petition	Seal Extension: Helmsdale Road	36	4

Concurrent Consultations

Submissions on the concurrent consultation documents were also received. These submissions have been indexed in volume five (under a separate cover).

Consultation	Submissions Received
Proposed fees and charges 2018-2019	4
Statement of proposal on rates remission and postponement policy & early payment of rates policy	17
Statement of proposal on revenue and financing policy	7
Statement of proposal on development contribution policy	10

Late Submissions

At the time of printing the submission sets, Council has received 653 submissions. As per previous Long Term and Annual Plan processes, these will continue to be collated up until the first day of the hearings, and at that time will be presented to Councillors for consideration as outlined in recommendation 2.

Significance and engagement

1.1 Significance

Having considered the Significance and Engagement Policy, hearing submissions for the 2018-2028 Long Term Plan is considered a step in the process that could result in potentially significant decisions. These decisions will not become evident until Council deliberates on the matters raised through the hearings process.

1.2 Engagement

Council must use the special consultative procedure when adopting a Long Term Plan. The Local Government Act 2002 has removed the requirement of mandatory formal hearings. Instead it retains a requirement to ensure any person has an opportunity to present their views verbally to appropriately delegated representatives of Council.

Having considered the provisions and intent of Section 83 of the Local Government Act 2002, it is proposed that formal hearing sessions be made available for any submitter that chooses to speak to their submission. This approach remains familiar to and expected by the community. As such is an appropriate form of engagement.

Council held sixteen public meetings around the District. 361 people attended these meetings across all the locations. Two information stands were held at the Whangārei Growers Market. Promotion of the LTP Consultation Process was done in four workplaces reaching 132 people.

Attachment

1. Master submission set index.

Under separate cover

Copies of submissions to the Consultation Document for the 2018-2028 Long Term Plan and Associated Statements of Proposals (8 volumes).

Submission Volumes are available on Council's website:

<http://www.wdc.govt.nz/YourCouncil/CouncilMeetings/Pages/From-July-2017-Meetings.aspx>

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Walker B		6	214
Walker G		6	216
Walker R		6	217
Wallace K		6	219
Warburton S		6	220
Ward J		6	221

Author	Hearing	Volume	Page
Watters B		6	223
Webb J		6	224
Webster T and V	Yes	6	226
Welford S		6	231
West L		6	233
Westpoint Land Holdings	Yes	6	234
Whananaki Beach Residents and Rate Payers Association Inc	Yes	6	235
Whangarei Harbour Catchment Group		6	236
Whangarei Harbour Marina Management Trust	Yes	6	238
Whangarei Heads Citizens Association	Yes	6	262
Whangarei Men's Shed Inc	Yes	6	270
Whangarei Men's Shed	Yes	6	273
Whangarei Museum and Heritage Trust	Yes	6	274
Whangarei Museum and Heritage Trust	Yes	6	395
Whangarei Racing Club	Yes	6	427
Whangaruru Coastal Community and Sports Association Inc		6	430
Whangaruru Residents and Ratepayers Association	Yes	6	434
Whangaruru South Residents and Ratepayers Asscn Inc	Yes	6	439
Whimp D	Yes	6	441
White S		6	443
Whitelaw C		6	445
Whitley J		6	446
Whitley K		6	448
Willemen M	Yes	6	450
William K		6	452
Williams L		6	454
Williams T		6	455
Williamson E		6	456
Wilson O		6	458
Wilson P		6	459
Winslow C		6	461
Wolland D	Yes	6	462
Wong C		6	464
Woods W		6	465
Wortelboer P		6	467
Worthington E		6	469
Worthy N		6	471
Wright A		6	472
Wright A		6	473
Wright C		6	474
Wright E		6	475
Wright H		6	477
Wright M	Yes	6	480
Wright M		6	482
Wright S		6	483
Wynn R		6	485
Yong L		6	486
Young H		6	487
Yovich W	Yes	6	489
Ruakaka Recreational Centre Inc Petition 1-200		7A	2

Author	Hearing	Volume	Page
Ruakaka Recreational Centre Inc Petition 201-400		7A	206
Ruakaka Recreational Centre Inc Petition 401-600		7B	409
Ruakaka Recreational Centre Inc Petition 601-800		7B	612
Alan Whatmough (no paper submission)	Yes	N/A	

CONSULTATIONS ALONGSIDE THE LTP 2018-2028 CONSULTATION DOCUMENT

Draft Fees and charges 2018-2019			
Author	Hearing	Volume	Page
Johnson D		3	22
Ogg D		4	127
Sander N	Yes	5	102
Yovich W	Yes	6	489

Draft Development Contribution Policy			
Author	Hearing	Volume	Page
Bream Bay Landowners Association Inc	Yes	1	259
Falls F		2	176
Griffin J	Yes	2	280
Hewitt P R		2	354
Husband J		2	389
Northland Sports Coalition		4	122
Patuharakeke Te Iwi Trust Board	Yes	4	211
Pehiaweri Marae	Yes	4	225
Sander N	Yes	5	102
Yovich W	Yes	6	489

Draft Rating Policies			
Author	Hearing	Volume	Page
Amokura Iwi Consortium Ltd	Yes	1	23
Coventry Enterprises and Donelley Family Trust	Yes	2	71
Federated Farmers of New Zealand	Yes	2	181
Griffin J	Yes	2	280
Hay D		2	318
HJ International		2	374
Kepa M		3	48
Maungatapere Water Company Ltd	Yes	3	171
Older People's Forum	Yes	4	137
Patuharakeke Te Iwi Trust Board	Yes	4	211
Pehiaweri Marae	Yes	4	225
Pullen Z		4	303
Sander N	Yes	5	102
Te Orewai Te Horo Trust		6	42
The Chamber of Commerce and Industry Northland Inc	Yes	6	51
Whangarei Racing Club	Yes	6	427
Yovich W	Yes	6	489

Draft Revenue and Financing Policy			
Author	Hearing	Volume	Page

Author	Hearing	Volume	Page
Clark R		2	34
Landowners Coalition Incorporated	Yes	3	70
Leitch C	Yes	3	83
Pullen Z		4	303
Sander N	Yes	5	102
The Chamber of Commerce and Industry Northland Inc	Yes	6	51
Yovich W	Yes	6	489

4.1.1 Late Submissions for the 2018-2028 Long Term Plan and Concurrent Consultations

Meeting: Whangarei District Council
Date of meeting: 20 April 2018
Reporting officer: Jill McPherson (General Manager Strategy and Democracy)

1 Purpose

To present and/or hear further late submissions that were received after the finalisation of the first agenda item for this meeting.

2 Discussion

Council has continued to receive submissions since the agenda item for this meeting was finalised. 26 submissions have been compiled into Volume eight: Late Submissions, and have been attached for Council's consideration.

3 Significance and engagement

3.1 Significance

Having considered the Significance and Engagement Policy, hearing submissions for the 2018-2028 Long Term Plan is considered a step in the process that could result in potentially significant decisions. These decisions will not become evident until Council deliberates on the matters raised through the hearings process

3.2 Engagement

Council must use the special consultative procedure when adopting a Long Term Plan. The Local Government Act 2002 has removed the requirement of mandatory formal hearings. Instead it retains a requirement to ensure any person has an opportunity to present their views verbally to appropriately delegated representatives of Council. Having considered the provisions and intent of Section 83 of the Local Government Act 2002, it is proposed that formal hearing sessions be made available for any submitter that chooses to speak to their submission. This approach remains familiar to and expected by the community. As such is an appropriate form of engagement. Council held sixteen public meetings around the District. 361 people attended these meetings across all the locations. Two information stands were held at the Whangārei Growers Market. Promotion of the LTP Consultation Process was done in four workplaces reaching 132 people.

3 Attachment

Volume Eight: Late Submissions

Whangarei District Council

Friday 20 April 2018

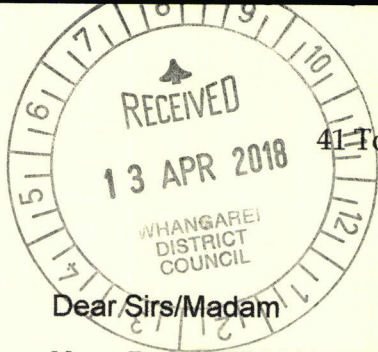
Submissions Long Term Plan 2018-2028 Consultation Document

Volume Eight Late Submissions

SUBMISISON INDEX VOLUME 8

LATE SUBMISSIONS

Author	Page #	Hearing
Angliss B and C	2	
Bidfood NZ Ltd	3	
Botiler Trustee and Omega Trustee	5	Yes
Bradley J	6	
Bradley R	7	
Broughton A	8	
Carl Johnson Properties	11	Yes
Casa Blanca Motel - additional submission	13	
Cherry Court Motel Lodge	15	Yes
Cornwell P and B	18	
Disability Advisory Group New Zealand - additions	19	
Edwards C	25	
Harvey C	28	
Hayes Family Trust	30	
Hospitality New Zealand	32	Yes
Johnson C	35	Yes
La Pointe Beach Estates Society Incorporated	37	Yes
Lindsay J and O	40	
Lodge Bordeaux	42	Yes
Manaia Yacht Service Ltd	46	
Nathan D	47	
PD Developments Ltd	49	Yes
Rice P	51	
Ruakaka Beach Front Motel	52	Yes
Spear G	54	
Were C	55	



25

Brian and Christine Angliss

41 Tongatu Road, Ngunguru RD3 Whangarei. 0173 Northland NZ.

Tel: 021 722 067. Email: anglissbrian@gmail.com

Dear Sirs/Madam

8th April 2018.

Your Ref:- LTP2012028 TransRL. Property ID 5627. LAND RATES

By post and email.

I refer to your above referenced letter dated 28th March 2018 – which I received by NZ Post on Tuesday 3rd April 2018 at around 3.30pm.

It proposes changes to your rating policies and provides for a feedback submission which closed on the 8th April 2018 – thus allowing some 3 working days to reply. Such a restriction is patently absurd.

You say that our property - *'has a relatively high capital value compared with other residential or lifestyle properties'* – but make no attempt to explain or justify this sweeping and incredibly vague statement.

Yet you use this 'ambiguous and unexplained assumption' to justify an increase in our General Rates - not of the reasonable 4% levied at other lifestyle properties, but instead an outrageous 42% - and even that is excluding the NRC rates. This is of course totally unacceptable and will be necessarily challenged.

It is the second time that the WDC have behaved in an unreasonable and autocratic manner causing financial loss to myself. I will explain.

When we purchased this property in 2002, it was with the benefit of having outline subdivision planning permission for some 20 odd lifestyle blocks. This was a valuable asset to the property which was reflected in the asking price. It was a major consideration in my decision to pay the \$ 2 million purchase price.

Then a few years ago, the WDC re-zoned our land making any sub division of any kind - quite impossible.

At that time, I was told that, as it was accepted this would reduce the value of my land – I would receive a suitable reduction my General Rates. But that never happened. So the WDC continued charging the same Rates – despite knowing that their autonomous actions had reduced the value of our land.

Our property has basically contained three residential dwellings since 1890. Now, almost 130 years later, it still has three residential dwellings. My wife and I live alone in the main house built in 2005. To retain the three property status, in 2004, we demolished a 4 bedroom two bathroom house that had stood since 1930.

In addition, our land is a peninsula – therefore quite impossible to extend. Nothing else has changed.

Therefore and for the above reasons, I believe that this massive proposed General Rate increase for 2018/9 is unprecedented, unwarranted and quite indefensible.

That said, my wife and I took up residency in New Zealand in 2003. At that time, Whangarei town was a dirty and unsightly embarrassment.

But the ensuing years have seen a transformation that beggars belief. We have gone from being reluctant to take overseas friends and visitors into town - to actively encouraging such visits and with pride. For that, the WDC rightly deserve all our praise.

I realise that the costs of this has to be borne by the rate payers – and am happy to fund my part. But certainly not to the extent of an increase of 42% (\$2,235) per year starting next month.

Please correct me if I have misunderstood your intentions. If I have not, be advised, I will not pay the swingeing 42% plus increase - which I genuinely believe is unjustified, unreasonable and grossly unfair. I am however prepared to negotiate a sensible compromise settlement.

Yours faithfully

Brian A. Angliss.

Long Term Plan 2018-28 Feedback Form

The closing date for feedback is Sunday 8 April 2018

As you can see from this consultation document, we have had to make some big decisions to fit within our budgets. We want you to tell us how you think we should spend rates money but we also need you to be mindful that the more we do, the more rates funding will be needed. If one project comes in or is moved forward, another project must go or be moved back.

Points to remember when submitting your feedback

Please print clearly. Make sure it can be easily photocopied, read and understood.

All feedback is considered public under the Local Government Official Information and Meetings Act, so it may be published and made available to elected members and the public.

Your feedback will not be returned to you once lodged with Council. Please keep a copy for your reference.

A Have Your Say Event is scheduled for 6.00pm Thursday 5 April 2018, Cafler Suite, Forum North.

Alternatively, you can attend a hearing which is scheduled for 20 April (additional days will be the 23 and 24 April if required).

How to get this form to us

Mail to: Long Term Plan feedback,
Whangarei District Council,
Private Bag 9023,
Whangarei 0148

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, Forum North, Rust Ave, Whangarei or Ruakaka Service Centre, Takutai Place, Ruakaka

Your details

Name

SIMON HUNT

I am making this submission as: ☐ An individual ☒ On behalf of an organisation

Organisation name

BIDFOOD NZ LTD.

Postal Address

P.O. Box 11-015

MAIL CENTRE

WHANGAREI 0148

Work phone

09-430-4925

Home phone

Mobile

0272 432 744

Email

SIMON.HUNT@BIDFOOD.CO.NZ

Do you wish to be heard in support of your submission? ☐ Yes ☒ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)

☐ Traditional hearing (20 April)

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☒ Option 1: Don't increase funding on stormwater renewals
☐ Option 2: Increase funding to fund stormwater renewals

Why?

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☒ Option 1: Forum North
☐ Option 2: RSA
☐ Option 3: New CBD development

Why?

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☐ Option 1: Don't increase funding for Community led projects
☒ Option 2: Increase funding for Community led projects

Why?

WHANGAREI NEEDS MORE GREEN SPACE FOR
 FAMILY USAGE - UPGRADE ALL PARKS ETC.
 PLANT OUT MEDIAN STRIP ON WESTERN HILLS DRIVE.

Rates structure review see page 22

- ☒ Option 1: Modified status quo
☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

WHY PENALISE BUSINESS THAT IS SPENDING MONEY
 ON INFRASTRUCTURE? MAKE LAND OWNERS PAY IF
 SITE IS UNDER-DEVELOPED.

Any further comments?

WHY IS THERE NO LAW FOR A TRANSPORT
 COMPANY TO OPERATE ON UNSEALED LAND?
 DUST IS A HEALTH HAZARD - WDC OBVIOUSLY
 DOES NOT CARE!!

Only received the letter 11/4/18.

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Your details

Name Freeda Taylor

I am making this submission as: ☐ An individual ☒ On behalf of an organisation

Organisation name Beitler Trustee + Omega Trustee

Postal Address PO Box 5116

Whangarei 0148

Work phone 09 4382644

Home phone

Mobile 0274 909071

Email newberys2@xtra.co.nz

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer

☐ Have Your Say Event (5 April) Too late
☒ Traditional hearing (20 April)

Will complete reverse when I have had time to look at it. Only received this yesterday.

Whangarei District Council Long term plan 2018-2028 submission

6-4-2018

Email submission from: (signed hardcopy mailed)

Jeanette Bradley

319 Helmsdale Rd

Waipu

Jeanettebradley68@gmail.com

021 1565 078

I wish to make a submission in relation to the 2018-2028 plan.

In 2003 a 20 year structure plan was developed and approved by the WDC with the involvement of the Waipu community; this was reviewed again in 2013. On the plan map a piece of land was set aside for a future reserve by the Waipu river and Nova Scotia Drive.

In the report under the heading OUTCOMES FOR PLAYING IN THE WAIPU TOWNSHIP Part B states "Throughout the consultation, pedestrian and walkway were identified as important for recreation values of the township."

These specific elements include EXPAND RESERVE AND OPEN SPACE NETWORK ALONG THE RIVER AND BETWEEN HERITAGE FEATURES OF WAIPU.

On page 13 of the report it states the attached plan provides and overall Development and Management Vision for Waipu and Township area till 2025.

On page 15 under the heading 3-3 OPEN SPACE AND RECREATION 3-31 stated that the Reserve and Community Reserve Expansion along Waipu and River, back in 2013 be given a medium priority. Unfortunately for our community 15 years has passed and no progress has been made in relation to such usage and development of the said piece of land.

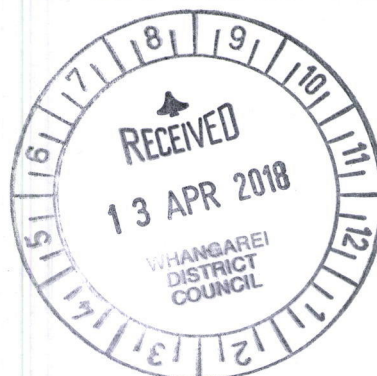
It is our submission that WDC now include the said piece of land in the Long Term Plan 2018-2028 as a matter of PRIORITY.

It is of concern that the said piece of land is now up for sale and could therefore be lost as a recreation area available to the public/community. I therefore believe some haste needs to be applied in addressing this matter.

Kind regards



Jeanette Bradley



Whangarei District Council Long term plan 2018-2028 submission

6-4-2018

Email submission from: (signed hardcopy mailed)

Roy Bradley

319 Helmsdale Rd

Waipu

rdwbradley@live.com

027 472 1056



I wish to make a submission in relation to the 2018-2028 plan.

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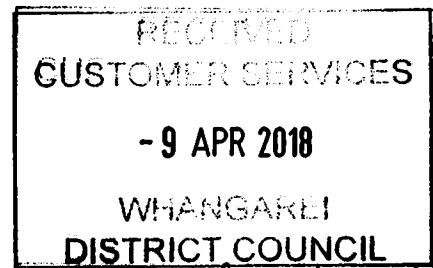
It is of concern that the said piece of land is now up for sale and could therefore be lost as a recreation area available to the public/community. I therefore believe some haste needs to be applied in addressing this matter.

Kind regards

Roy Bradley

To whom it may concern.

Letter of a huge downfall & total lack of Duty + Care
by District & Regional Councils commitment to Rate payers,
Tax payers. of Whangarei.



- 1) Roading -
- 2) lack of safe footpaths
- 3) Control of mangroves engulfing Northland waterway
- 4) Sea walls. NAUNAU
- 5) Road side water drains (drainage)
- 6) lack of dipping into unemployed persons for use of maintenance around districts.
- 7) Mould & moss & dirty windows at library
- 8) Mowing of Road verges.
- 9) Eradication of all noxious weeds on Road sides
- 10) Entrance to our city from SH1 - is appalling.
Road sign to be erected welcoming everyone to THICKSVILLE
- 11) lack of parking around city area.
- 12) All pensioners are entitled to FREE Parking
- 13) Safe board Ramp access & parking
- 14) ~~Excessive~~ Speed signs to Whangarei to be moved at least 200mtrs allowing drivers to slow down.
- 15) dredging all silted waterways i.e. Whangarei Estuary.
pipe bells died re silted.
- 16) ^{School} Bus lay bys. in all Rural areas.
- 17) Cross walks in Rural areas i.e. NAUNAU.
- 18) Warrant of fitness for All Houses sold in our district
at \$200.00 per inspection.
- 19) more seating areas. City centre, parks etc.
- 20) Re zoning of properties yearly. 1000sq mtrs sections
should be cut down to 800sq mtrs

- 21) Empty Council buildings³² should be utilised ~~into~~ ~~temporary~~ temporary accommodation for homeless dormitory style at a min charge. Employ Macri Nardens to over see.
- 22) All Regional & Council processes are TOO long winded & outrageously expensive to developers, home owners ~~and~~ incc to All Ratepayers/Taxpayers.
- 23) You have all forgotten you are controlling a City, Millions of \$'s, & a business. If private enterprises ~~were~~ OPERATED like Councils, they would be bankrupt.
- 24) Council & Regional offices are a disgrace. Presentations premises a lack of pride in work place. buildings, pathways gardens left to rot & decay. Premises haven't been painted in decades.
- 25) Why is funding i.e. Rate/Tax payers money spent on the minority of users, than the majority of ~~users~~ users. i.e. Reading footpath i.e. Glenbenzie Primary School, appalling access in & out of a dangerous area. — That is a TOTAL lack of duty & care to children & parents. Footpaths — NONE LOWER speed limit 20 kms either side of School. Left turn into Totara Park Lane is hugely dangerous again lack of duty & care to the residents!
- 26) Rate/Tax payers are asking for a FAIR DEAL from our Councils something WHARFINGER is NOT getting for the EXTORTION amount of Rates we pay to YOU!

27) Mention Council, do ³³ grass root folks of Whangarei,
i.e. farmers, business owners Rate/Tax payers, the reaction
not favourable at all. Towards Council.

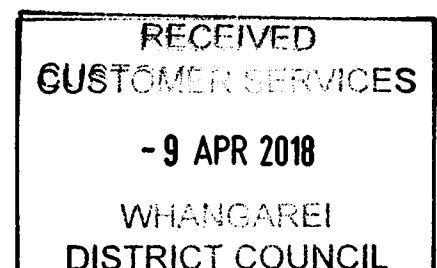
28) Sadly—Council will ignore submissions by
Ratepayers. You will read, file, & forget.

29) We have ~~my~~ magnificent waterways flowing
through our City— all occupied by industry.
What a ~~monumental~~ shame.

30) Wait & see, one it will happen when it happens, is
a negative attitude— meanwhile maintenance
is NONE existence— Rot, decay sets in, then
too expensive to repair.

31) Inver Rate/Tax payer. of. \$3825.00 + 29% increase 2019
Angela Broughton
19 Ewan Street,
Whangarei

with: NO. STREET NAME
NO STREET LIGHTING
NO CURBING.
AND NEIGHBOUR MOWING COUNCIL
VERGES FOR 20 YEARS.



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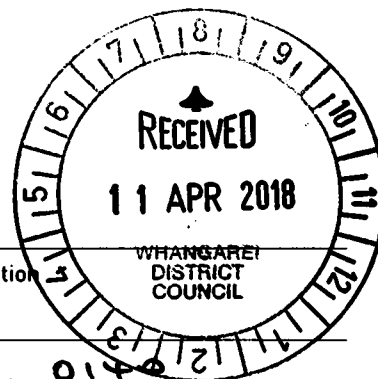
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Your details

Name

Carl Johnson

I am making this submission as: ☒ An individual ☐ On behalf of an organisation

Organisation name

Carl Johnson Props

Postal Address

P.O. Box 50 Whangarei. 0148

Work phone

09-4385450

Home phone

09 4363995

Mobile

0274 344455

Email

Carl.j@XTRA.CO.NZ

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)

☒ Traditional hearing (20 April)

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

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☐ Option 1: Don't increase funding on stormwater renewals

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☐ Option 1: Forum North

☐ Option 2: RSA

☒ Option 3: New CBD development

Why?

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

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☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

☐ Option 1: Modified status quo

☒ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

Any further comments?

From: Merryn Statham
Sent: 13 Apr 2018 02:24:36 +0000
To: Mail Room
Subject: FW: Rate increase late LTP submission

Ngā mihi / regards

Merryn Statham
Consultation Adviser | Whangarei District Council
 Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz
 P: 09 430 4200 | DDI: 09 470 3199 Mob: 021 873 633
 E: merryn.statham@wdc.govt.nz

WHANGAREI: LOVE IT HERE!

From: Rob Forlong
Sent: Friday, April 13, 2018 12:19 PM
To: Tel Hudson <tel@casablancamotel.co.nz>
Cc: Alan Adcock <Alan.Adcock@wdc.govt.nz>; Cr. Greg Innes <cr.innes@wdc.govt.nz>; Merryn Statham <merryn.statham@wdc.govt.nz>
Subject: RE: Rate increase

Dear Mr Hudson

Thanks for your email to Cr Innes.

I will ensure that it is considered as a submission to the Council's draft Long Term Plan so that Councillors can consider your views.

I should also note that the proposal is not a rates demand. It is a proposal for a new rating system and has not been agreed by Council. They will consider your views before they decide whether or not to go ahead with the proposal.

If you need to know more please feel free to call me on 029 918 4820.

Regards

Rob Forlong

Rob Forlong
Chief Executive | Whangarei District Council
 Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz
 Phone: 09 430 4200 | Mobile: 029 9184820

Email: rob.forlong@wdc.govt.nz

WHANGAREI: LOVE IT HERE!



From: Tel Hudson <tel@casablancamotel.co.nz>

Sent: Wednesday, 11 April 2018 12:48:05 p.m.

To: Cr. Greg Innes

Subject: Rate increase

Dear Councillor Innes

We have just received a rate demand with a huge rate increase. I understand this was a result of restructuring. Please answer the following questions.

1. Did you agree to the proposed rates structure review?
- 2, Were you aware the result is an average Whangarei District Motel rate increase of 73%?
3. Did you consider the enormity of the economic impact this rate increase will have on a small business?
4. If you thought that a rate increase around 70% was fair, did you consider making a transitional arrangement.

I look forward to your replies.

Yours Sincerely

Tel Hudson

From: Dianne & Shaun Bellamy
Sent: 11 Apr 2018 15:41:03 +1200
To: Mail Room
Subject: Cherry Court Motel Property ID: 167027 35 Otaika Road Whangarei 0110 Long
 Term feedback

Further to your letter of the 28th March 2018 received by me on the 6th April and my conversation that day with your Alison Puchaux I record and submit as follows:

I advised Alison Puchaux that there was insufficient time to make submissions by 8th April. In reply I was told to file the feedback form by 8th April indicating that I opposed the proposal and make my submissions as soon as possible afterwards.

1) Option 1 on the feedback form under “Rates Structure Review” is acceptable but “Option 2: Transport fixed rate on capital value, plus modified status quo” would result in The Cherry Court Motel rates rising by 70%. Such an increase is way beyond the bounds of reasonable rating and is patently unfair. Option 2 is not acceptable.

2) The power to rate must be exercised in a fair manner and should not discriminate against any particular business. The Motel trade in Whangarei has suffered severe setbacks in the past. For example between 2008 and 2014 some motels were forced to close and others suffered. Once a rate is imposed it is almost irreversible. Busy times are invariably followed by downturns but the rates remain as a fixed cost.

3) The lack of reasonable notice is another extraordinary aspect. Notice was received by me at 1.30pm on Friday the 6th April. The envelope was postmarked “3rd April”. I did not have any working days to consider this matter and still have not had time to make an adequate submission. The lack of a proper process is procedurally unfair.

Shaun Bellamy (as trustee and on behalf of the trustee owners.)

Long Term Plan 2018-28 Feedback Form

The closing date for feedback is Sunday 8 April 2018

As you can see from this consultation document, we have had to make some big decisions to fit within our budgets. We want you to tell us how you think we should spend rates money but we also need you to be mindful that the more we do, the more rates funding will be needed. If one project comes in or is moved forward, another project must go or be moved back.

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How to get this form to us

Mail to: Long Term Plan feedback,
Whangarei District Council,
Private Bag 9023,
Whangarei 0148

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, Forum North, Rust Ave, Whangarei or Ruakaka Service Centre, Takutai Place, Ruakaka

Your details

Name

Chong In Kim

I am making this submission as: ☒ An individual ☒ On behalf of an organisation

Organisation name

Cherry Court Motor Lodge

Postal Address

35 Otaka Rd
Woodhill
Whangarei

Work phone

09 - 438 - 3128

Home phone

Mobile

022 071 9500

Email

stay@cherrycourt.co.nz

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)

☒ Traditional hearing (20 April)

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
☐ Option 2: Increase funding to fund stormwater renewals

Why?

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☐ Option 1: Forum North
☐ Option 2: RSA
☐ Option 3: New CBD development

Why?

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☐ Option 1: Don't increase funding for Community led projects
☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☒ Option 1: Modified status quo
☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

To increase \$7,000 of council rate will be affected to the increase of room rates to the

Any further comments? customers, which will make the direction of customers. That will affect the economy of whole business in Whangarei. Instantly we are not affordable to pay the increased rates at all.

[Signature]

Peter & Betty Cornwell
25 Queens Parade
Devonport
Auckland 0624

10th April 2018

Whangarei District Council
Land Rates Department
Private Bag 9023
Whangarei 0148



Dear Sir/Madam

Re: Rates Demand ID 18103 – 67 Kamo Road

In response to your letter dated 28th March and received 9th April, ie 1 day after closing date for submissions feedback. We presume that this feedback from us and others will be accepted due to your poor communication skills.

We own 67 Kamo Road, the Lessee pays the rates directly to council. Common courtesy dictates that you should have also sent them a copy of your unreasonable intent of some 75% increase in rates.

To compare family motels to license premises is ludicrous and show in our view your lack of knowledge regarding the motel industry.

You state that increase would be substantially higher than the average increase. We would have thought 8% was substantially higher ie 100% above the average increase.

Generally a lot of motels have occupancies of around 60%, we as landlords lowered our rent several years back in order to keep the Lessee afloat. Your unreasonable proposed increase appears to be a money snatch with no regard to businesses that bring in substantial income to the city. We would presume you will realize what a huge sudden extra burden you are placing on the industry and have a rethink.

Finally 20th April is a poor choice of date with such short notice and also often a busy time of the week for moteliors with check ins etc. We would suggest a Sunday night which would have more people in attendance.

Yours sincerely

A handwritten signature in black ink that appears to read "Peter Cornwell".

Peter Cornwell

From: Glen McMillan
Sent: 11 Apr 2018 19:32:32 +1200
To: Mail Room
Subject: Fwd: Long Term Plan submissions

----- Forwarded message -----

From: **Glen McMillan** <disabilityadvisorygroup@gmail.com>
 Date: 11 April 2018 at 16:53
 Subject: Re: Long Term Plan submissions
 To: Merryn Statham <merryn.statham@wdc.govt.nz>

Sorry I need to correct myself it was Sue Glen that told Tony Gill he would have until 20-04-2018 for emailed submissions,

Here's number 1

Glen McMillan
 61 Riverside Drive
 Whangarei
 0112
 My Submissions WDC long term plan

1# relating to accessibility, mobility scooters need to be included when thinking about ramp or lift requirements for all new building applications. I have worked with northland DHB on this concept which they have adapted

An example of bad planning would be the library which has a lift too small to accommodate mobility scooters, a lift 30cm longer would, the top floor of the library is completely accessible, but many people simply cannot get up to the top floor, this also applies to Wheelchair ramps, the standards we currently follow are outdated and do not take mobility scooters into account. It must be noted, it is only new buildings that are not accessible older buildings are. So wheelchair ramps and lifts are getting small just as battery technology is booming, there will be more mobility scooter than wheelchairs

we need to closely follow the USAs ADA laws as below

<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about->

[the-ada-standards/ada-standards](#)

2# Glen McMillan and others..... have made a submissions for all [Whangarei District Council](#) meetings be video/live streamed in the long Term Plan. With mic's so the public galley can hear everything that is said. We would also like the WDC disability advisory group be live streamed. Including ALL sub groups of the council too.

It is time now for this live streaming at little cost. Many elderly and people with a disability could be at any meeting in a surroundings that they are comfortable (such as there own home).

Ideally we would like to make the meeting rooms comfortable for people of all abilities or disabilities to enable the public to see what happens. To see how well our longstanding representatives advocate on our behalf.

- We have seen council lying to a blind person sitting on the dag, should this be allowed behind closed doors?
- Would we ever see a committee member who hasn't read documents and or even the agendas?
- Would you ever see council representatives talking over another person or dag member?
- Would you see anyone advising/directing members on minimal alternative options?

By having cameras at meetings, would we have more accountability to the public?

Thanks What do you think on video all meetings.

3# WDC needs to allow observation of council meetings such as the dag meeting, ie allow social media interaction and reporting our DAG needs to be open , and should never be allowed to close their doors.

Merryn Sue Glen told us we has until the 20th 04- 2018 to get these done I will send as many as I can before 5pm but as Sue Glen advised differently us we need these taken into account

Here are the first 3 but I would think by the time you get to work I would have made another 17

Glen McMillan

On 11 April 2018 at 16:14, Merryn Statham <merryn.statham@wdc.govt.nz> wrote:

Kia ora Glen

If you can get your submission in to the mailroom (as cc'd) by 5.00pm today it will be processed. Please cc it to me too.

Thanks

Ngā mihi / regards

Merryn Statham

Consultation Adviser | Whangarei District Council

Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz

P: 09 430 4200 | DDI: 09 470 3199 Mob: 021 873 633

E: merryn.statham@wdc.govt.nz

WHANGAREI: LOVE IT HERE!

From: Glen McMillan
Sent: 11 Apr 2018 19:32:08 +1200
To: Merryn Statham; Sue Glen; Jonny Gritt; Mail Room
Subject: WDC long term plan

Submissions continued

4# Complaints or concerns reported to council by disabled people need to be listened to and acted upon disabled people such as myself come across barriers that a non-disabled person would normally walk around without noticing, so when the disabled complain, able bodied people may think the disabled person is being negative because they are complaining, this attitude needs to change by better training of WDC staff. Written responses should always be provided on request

5# better trading in accessibility requirements we must do this.

6# mobility Scooter users must be included in any planning to ensure this part of society is not being excluded.

More Submissions to follow

Glen McMillan

From: Glen McMillan
Sent: 11 Apr 2018 22:04:31 +1200
To: Jonny Gritt;Merryn Statham;Mail Room;Sue Glen
Subject: Long term plan 2 more submissions

Disability Advisory Group New Zealand

Here are two more submissions to the long term plan

Submission 7# on storm water Option b Increase funding for storm water renewals and improve service levels protecting people and property from flooding and protect the environment.

Submission 8# on a new civic centre would be to stay where it is unless mobility parking and access to the new building is made a very high priority.

It is too easy to overlook the disabled and their access requirements, if a new building is put up it MUST have mobility scooter accessibility to the lift. There is little point in making upper floors accessible if mobility scooters can not get off the ground floor, as with the current library.

Mobility scooters are more common than wheelchairs I manage at home without a wheelchair but I am over 85% disabled, if I have to walk I suffer great pain.

Mobility Scooter users need to be included in any of your plans.

Glen McMillan

From: Glen McMillan
Sent: 11 Apr 2018 22:34:37 +1200
To: Merryn Statham; Mail Room; Glen McMillan
Subject: LTP

Submissions on Community-led projects

Submission 9# Our preference is to fund these activities and continue to enhance our District as laid out in this plan, but we want to know whether or not you agree. -- I agree

Submission 10# rates take Option one

Modified status quo Change in criteria from 'capable of use' to 'actual or intended use' will reduce the number of SUIP's charged rates Some ratepayers will see their rates reduce i.e. if the number of SUIPs on their property reduces. However, as our overall rates take stays the same, their reduced rates will be spread (in tiny amounts) over all other ratepayers

Glen McMillan

From: Alison Puchaux
Sent: 15 Apr 2018 22:42:25 +0000
To: Mail Room
Subject: FW: Proposed rates 2018-2019
Attachments: 2019 Rates increases.xlsx

Kind regards

Alison Puchaux
Manager - Revenue | Whangarei District Council
 Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz
 P: 09 430 4200 Extn 8742 | DDI: 09 430 4262 | Mobile: 027 686 8126
 E: alison.puchaux@wdc.govt.nz

WHANGAREI: LOVE IT HERE!

From: Alison Puchaux
Sent: Monday, 16 April 2018 9:48 AM
To: Merryn Statham <merryn.statham@wdc.govt.nz>
Subject: FW: Proposed rates 2018-2019

Hi Merryn,

Colin Edwards has made a submission, can you please add this further information.

Kind regards

Alison Puchaux
Manager - Revenue | Whangarei District Council
 Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz
 P: 09 430 4200 Extn 8742 | DDI: 09 430 4262 | Mobile: 027 686 8126
 E: alison.puchaux@wdc.govt.nz

WHANGAREI: LOVE IT HERE!

From: Colin Edwards [<mailto:c.medwards@actrix.co.nz>]
Sent: Sunday, 15 April 2018 9:29 PM
To: Alison Puchaux <alison.puchaux@wdc.govt.nz>
Subject: Re: Proposed rates 2018-2019

Hi Alison.

As you know I only received the notice a day before the closing date for submissions. So I hope these comments can be accepted

This is my analysis of proposed rates increases.

Address	ID	2018	2109	% change
COMMERCIAL				
49 Bank	21009	13074	20029	53.2%
19 Hewlett	22054	13447	15709	16.8%
15/19 Commerce	21627	11207	13014	16.1%
156/158 Dent	21524	4172	4601	10.3%
17 Robert	164302	14897	15597	4.7%
151 Dent	21503	4703	4934	4.9%
RESIDENTIAL				
158 Dent flat	164121	1415	1422	0.5%
62 Parua Cemetery Rd	7983	3699	3986	7.8%
13 Grey	68231	1792	1885	5.2%

I presume the special rate for Transportation is for heavily subsidized bus services. If this is so the people who will profit are residential rate payers. But as my figures show the burden will fall on commercial properties with sometimes outrageous increases.

Of the six commercial properties with which I am involved no proposed rate increase is less than 4 %, with four of the six ranging from 10% to 53%.

A rates increase of \$53 is unheard of, and more than 16% is abnormal.

I and everyone I have talked to are appalled by these massive proposed increases for seemingly no benefit to those paying the increases.

I strongly urge you to abandon this proposal.

Kind regards,
Colin

From: Alison Puchaux
Sent: Friday, April 6, 2018 5:19 PM
To: c.medwards@actrix.co.nz
Subject: Proposed rates 2018-2019

Hello Colin,

Please find below a list of the proposed rates for your properties. Please note this only includes Whangarei District council rates (not Northland regional Council).

Property		2018 - 2019	2017 - 2018
7983	62 Parua Cemetery Road Whangarei 0174	3,986.21	3,699.18
22054	19 Hewlett Street Whangarei 0110	15,708.92	13,447.24
68231	1 - 13 Grey Street Whangarei 0112	1,885.23	1,792.26
164302	17 Robert Street Whangarei 0110	15,597.15	14,896.84
21009	49 Bank Street Whangarei 0110	20,029.33	13,073.85

Kind regards

Alison Puchaux

Manager - Revenue | Whangarei District Council

Private Bag 9023 | Whangarei 0148 | www.wdc.govt.nz

P: 09 430 4200 Extn 8742 | DDI: 09 430 4262 | Mobile: 027 686 8126

E: alison.puchaux@wdc.govt.nz

WHANGAREI: LOVE IT HERE!

Long Term Plan 2018-28 Feedback Form

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Your details

Name

I am making this submission as: ☒ An individual ☐ On behalf of an organisation

Organisation name

Postal Address

Work phone

Home phone

Mobile

Email

Do you wish to be heard in support of your submission? ☐ Yes ☒ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)
☐ Traditional hearing (20 April)

SUBMISSION ON TANSPORT TARGETED RATE

From Colin M Harvey

29 Gazelle Way Langs Beach Waipu

colin@hif.co.nz

C/ PO Box 36240 Northcote

Auckland 0748

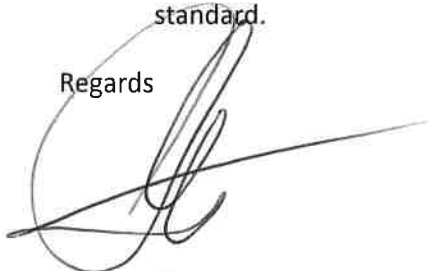
13/4/18

Dear Sir

My submission on the rate is

- 1) The public have not been given adequate consultation and this rate should be deferred for 12months to allow for this. I received a letter dated 28 of March yesterday the 12th of April with a submission deadline of 8th April and hearings on the 5th and 20th of April.
- 2) The rate is clearly unfair and unjust representing a rate rise of 22% in an area where we already receive minimal services.
- 3) The Council does not even maintain foot paths or reserves in this area to an adequate standard.

Regards

A handwritten signature in black ink, appearing to be 'Colin M Harvey', written over the word 'Regards'.

Colin M Harvey

Long Term Plan 2018-28 Feedback Form

*Received
6/4/2018*

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Your details

Name Hilton Ross Hayes

I am making this submission as: ☐ An individual ☒ On behalf of an organisation

Organisation name Hayes Family Trust

Postal Address

Apf 3103/142 Shakespeare Road
Takutai
Whangarei 0148

Work phone

Home phone

Mobile

Email

ross.hayes@xtra.co.nz

Do you wish to be heard in support of your submission? ☐ Yes ☒ No

If you do wish to be heard, tell us which one you prefer

- ☐ Have Your Say Event (5 April)
☐ Traditional hearing (20 April)



Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☒ Option 1: Don't increase funding on stormwater renewals
☐ Option 2: Increase funding to fund stormwater renewals

Why?

Improve Stormwater renewals but reduce operating costs to accommodate!

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☒ Option 1: Forum North
☐ Option 2: RSA
☐ Option 3: New CBD development

Why?

What is wrong with Forum North as it is??

Any other comments?

Stop trying to build engines
There is no incentive to invest in CBD.

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☒ Option 1: Don't increase funding for Community led projects
☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☒ Option 1: Modified status quo
☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

Any further comments?

Reduce overheads like any other business would have to
Rates relative to other areas already too

high !! You are suggesting our rates should increase by 17%. What Planet are you on!!

From: Amy.McLellan-Minty@hospitalitynz.org.nz
To: [Mail Room](#)
Cc: [Adam Worley](#); Kim.Odendaal@hospitalitynz.org.nz; [Rob Forlong](#); [Sheryl Mai](#); [Vince Cocurullo](#)
Subject: Submission to the WDC Long Term Plan 2018 -2028
Date: Wednesday, 11 April 2018 4:06:18 PM
Attachments: Final Submission to WDC on the LTP .pdf

Hello,

I am sending this email on behalf of Kim Odendaal, Regional Manager for Northland. Kim is without power and internet today due to strong winds in her region.

Kim has asked in the submission to make a verbal deputation to Council, which will include a more detailed analysis of the plan. Kim will ensure all Councillors receive a copy of this information, prior to the Council meeting.

Regards,

Amy (AJ) McLellan-Minty
SOUTH ISLAND AREA MANAGER

☎ 0274 501 948 0800 500 503

🌐 hospitalitynz.org.nz

📍 Level 2, Orbit Systems House, 94 Dixon St
PO Box 503, Wellington 6140



Connect with us:





**Hospitality New Zealand
Northland Branch**

**SUBMISSION ON
Whangarei District Council - Long Term Plan 2018-2028
April 2018**

CONTACT DETAILS: Hospitality New Zealand
Auckland Branch
PO Box 310985, Albany, Auckland, 0752
Phone: 027 503 5403
Email: Kim.Odendaal@hospitalitynz.org.nz
www.hospitalitynz.org.nz

Introduction:

Hospitality New Zealand (Hospitality NZ) is a voluntary trade association which has operated since 1902 and currently represents over 3,000 hospitality businesses throughout New Zealand, including Taverns, Pubs, Bars, Restaurants, Cafes, Retail Liquor and Commercial Accommodation providers such as Camping Grounds, Lodges, Motels, Hotels and Back Packers.

Of our 3,000 members, over 1,000 are traditional commercial accommodation operators managing around 28,000 rooms nationwide.

Hospitality NZ has a 115-year history of advocating on behalf of the hospitality and tourism sector and is led by Chief Executive, Vicki Lee. Hospitality NZ's Accommodation division is led by GM, Accommodation Rachael Shadbolt. One of our Regional Managers is Kim Odendaal, who looks after the Northland Branch and our Northland Branch Accommodation Sector Group is led by Penny Boles, Admirals View Lodge. Our Hospitality NZ Branch President for Northland is John Maurice.

We appreciate the opportunity to make a submission on the Long Term Plan (LTP) and this submission is made on behalf of the Northland Branch of Hospitality New Zealand.

We wish to make an in-depth verbal deputation to full Council, which will give a detailed analysis of our research and our members concerns. The significant rate increase was brought to our attention on Saturday 7 April, hence the reason our verbal deputation is essential. We will supply the contents of our verbal deputation, 24 hours prior to the meeting. We were granted an extension from Whangarei District Council, CEO, Rob Forlong.

We are committed to working with the Whangarei District Council in order to develop a practical and effective plan.

Our members are small to medium businesses and for some the proposed increase will be between 53% - 83%, which is significant. In conjunction with increased supplier and staff costs there is no way this proposed rate increase could be offset by tariff increases. Such a significant rate increase would affect the viability of some businesses, others will have to look at options like reducing investment (upgrading & refurbishments), reducing staff, and cutting community donations.

Long Term Plan 2018-28 Feedback Form

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Your details

Name

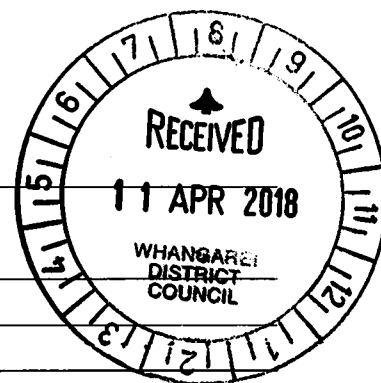
C. E. JOHNSON

I am making this submission as: ☒ An individual ☐ On behalf of an organisation

Organisation name

Postal Address

Box 50 Whangarei 0140



Work phone

4385450

Home phone

4363995

Mobile

0274 344455

Email

Carly@XTRA.CO.NZ

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)

☒ Traditional hearing (20 April)

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
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Why?

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☐ Option 1: Forum North
- ☐ Option 2: RSA
- ☒ Option 3: New CBD development

Why?

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☒ Option 1: Don't increase funding for Community led projects
- ☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☐ Option 1: Modified status quo
- ☒ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

Any further comments?

From: La Pointe
To: [Mail Room](#)
Cc: [Kevin Burgess](#)
Subject: Long Term Plan Feedback form for La Pointe Beach Estates Society Incorporated
Date: Wednesday, 11 April 2018 3:18:06 PM
Attachments: 20180411 Long Term Plan Feedback Form.pdf

Dear Alison

Would you please find attached the Long Term Plan Feedback form for La Pointe Beach Estates Society Incorporated as discussed between yourself and the Committee Chairman Kevin Burgess.

Would you please cc us into your email correspondence with Kevin, at the sender address of lapointe@yovich.co.nz as we are the Society Managers.

Thank you for your assistance and follow up on this matter and we look forward to hearing from you.

Kind Regards

Nicole Inger

La Pointe Beach Estates Society Incorporated
 Administrator
lapointe@yovich.co.nz

YOVICH HAYWARD PEVATS JOHNSTON LTD
 CHARTERED ACCOUNTANTS
 23 Rathbone Street, Whangarei 0110
 PO Box 925, Whangarei 0140
 New Zealand
 Telephone: 09 4700400
 Facsimile: 09 4380108
 Website: www.yovich.co.nz

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Long Term Plan 2018-28 Feedback Form

The closing date for feedback is Sunday 8 April 2018

As you can see from this consultation document, we have had to make some big decisions to fit within our budgets. We want you to tell us how you think we should spend rates money but we also need you to be mindful that the more we do, the more rates funding will be needed. If one project comes in or is moved forward, another project must go or be moved back.

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A Have Your Say Event is scheduled for 6.00pm Thursday 5 April 2018, Cafler Suite, Forum North.

Alternatively, you can attend a hearing which is scheduled for 20 April (additional days will be the 23 and 24 April if required).

How to get this form to us

Mail to: Long Term Plan feedback,
Whangarei District Council,
Private Bag 9023,
Whangarei 0148

Fax to: 09 438 7632

Email to: mailroom@wdc.govt.nz

Deliver to: Customer Services, Forum North, Rust Ave, Whangarei or Ruakaka Service Centre, Takutai Place, Ruakaka

Your details

Name

Kevin Burgess

I am making this submission as: ☐ An individual ☒ On behalf of an organisation

Organisation name

La Pointe Beach Estates Society Incorporated

Postal Address

P.O. Box 925
Whangarei 0140

Work phone

Home phone

09 283 9584

Mobile

021 899 224

Email

k.burgess@orcon.net.nz #lapointe@yowich.co.nz

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)

☐ Traditional hearing (20 April)

☒ Other

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
- ☐ Option 2: Increase funding to fund stormwater renewals

Why?

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☐ Option 1: Forum North
- ☐ Option 2: RSA
- ☐ Option 3: New CBD development

Why?

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☐ Option 1: Don't increase funding for Community led projects
- ☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☐ Option 1: Modified status quo
- ☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

objection & varied reasoning to be presented & discussed

Any further comments?

In my capacity of Chairman of the Society I spoke with Alison Pugh on 11 April 2018. I explained that due to the nature of the Society feedback & objection we would be unable to be prepared for the hearing on 20 April 2018. Alison has stated that she will advise us of a date when committee representatives can meet with W.D.C. staff as appropriate.

From: John Lindsay
Sent: 14 Apr 2018 17:22:20 +1200
To: Mail Room
Subject: LTP20182028 TransRL . Transport Targeted Rate

Dear Sir/Madam

We write to object strongly to the projected rate increase you advise in your letter to us dated 28 March 2018 and received by us at about 6pm on 12 April 2018, in which you have proposed a rate increase of 21% for the year commencing 1 July 2018 for 3 Breadalbane Place Waipu 0582 Property ID 65869.

Firstly, there are procedural problems.

There was obviously an oversight in your office, as the letter giving us the first indication that you were contemplating such an enormous increase in rates advises that time for formal submissions on this topic ended on 8 April. This is clearly wrong, as your letter was apparently not typed until 28 March, 11 days before this closing date of 8 April. There is no date of franking by the Post Office on the envelope but even if it was posted on the apparent typing date there is no way we could have ordinarily received it before 2 March (5 days). To get a reply to you by 8 April, in the stamped, addressed envelope you provided, we would need to have replied the same or the next day! That is entirely unreasonable and bullying and in fact the period 23 March to 2 April includes the Easter holiday period. We left Auckland on 4 April (until the 12th) and the letter had not been delivered to our address by the time we left on 4 April.

Secondly, the proposed increase of 21% is entirely unfair and unjustified. The Langs Beach area already contributes a proportion of rates to the district far beyond any benefits received or demands made on community assets, and in addition the residents have for more than the last 20 years, through the Langs Cove Conservation Trust, themselves funded and maintained the large reserve adjoining the beach for the benefit of the Northland community generally.

The responsibility of Local Government politicians and officers is to act fairly and reasonably in the best interests of all ratepayers. While there will obviously be varying demands from different areas in the community at different times, to

suddenly impose enormous rate increases on a section of the ratepayers is clearly not fulfilling the duties of those politicians and officers and we request that you revisit your methodology and achieve a much more equitable outcome.

Yours faithfully,
OB Lindsay, JC Lindsay

From: Bordeaux - Whangarei NZ
To: [Mail Room](#)
Cc: [Sheryl Mai](#); [Cr. Sharon Morgan](#); [Cr. Stu Bell](#); [Cr. Crichton Christie](#); [Cr. Vince Cocurullo](#); [Cr. Tricia Cutforth](#); [Cr. Shelley Deeming](#); [Cr. Sue Glen](#); [Cr. Jayne Golightly](#); [Cr. Phil Halse](#); [Cr. Cherry Hermon](#); [Cr. Greg Innes](#); [Cr. Greg Martin](#); [Cr. Anna Murphy](#); [Rob Forlong](#); shane.reti@national.org.nz
Subject: Long Term Plan 2018-2028 Feedback
Date: Wednesday, 11 April 2018 6:06:20 PM
Attachments: WDC Rates Review Feedback_Lodge Bordeaux_Chamberlin.pdf

Dear Whangarei District Council

Please see attached feedback form for consideration.

Thank you and Kind Regards

David Chamberlin

Lodge Bordeaux

Northland's Premier Boutique Motel

361 Western Hills Drive

S.H.1, Whangarei 0110, NZ

Phone +64 9 438 0404

Fax +64 9 438 0405

info@lodgebordeaux.co.nz

www.lodgebordeaux.co.nz



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Deliver to: Customer Services, Forum North, Rust Ave, Whangarei or Ruakaka Service Centre, Takutai Place, Ruakaka

Your details

Name

DAVID CHAMBERLIN

I am making this submission as: ☐ An individual ☒ On behalf of an organisation

Organisation name

LODGE BORDEAUX

Postal Address

361 WESTERN HILLS DR
WHANGAREI

Work phone

09 483 0404

Home phone

Mobile

027 568 7389

Email

info@lodgebordeaux.co.nz

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer

- ☒ Have Your Say Event (5 April)
☒ Traditional hearing (20 April)

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
☒ Option 2: Increase funding to fund stormwater renewals

Why?

Keep up with asset development programs over the long term.

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☒ Option 1: Forum North
☐ Option 2: RSA
☐ Option 3: New CBD development

Why? Because the new CBD development is being considered a "possibly in conjunction with a private development of a hotel" while doubling the rates for motels in the area. This appears to be artificially and unfairly interfering with the accommodation market in Whangarei to potentially support a future competitor's development.

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☒ Option 1: Don't increase funding for Community led projects
☐ Option 2: Increase funding for Community led projects

Why?

Community funding is already significant and delivering good results

Rates structure review see page 22

- ☒ Option 1: Modified status quo
☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

Option 1 because Option 2 is simply not affordable. Very unfair and unequitable for motel businesses.

Any further comments? Yes, many!

The WDC Rates Review process has not been fair, transparent or informative about the massive change for motel operators. Motels/hotels are barely mentioned throughout while apparently being targeted for massive 70-100% rates increases. Examples given for the impact of the proposed Transport Capital value so very small changes – even decreases for commercial properties – which are clearly misleading and nothing like the changes then sent.

The WDC should be aware that motel leases almost exclusively have the cost of rates paid by the lessor, not the landlord.

To give no examples, hint or calculation of how motels would be affected in the Review documents and presentations, then send letters to landlords giving the massive changes proposed without any calculations or reasons for the change, and one day to reply - is more than just unreasonable.

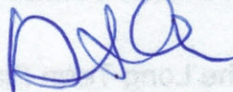
I believe the WDC needs to re-consider and answer the following two questions:

1. Why is the necessary rates increase being disproportionately lumbered onto motels and not fairly spread across businesses and residents alike?
2. Why was the proposed impact on motels, which must have been obviously out of proportion with most other sectors, not communicated and demonstrated in the review documents or presentations?

Please note that I support the need for rates and increases to rates to cope with cost increases and improvement of Council assets. It is the proposed sharing of these increases which is greatly unfair.

My apologies for the handwritten submission. Please note that we have not received any formal communication or notice to respond to; and as stated above, this massive proposed increase was not projected or presented by the WDC in the review process.

Yours sincerely



David Chamberlin

From: Bruce Bird
Sent: 13 Apr 2018 08:58:22 +1200
To: Mail Room
Subject: LTP 2018-28 Consultation– New Okara Marina

Dear Sir/Madam,

I support the proposal for a new marina south of the Hatea Bridge as both a boat owner and a marine services business.

Whangarei is becoming increasingly popular as a stop over and refit port for foreign and local yachties and there is currently a shortage of marina berths to accommodate them. The new marina would help alleviate this shortage. The proposed site is also good for several reasons:

It is close to the Okara Shopping Centre so convenient for boat owners especially those without a car.

It is close to the Marine Services on Port Rd

It is more convenient for yachties wanting to go sailing as it does not require the bridge to be opened.

This marina will also bring in more business to Whangarei with more boats visiting and basing themselves here and requiring work to be done.

As a boat owner I would consider taking up a berth in this marina if the price was acceptable.

Kind regards
 Bruce Bird

Manaia Yacht Services Ltd
 PO Box 11083
 Whangarei Mail Centre
 Whangarei.

Phone 027 352 6528

I received this form on 6th April!

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Deliver to: Customer Services, Forum North, Rust Ave, Whangarei or Ruakaka Service Centre, Takutai Place, Ruakaka

Your details

Name

D. G. NATHAN

I am making this submission as: ☐ An individual ☐ On behalf of an organisation

Organisation name

Postal Address

101 Beam Tail Rd
Wairoa 0583

Work phone

Home phone

Mobile

Email

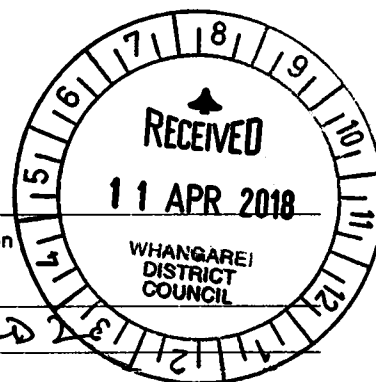
09 4320391

021 364242

david.c@ngbasia.co.nz

Do you wish to be heard in support of your submission? ☐ Yes ☒ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)
☐ Traditional hearing (20 April)



Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue - continuing focus on core assets - addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
- ☐ Option 2: Increase funding to fund stormwater renewals

Why?

Key issue - getting set-up for the future - where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☐ Option 1: Forum North
- ☐ Option 2: RSA
- ☐ Option 3: New CBD development

Why?

Any other comments?

Key issue - keeping the place nice and making it even better - increased community led funding see page 17

- ☐ Option 1: Don't increase funding for Community led projects
- ☐ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☐ Option 1: Modified status quo
- ☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

I'm not sure what page 22 contains.

Any further comments?

My rates for 10:10532 were \$4582
to 30/6/18. The proposed increase to \$6857
is most unfair.
We have an unsealed public road for access
which we have to privately maintain, and being on the
edge of the District, have no rubbish collection, no
street lights. In fact we have no services
provided by WDC.

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Your details

Name PAUL DABB

I am making this submission as: ☒ An individual ☐ On behalf of an organisation

Organisation name P.D. DEVELOPMENTS LTD

Postal Address 135 TAIAPA RD
WHAMARU 0881
AUCKLAND

Work phone 0272604325

Home phone 09 4119686

Mobile 027 2604325

Email paul.dabb@xtra.co.nz

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)
☒ Traditional hearing (20 April)

Your feedback

Please give us your feedback on the issues raised in the Consultation Document

Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

- ☐ Option 1: Don't increase funding on stormwater renewals
- ☒ Option 2: Increase funding to fund stormwater renewals

Why?

ENVIRONMENTALLY A BETTER SOLUTION FOR ALL PARTIES INCLUDING THE PRIVATE HOME-OWNER.

Key issue – getting set-up for the future – where should our Civic Centre be? see page 11

Which site do you prefer for our new civic centre?

- ☒ Option 1: Forum North
- ☐ Option 2: RSA
- ☐ Option 3: New CBD development

Why?

GOOD LOCATION, EASY ACCESS

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

- ☐ Option 1: Don't increase funding for Community led projects
- ☒ Option 2: Increase funding for Community led projects

Why?

Rates structure review see page 22

- ☒ Option 1: Modified status quo
- ☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

THIS OPTION 2 PROPOSAL WILL MAKE MY OWN PROPERTY UNVIABLE, UNRENTABLE & ULTIMATELY VERY DIFFICULT TO SELL OR LEASE USING THE DOCUMENT

Any further comments?

SENT TO ME ON THE 28TH OF MARCH 2018 (LTP20182028)
(PROPERTY ID 31474 5 PRINCES RD RUAKAKA)

RATES ENDING 30 JUNE 2018 ARE \$5,294.
PROPOSED RATES FOR YEAR ENDING 30 JUNE 2019 ARE

\$12,003. ?!!!

From: Carol and Philip Rice
Sent: 11 Apr 2018 04:43:41 +0000
To: Mail Room
Subject: Land Rates LTP20182028

I have today received your 28 March 2018 letter advising that our rates for year ending 30 June 2019 are to increase by some 37.5% to \$6,135.

This is a huge shock out of the blue.

Please consider the following comments:

- Although our property has a relatively high capital value, it is not logical to assume that we have sufficient annual income to cope with such a level of rates. Due to our builder, Sovereign Homes, going into liquidation in 2011, we ended up spending almost all of our resources getting the house completed - so it is not always true that owners of high value land have high levels of disposable income. We are pensioners; we have annual increases to our annual income of 1.5%. The rates increase is obviously massively onerous.
- I do understand that the WDC must derive its revenue from rates, but such a big jump is surely unfair.
- Perhaps it would be possible, in order to preserve the integrity of you model, to levy increases in steps over time so that any annual increase would not exceed, say, 10% (and even that is a lot!).

Regards,
 Phil Rice,
 27, Rauhomaumau Road,
 Tutukaka

PS. I phoned your office today and was told that your 28 March 2018 letter was sent out late. It is not best practice to give your ratepayers so little time to respond to such a major change.



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RECEIVED
CUSTOMER SERVICES
11 APR 2018
WHANGAREI
DISTRICT COUNCIL

Your details

Name _____

I am making this submission as: ☐ An individual ☒ On behalf of an organisation

Organisation name RUAKAKA BEACH FRONT MOTEL

Postal Address 115 RUAKAKA BEACH RD

RUAKAKA 0115

Work phone 09 432 7166

Home phone _____

Mobile _____

Email info@ruakaka-beachfront.co.nz

Do you wish to be heard in support of your submission? ☒ Yes ☐ No

If you do wish to be heard, tell us which one you prefer ☐ Have Your Say Event (5 April)

☒ Traditional hearing (20 April)

— this was not an option as your information was received after this date.

Your feedback

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Key issue – continuing focus on core assets – addressing stormwater renewals see page 8

☐ Option 1: Don't increase funding on stormwater renewals

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Why?

WE SEE THIS AS A CORE FUNCTION OF COUNCIL.

Key issue – getting set-up for the future – where should our civic centre be? see page 11

Which site do you prefer for our new civic centre?

☒ Option 1: Forum North

☐ Option 2: RSA

☐ Option 3: New CBD development

Why?

STATUS QUO – UNNECESSARY USE OF RATEPAYERS MONEY.
- SPEND WITHIN COUNCIL MEANS.

Any other comments?

Key issue – keeping the place nice and making it even better – increased community led funding see page 17

☒ Option 1: Don't increase funding for Community led projects

☐ Option 2: Increase funding for Community led projects

Why?

THERE IS ALREADY A HUGE BURDEN ON RATEPAYERS
TO FUND THE CURRENT PROJECTS. COUNCIL MUST BE
MORE ACCOUNTABLE FOR THE RATES THEY RECEIVE ON
BEHALF OF ALL RATEPAYERS

Rates structure review see page 22

☒ Option 1: Modified status quo

☐ Option 2: Transport fixed rate on capital value, plus modified status quo

Why?

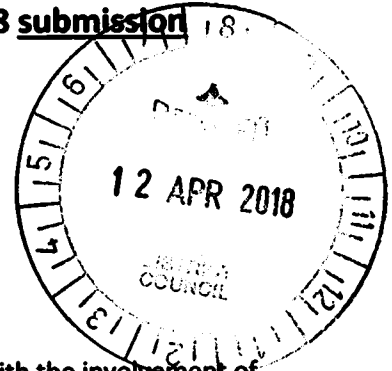
DO NOT WISH TO SEE A TARGETED TRANSPORT RATE
WHICH RESULTS IN HUGE RATE INCREASES FOR ONLY
CERTAIN SECTORS OF THE DISTRICT.

Any further comments?

IS COUNCIL TARGETING ALL ACCOMMODATION PROVIDERS
THE SAME. I.E. BED & BREAKFASTS, BACKPACKERS, CAMPING
GROUND, AIR B&B'S, BOOK'A'BACH, & HOLIDAY RENTALS?

Whangarei District Council Long term plan 2018-2028 submission

6-4-2018
Graham Spear
3318 State Highway 1
Waipu
027 267 9157



I wish to make a submission in relation to the 2018-2028 plan.

In 2003 a 20 year structure plan was developed and approved by the WDC with the involvement of the Waipu community; this was reviewed again in 2013. On the plan map a piece of land was set aside for a future reserve by the Waipu river and Nova Scotia Drive.

In the report under the heading OUTCOMES FOR PLAYING IN THE WAIPU TOWNSHIP Part B states "Throughout the consultation, pedestrian and walkway were identified as important for recreation values of the township."

These specific elements include EXPAND RESERVE AND OPEN SPACE NETWORK ALONG THE RIVER AND BETWEEN HERITAGE FEATURES OF WAIPU.

On page 13 of the report it states the attached plan provides and overall Development and Management Vision for Waipu and Township area till 2025.

On page 15 under the heading 3-3 OPEN SPACE AND RECREATION 3-31 stated that the Reserve and Community Reserve Expansion along Waipu and River, back in 2013 be given a medium priority. Unfortunately for our community 15 years has passed and no progress has been made in relation to such usage and development of the said piece of land.

It is our submission that WDC now include the said piece of land in the Long Term Plan 2018-2028 as a matter of PRIORITY.

It is of concern that the said piece of land is now up for sale and could therefore be lost as a recreation area available to the public/community. I therefore believe some haste needs to be applied in addressing this matter.

Kind regards

Graham Spear

A handwritten signature in black ink, appearing to read "Graham Spear", written over a horizontal line.

Whangarei District Council Long term plan 2018-2028 submission

6-4-2018

Email submission from: (signed hardcopy mailed)

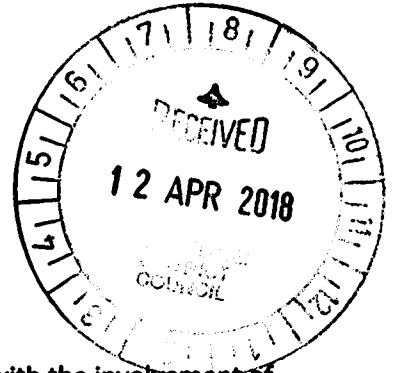
Christine Were

6A St Marys Road

Waipu

chrissywere3@gmail.com

027 4320021



I wish to make a submission in relation to the 2018-2028 plan.

In 2003 a 20 year structure plan was developed and approved by the WDC with the involvement of the Waipu community; this was reviewed again in 2013. On the plan map a piece of land was set aside for a future reserve by the Waipu river and Nova Scotia Drive.

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Kind regards

A handwritten signature in cursive script, appearing to read 'C.M. Were'.

Christine Were

RESOLUTION TO EXCLUDE THE PUBLIC

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

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

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

Resolution to allow members of the public to remain

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

Move/Second

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

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

Note:

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