

Planning and Development Committee Agenda

Date: Thursday, 16 August, 2018

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

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

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

1. Declarations of Interest	
2. Apologies	
3. Confirmation of Minutes of Previous Planning and Development Committee Meeting	
3.1 Minutes Planning and Development Committee 19 July 2018	5
4. Decision Reports	
4.1 New Road Name - RMA Consents - Kotata Developments Ltd	9
4.2 New Road Name - RMA Consents - Evo Land Ltd	15
5. Information Reports	
5.1 Application by the Whangarei Returned and Services Assoc to relocate gaming machines to new premises	21
5.2 Planning and Development and Strategy Operational Report August	37
6. Public Excluded Business	
6.1 Minutes Planning and Development Committee 19 July 2018	
6.2 Environmental Court Mediation Progress Report	
7. Closure of Meeting	

Planning and Development Committee – Terms of Reference

Membership

Chairperson: Councillor G C Innes

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

Meetings: Monthly

Quorum: 7

Purpose

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

Key responsibilities include:

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

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

Delegations

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

Planning and Development Committee Meeting Minutes

Date: Thursday, 19 July, 2018
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance

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

Not in Attendance

Cr Crichton Christie

Scribe C Brindle (Senior Democracy Adviser)

1. Declarations of Interest

2. Apology

Cr Crichton Christie

Moved By Cr Greg Innes

Seconded By Cr Vince Cocurullo

That the apology be sustained.

Carried

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

3.1 Minutes Planning and Development Committee 21 June 2018

Moved By Cr Phil Halse

Seconded By Her Worship the Mayor

That the minutes of the Planning and Development Committee meeting held on Thursday 21 June 2018, 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

4.1 Submission to the Draft National Planning Standards

Moved By Cr Tricia Cutforth

Seconded By Cr Sharon Morgan

That the Planning and Development Committee approve the attached submission to the Draft National Planning Standards.

Carried

4.2 New Road Name - RMA Consents - Marsden Cove Ltd

Moved By Cr Vince Cocurullo

Seconded By Cr Shelley Deeming

That the Planning and Development Committee approve the new private right of way off Rauiri Drive, One Tree Point, to be named Torea Lane.

Carried

4.3 New Road Name - RMA Consents - C and K Pyle

Moved By Cr Vince Cocurullo

Seconded By Cr Greg Martin

That the Planning and Development Committee approve naming of an unnamed road, off One Tree Point Road, as Samuel Marsden Drive.

Procedural motion

Moved By Cr Stu Bell

Seconded By Cr Sue Glen

That this item lies on the table until the next meeting of the Planning Committee on 16 August 2018.

The procedural motion was Carried

4.4 New Road Name - RMA Consents - Kotata Developments

Moved By Cr Greg Martin

Seconded By Cr Anna Murphy

That the Planning and Development Committee approve the new public road off Kotata Rise be named Titiro Street, and the four new private ROWs within the subdivision (Kōtātā Heights) be named as follows:

Private ROW P: Limerock Lane

Private ROW Q: Suncrest Lane

Private ROW R: Topfield Place

Private ROW S: Pukepuke Place.

Carried

5. Information Reports

5.1 Planning and Development Capital Projects Report for the month ending 31 May 2018

Moved By Cr Cherry Hermon

Seconded By Cr Anna Murphy

That the Planning and Development Committee note the Planning and Development Capital Projects Report for the month ending 31 May 2018.

Carried

5.2 Operational Report Planning and Development and Strategy

Moved By Cr Phil Halse

Seconded By Cr Sharon Morgan

That the Planning and Development Committee notes the operational report for July.

Carried

6. Public Excluded Business

Moved By Cr Greg Martin

Seconded By Cr Sue Glen

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
	Swimming Pool inspection update.	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
	To protect the privacy of natural persons including that of a deceased person.		Section 7(2)(a)

Carried

7. Closure of Meeting

The meeting concluded at 9.43am

Confirmed this 16th day of August 2018

Councillor Greg Innes (Chairperson)

4.1 New Road Name – RMA Consents – Kotata Developments Ltd

Meeting: Planning and Development
Date of meeting: 16 August 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name an extension of a public road in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the continuation of Kotata Rise to remain named as Kotata Rise.

3 Background

A road naming application for Kotata Developments Ltd has been received on 20 July 2018 for the extension of Kotata Rise to continue with the current road name.

Kotata Rise was originally approved by Council 16 February 2017, with discussions taken place in November 2016 by Marina Fletcher and Mira Harris on behalf of local iwi, Toe Toe Otaika Working Group.

4 Discussion

The extension of the public road name has been considered in accordance with Council's Road Naming Policy.

5 Significance and engagement

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

6 Attachments

- 1) Application for the naming of a new road – Kotata Developments Ltd – SD1000085
- 2) Location Map – Kotata Developments Ltd – Ext of Kotata Rise – SD1000085

Application for the naming of an extension of a public road

Subdivision at Morningside

Below is a summary of the road name submission from the developer for the continuation of existing public road.

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public	Kotata Rise	Continuation of the name Kotata Rise, which is in reference to the NZ native fern bird.	Accepted	Yes

Consultation

Kotata Rise was originally approved by Council 16 February 2017, with discussions taken place in November 2016 by Marina Fletcher and Mira Harris on behalf of local iwi, Toe Toe Otaika Working Group.

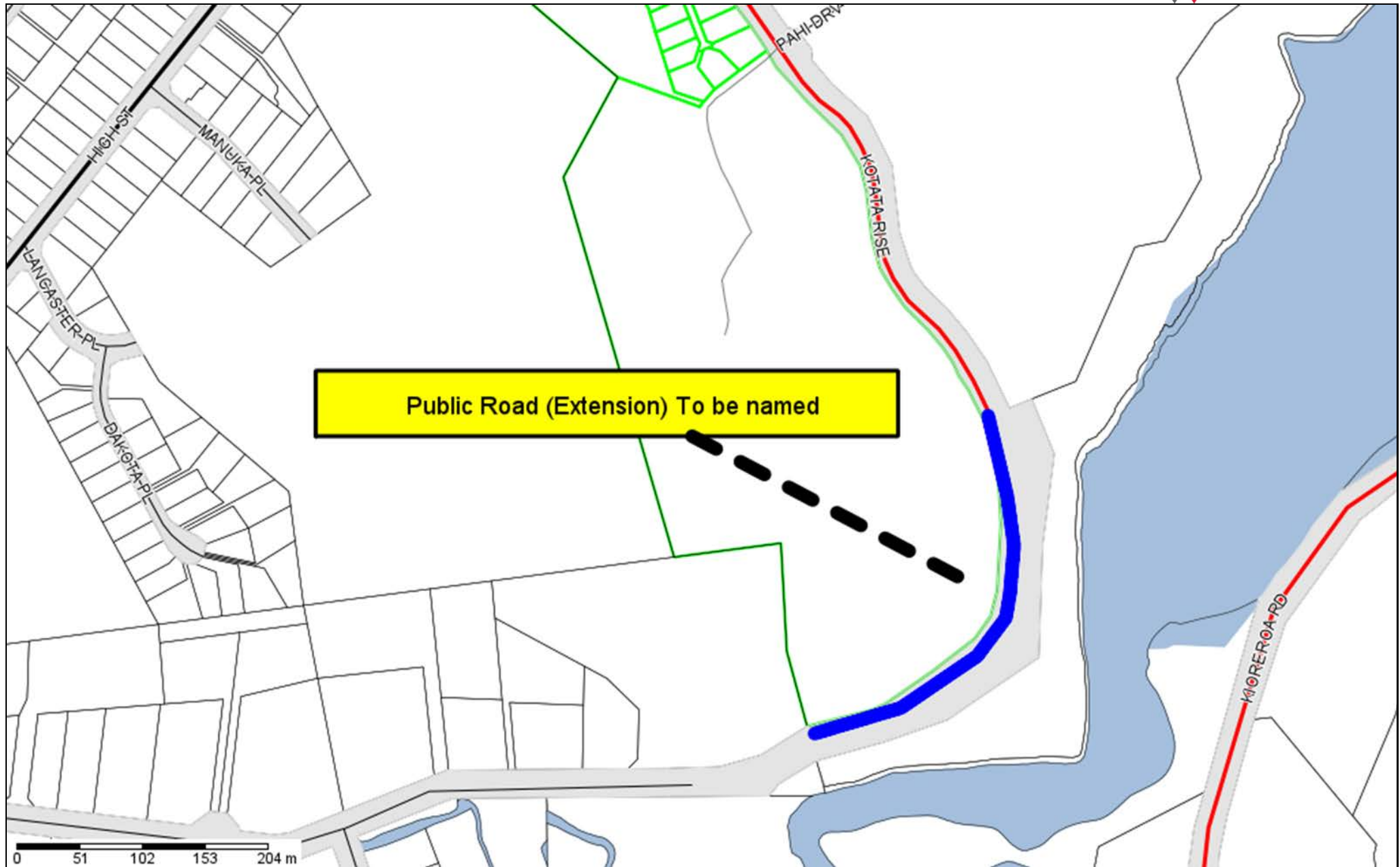
Kotata is in reference to the NZ native fern bird.

Recommendation

That the continuation of Kotata Rise remains named as Kotata Rise.

Document References

Location Map



4.2 New Road Name – RMA Consents – Evo Land Ltd

Meeting: Planning and Development
Date of meeting: 16 August 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name a public road in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the new public road off Karanui Road, to be named Capstone Place.

3 Background

A road naming application for Evo Land Ltd has been received on 5 July 2018 for the new public road located within subdivision off Karanui Road, Kamo.

4 Discussion

The public road name has been considered in accordance with Council's Road Naming Policy.

5 Significance and engagement

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

6 Attachments

1. Application for the naming of a new road – Evo Land Ltd – SD1700129
2. Location Map – Evo Land Ltd – Stage 6 – Kamo

Application for the naming of a public road

Subdivision at Three Mile Bush Road, Kamo.

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

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public Road	Capstone Place	Continuing with the theme for this area, this name refers to the capping stones placed on drystone rock walls, which are synonymous with this area's topology.	Accepted	N/A
	Quoin Place	Referring to the flat faced stones used in the rock wall construction for corners.	Accepted	N/A
	Kohatu Place	Meaning stone in Maori.	Rejected – duplicate within District (Kohatu Rd)	no

Consultation

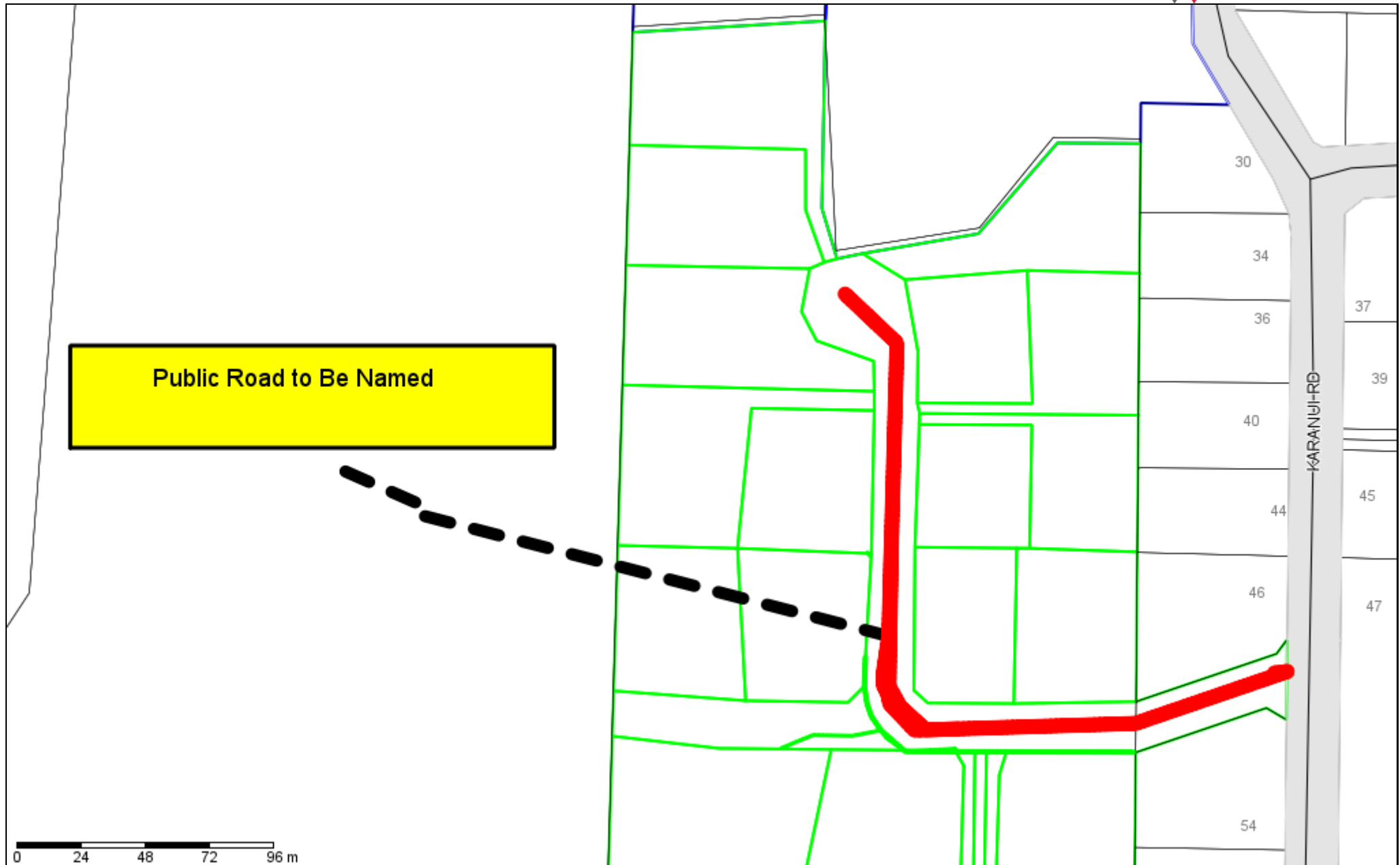
Not required as no titles have been issued for stage 6 of this development yet and the land is therefore owned by the developer, Evo Land Ltd.

Recommendation

That the new public road off Karanui Road be named Capstone Place.

Document References

Location Map



5.1 Application by the Whangarei Returned and Services Association Incorporated to relocate gaming machines to new premises

Meeting: Planning and Development Committee
Date of meeting: 16 August 2018
Reporting officer: Reiner Mussle (Manager Health and Bylaws)

1 Purpose

To notify Council that an application has been received from the Whangarei Returned and Services Association Incorporated (RSA) for the relocation of their gaming venue premises from 9 Rust Ave to 12-16 Hannah Street, in accordance with the provisions of Council's Class 4 Gambling Venue Policy 2013.

2 Recommendation

That the Planning and Development Committee notes the report on the application from the Whangarei Returned and Services Association Incorporated to relocate nine gaming machines to new premises.

3 Background

The RSA has operated from their current location at 9 Rust Avenue for many years. This operation includes gaming machines. Due to various circumstances, some of which are outside of its control, the RSA is now relocating to 12-16 Hannah Street. The RSA has advised that the relocation is currently scheduled for January 2019.

Council's Class 4 Gaming Venue Policy (the Policy) provides that a class 4 gaming venue may only be relocated to Business 1 or 2 or 4 Environment, as defined under the Whangarei Operative District Plan. The proposed new RSA site is in a Business 1 Environment and thus complies with this Policy.

The Policy also prescribes an application process, which includes a consultation requirement, to relocate class 4 venues. The RSA has submitted an application in accordance with these provisions.

The Policy delegates the associated hearings, deliberations and decision-making processes to the Exemptions and Objections Committee (EOC).

4 Discussion

This report notifies Council that the application has been received and outlines the prescribed consultation and decision-making processes.

The application will be publicly notified in accordance with the requirements of the Policy.

Written submissions will be invited over a period of not less than 20 working days during September and October. Submitters will be asked whether they wish to speak to their submissions at a hearing.

The EOC meeting to receive written submissions and hear any submitter will be scheduled for early or mid-October. This will be followed by a meeting to deliberate and decide on the application by the end of October 2018.

The Policy clearly prescribes the matters to be considered by the EOC in making their decision and a staff report will be provided on this to support the deliberations discussion.

4.1 Policy and planning implications

The application fully complies with the relevant Class 4 Gaming Venue Policy and as the premises are situated in a Business 1 Environment does not require any planning considerations.

5 Significance and engagement

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, as the Class 4 Gaming Venue Policy stipulates how and with whom we need to publicly consult, in addition to this Agenda publication on the website, Council News, Facebook or any other channel you currently use to inform customers.

6 Attachments

1. The RSA relocation application
2. The Whangarei District Council Class 4 Gambling Venue Policy

Whangarei District Council Class 4 Gambling Venue Policy

April 2013



Table of contents

Introduction 3

1 Objectives of the policy in so far as promoted by the Gambling Act 2003..... 3

2 Establishment of class 4 venues be not permitted 3

3 Relocation of class 4 venues 3

4 Where class 4 gambling venues may be established on relocation 4

5 Restrictions on the maximum number of machines that may be operated at a class 4 venue 4

6 The territorial authority consent process 4

7 Promotion of gambling information to the community 6

Introduction

The Gambling Act 2003 overhauled legislation relating to gambling. A key change for local authorities was a requirement that they must establish a Class 4 Gambling venue Policy adopted by special consultative procedure. Council is required to review this policy every three years. Class 4 gambling relates to pokie machines and an application to the Department of Internal Affairs for a new venue licence under the Gambling Act 2003 must be accompanied by consent from Council. Consideration of such an application by Council must be in terms of the Class 4 Gambling Venue Policy. This policy has been developed, amended and reviewed in accordance with 101 of the Gambling Act 2003.

This policy provides that Council will not consent to the establishment of new class 4 gambling venues with the exception of specific situations where venues need to relocate or in the case of clubs, combine and relocate. There will be no increase in the number of machines at a venue as the result of any relocation and the policy also prevents venues operating prior to the commencement of the Gambling Act 2003, from increasing machine numbers. Any application for consent under the policy to establish a new class 4 venue, resulting from the need to relocate a venue must be publicly notified and determined at a Council hearing.

1 Objectives of the policy in so far as promoted by the Gambling Act 2003

- 1.1 To control the growth of class 4 gambling in the Whangarei District.
- 1.2 To minimise the harm caused by class 4 gambling in the Whangarei District.
- 1.3 To facilitate community involvement in decisions about the provision of class 4 gambling in the Whangarei District.
- 1.4 To allow those who choose to use class 4 gaming machines may do so in a safe and well managed environment.

2 Establishment of class 4 venues be not permitted

- 2.1 Save for as provided in clause 3 of this policy Council will not permit the establishment of new class 4 gambling venues in the Whangarei District.

3 Relocation of class 4 venues

- 3.1 Council may permit a class 4 venue to re-establish at a new site where:
 - a Due to circumstances beyond the control of the owner or lessee of the class 4 venue or Board venue, the venue cannot continue to operate at the existing site. Examples of such circumstances include but are not limited to the following:
 - i expiration of lease
 - ii acquisition of property under the Public Works Act; or
 - iii site redevelopment.
 - b In the case of a club only, as defined in the Gambling Act 2003, Council will permit the relocation to a new site of a club, where two or more existing clubs legally and physically combine into one.
- 3.2 Any permission to establish any new class 4 venue under this clause will be subject to the following conditions:
 - a Except as provided for in 3.1 (b) above the venue operator of the business at the new site shall be the same as the venue operator at the site to be vacated.
 - b The number of gaming machines permitted to operate at the new venue will not exceed the number permitted to be operated at the existing site with a maximum of nine machines as provided by Section 94 of the Gambling Act 2003. In the case of clubs which combine in terms of Section 95 of the Gambling Act 2003 the number of gaming machines permitted will not exceed the sum of the number of gaming machines specified in all of the corporate societies class 4 venue licences at the time of application with a maximum limit of 30.

In the case of clubs which combine to form a new club and to which Section 96 of the Gambling Act 2003 applies the number of gaming machines permitted to operate at the new venue will not exceed the sum of the number of gaming machines specified in all of the corporate societies class 4 licences at the time of application but must not in any case exceed 18 machines.

4 Where class 4 gambling venues may be established on relocation

- 4.1 Any class 4 venue may only be established in a Business 1, Business 2 or a Business 4 Environment as defined under the Whangarei Operative District Plan.

5 Restrictions on the maximum number of machines that may be operated at a class 4 venue

- 5.1 Council will not consent to any increase in the number of class 4 gambling machines operated at each venue, specifically:
- a Where the holder of a class 4 venue licence existing on the 17 October 2001 wishes to increase the number of machines by application under section 92 of the Gambling Act 2003 then the maximum number of machines permitted is the number of machines currently held by the holder as a condition of licence.
 - b For premises licensed after 17 October 2001, to which section 93 of the Gambling Act 2003 applies, club applicants in terms of which section 96 of the Gambling Act 2003 applies, the maximum number of machines permitted is the number of machines currently held by the holder as a condition of licence.
 - c Where two or more clubs or societies legally and physically combine in terms of section 95 of the Gambling Act 2003, the maximum number of machines permitted will be the sum of the number of gaming machines specified in all of the corporate societies class 4 venue licences at the time of application with an maximum limit of 30 as provided in section 95 (4) of the Gambling Act 2003.

6 The territorial authority consent process

- 6.1 Any application for consent under this policy to establish a new class 4 venue resulting from the need to relocate a venue will be subject to public notification and determined at a Council hearing.
- 6.2 Council has delegated the power to consider and determine applications for Territorial Authority consent under the Gambling Act 2003, to the Licensing Exemptions and Objections Committee and during the terms of this policy may delegate such powers to such other committees as appropriate.
- 6.4 Submissions in writing shall be invited over a period of not less than 20 working days, with submitters invited to indicate if they wish to be heard on the hearing date. Working days shall have the same meaning as defined in terms of the Resource Management Act 1991.
- 6.5 The Committee shall consider all submissions, written and oral, and shall make a decision including reasons on the application. The Committee's decision shall be final.
- 6.6 The applicant and all submitters shall be advised of the decision, and the reasons for the decision, as soon as practicable.
- 6.7 In considering any application and submissions, the Committee shall have regard to provisions of the Gambling Act 2003, objectives of this policy, and the criteria outlined in matters to be considered at hearing.
- 6.8 Notification of application

Public notification shall be undertaken by Council as follows:

 - a By publication in a local newspaper circulating within the District.
 - b By way of a public notice displayed prominently in the window of the proposed venue or by signage on the venue site for the period during which submissions are open.
 - c By the notification in writing of owners and occupiers of any adjacent properties.
 - d By notification in writing to any other person or party that Council considers necessary.

6.9 Matters to be considered in determining application

In considering an application under this policy the Committee shall have regard to the following matters:

- a The potential cumulative effects of additional gambling opportunities in that location and the social impact within the District generally.
- b The extent of the potential impact of the venue on the character of the area including the potential for negative effects on the operation, amenity or reasonable enjoyment of residential or other sensitive land uses in the area.
- c The extent to which the application meets the objectives of the Whangarei District Council Class 4 Gambling Venue Policy and the purpose and intent of the Gambling Act 2003..
- d Any other matter that Council considers relevant and reasonably necessary to determine the application.

6.10 How an application is to be made

Applications for consent must be made on the approved form and must provide:

- a Name and contact details of the applicant
- b Venue name and street address
- c A scale plan drawn showing areas set aside for gambling and other activities
- d A location plan showing the location of the venue within the wider community
- e Names and date of birth of venue management staff
- f In respect of a class 4 venue details of gambling equipment and the number of machines that the applicant intends to operate
- g In respect of a class 4 venue information demonstrating that the primary activity for the venue will not be the operation of gambling machines
- h In respect of a class 4 venue details of the liquor licence/licenses applying to the venue
- i Where the application relates to the establishment of a new class 4 venue the applicant must provide an assessment of the following matters:
 - i The potential cumulative effects of additional gambling opportunities in that location and the social impact within the District generally
 - ii The extent of the potential impact of the venue on the character of the area including the potential for negative effects on the operation, amenity or reasonable enjoyment of residential or other sensitive land uses in the area
- j Any other information that may reasonably be required to allow proper consideration of the application
- k Fees
- l Certificate of compliance under the Resource Management Act 1991 or a copy of the resource consent authorising the proposed activity under the Act.

6.11 Application fees

Council shall set fees from time to time, under authority of the Local Government Act 2002, and shall include consideration of:

- a The cost of processing any application, including any consultation, public notification and hearings involved.
- b The cost of triennially reviewing the class 4 gambling policy including the cost of assessment of the effectiveness of the policy and the social impact of gambling in the District.
- c The cost of any inspection of premises should this be required of Council by the Department of Internal Affairs.

7 Promotion of gambling information to the community

7.1 Council will within budget constraints, facilitate the provision of information promoting host responsibility, gambling harm minimisation, problem gambling services and other relevant information to the District community and the industry in an endeavour to contribute towards the achievement of the objectives of this Policy

This policy was adopted by the Whangarei District Council on the 24 April 2013

Policy review history

03 March 2004	First adoption – No new venues
04 October 2006	Amendment to allow Board venue to establish in Vine Street, Whangarei
03 October 2007	Reviewed Policy. Existing venues permitted to relocate under specific circumstances. Board venues permitted to establish with cap of two (2) venues
24 April 2013	Reviewed policy. Sinking lid policy from 2007 carried through into 2013 policy relating to Class 4 Gambling venues specifically in terms of the Gambling Act 2003. Board Venue Policy likewise adopted as separate policy in terms of the Racing Act 2003.

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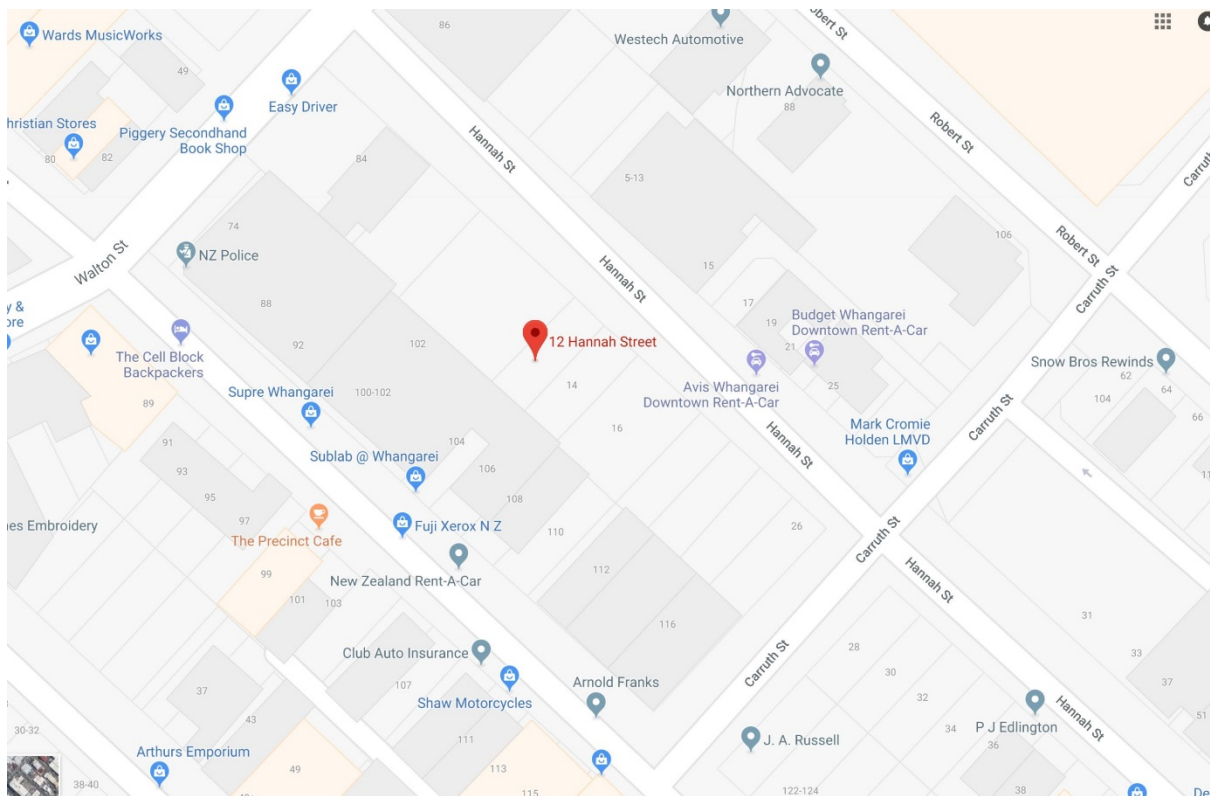
26 June 2018

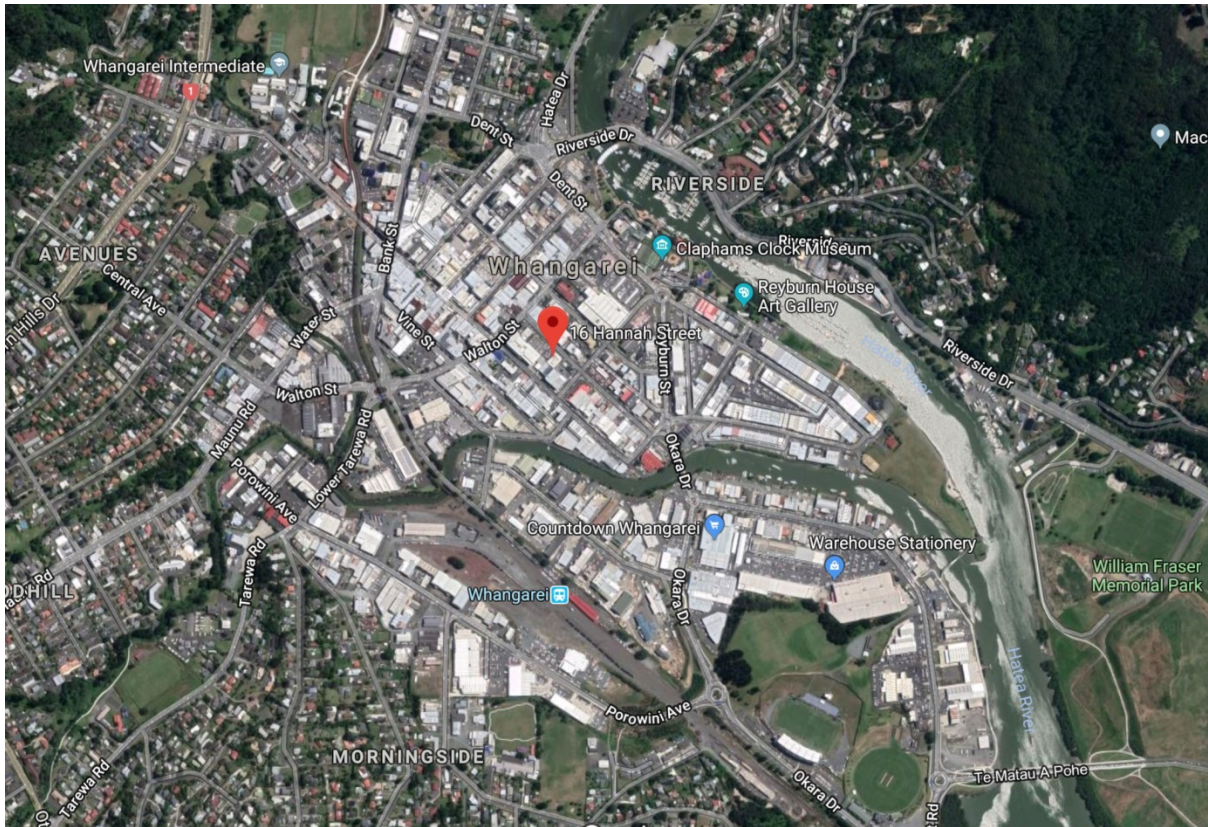
Email: mailroom@wdc.govt.nz

Whangarei District Council
Private Bag 9023
WHANGAREI 0148

Application to Relocate 9 Gaming Machines From 9 Rust Ave, Whangarei to 12-16 Hannah Street, Whangarei – Whangarei Returned and Services Association Inc

1. I act for the Whangarei Returned and Services Association Inc ("the RSA"). The RSA seeks consent to relocate 9 of its 14 gaming machines from 9 Rust Ave, Whangarei to its new premises at 12-16 Hannah Street, Whangarei as part of the RSA's relocation. The maps and photo below show the new site.





2. Clause 3 of council's gambling venue policy permits the relocation of gaming venues, but limits the maximum number of machines at the relocated site to 9. The club accepts that its machine numbers will reduce from 14 to 9 as a consequence of the relocation.
3. The relocation is due to circumstances beyond the control of the RSA. The current premises at 9 Rust Ave were built in the 1940s. The building is no longer suitable to host the RSA due to its poor condition. The current building is in need of a new roof, new spouting, and extensive interior renovations. The physical condition of the current building has meant that the RSA cannot continue to operate at the site.
4. The current building is to be demolished and the site redeveloped. Council has purchased the land. It is understood that council intends to redevelop the site for new council offices or a new theatre. The RSA has purchased replacement premises at 12-16 Hannah Street, Whangarei.

5. I confirm that in accordance with clause 3.2(a) of the policy, the venue operator at the new site shall be the same as the venue operator at the site to be vacated. The current operator is the RSA. The new operator will be the RSA.
6. Clause 4.1 of the policy provides that relocated venues may only be established in a Business 1, Business 2, or a Business 4 Environment as defined under the Whangarei Operative District Plan. The new site is zoned Business 1.
7. The policy provides that all consent applications will be subject to public notification and be determined at a council hearing. Please proceed with the public notification and advise of the format of the notice that you require to be displayed in the window of the new site.
8. The applicant is the Whangarei Returned and Services Association Inc. The applicant's contact details are care of the writer. The venue name will be the "Whangarei RSA". The street address is 12-16 Hannah Street, Whangarei. Enclosed is a floor plan showing the gaming room and other activities. The venue management staff will be:

a.	Angela Joy Thomas	DOB	13/01/1972
b.	Pamela Eva Chestnut	DOB	28/08/1954
c.	Danielle McCallion	DOB	01/06/1995
d.	Edward Arthur Small	DOB	28/05/1962
e.	Diana Mary Rogers	DOB	28/10/1969
9. The RSA will initially operate the following 9 gaming machines:

a.	Gaming machine serial number 01910071
b.	Gaming machine serial number 01953231
c.	Gaming machine serial number 01965790
d.	Gaming machine serial number 01923649
e.	Gaming machine serial number 01971073
f.	Gaming machine serial number 01949055
g.	Gaming machine serial number 01971077
h.	Gaming machine serial number 01953462
i.	Gaming machine serial number 01971074
10. The primary activity of the venue will not be the operation of gaming machines. The primary activity of the venue is a club (a safe place for social interaction). The floor plan shows the bar and bistro kitchen area. The RSA will continue to have live country music, raffles, darts, pool, line dancing, and bingo. The RSA will continue to incorporate numerous adjuncts including a fishing club, rifle club, and women's section. The RSA will continue to provide a Welfare Officer who provides support services.
11. The RSA will hold a club liquor licence for the new premises.
12. No concern exists with the potential cumulative effects of additional gambling opportunities. When the current policy was adopted in April 2013 there were 24 gaming venues with 322 gaming machines in the Whangarei District. As at 31 March 2018, there

were 19 gaming venues and 265 gaming machines. Class 4 gambling opportunities in the district are naturally reducing.

13. The current 14-machine site is a mere 655 metres (as the crow flies) from the new site. The relocation will result in the number of gaming machines in the vicinity decreasing by 5 (14 machines to 9 machines). The application is a relocation application, rather than an application to establish an entirely new and additional venue in the district. There will be no adverse social impact by allowing the machines. The machines, compared to the machines located at commercial bars, have a very modest turnover. The machines are operated by the RSA in a very responsible manner.
14. The machines will be operated in a club environment. Such an environment is recognised as being safer than the commercial bar environment. The culture that exists at the RSA is one of care and protection of the club's members. The RSA will limit access to the premises to members and guests of members. This controlled access removes the ability to gamble anonymously. Club members are well known by the club staff. This makes it easier to identify a person who has a potential problem with their gambling and to intervene early.
15. The RSA has invested considerably in harm minimisation measures, including the ClubCare programme. The ClubCare programme is an industry-leading harm minimisation training package that was developed in conjunction with the Problem Gambling Foundation. The training includes a half-day training course.
16. The RSA staff attend the ClubCare face-to-face training annually. If a new RSA staff member is unable to immediately attend a half-day training session, the staff member undertakes the ClubCare online harm minimisation training course that has been developed as an intermediate step.
17. The ClubCare programme also includes:
 - a. A comprehensive host responsibility policy. The policy details how to identify a potential problem gambler and what steps need to be taken when a potential problem gambler is identified;
 - b. A full complement of harm minimisation and host responsibility posters. These are displayed at the RSA. The posters include statements such as *there is more to this club than pokies* and *you can't ignore the signs*;
 - c. Club-specific problem gambling brochures and booklets, which are displayed at the RSA. The booklets are entitled *Is there a problem*, *Problem gambling affects us all* and *Our families, our communities, our problem*;
 - d. A ClubCare wallet card;
 - e. A venue education inspection checklist;
 - f. An exclusion order pad;

- g. Gaming machine stickers that detail the free problem gambling support available; and
 - h. A dedicated, unique 0800 problem gambling helpline number for club members.
18. The relocation of 9 gaming machines to 12-16 Hannah Street will not have any negative impact on the character of the area. The site is zoned Business 1 and surrounded by commercial premises (car rental premises, a car audio store, a photocopy store, car insurance premises, a farming supplies store, car dealerships, and a plumbing supplies store). The site is also located close to the Police Station. The Police are RSA service members. The site is centrally located in the heart of the CDB, a considerable distance from residential areas.
 19. The machines will not be visible or audible from the street. The machines will be contained within a discreet gaming room inside the premises. Access to the premises is limited to members and guests of members who are accompanied by a member. The RSA members and guests are accustomed to the machines at the club; the RSA has hosted gaming machines at its clubrooms for over 20 years.
 20. There are no sensitive land use sites in close proximity to the new site.
 21. A certificate of compliance under the Resource Management Act 1991 has not been obtained. This will be duly assessed by council as part of the club liquor licence application.
 22. The application meets the objectives of the Whangarei District Council Class 4 Gambling Venue Policy. Relocations are expressly permitted in the policy. The objective to control the growth of gambling is met. Granting the application will result in the number of gaming machines in the district reducing by 5. No additional gaming venue will be created (an existing venue will simply relocate a short distance). The objective of minimising harm is met. As set out above, the RSA is a very responsible host. Granting the application accords entirely with the objective of allowing those who choose to use class 4 gaming machines to do so in a safe and well managed environment.
 23. Granting the application meets the purpose and intent of the Gambling Act 2003. The Gambling Act 2003 was expressly amended in September 2013 to encourage and facilitate the relocation of existing venues. Section 97A of the Gambling Act 2003 now expressly deals with venue relocations.
 24. The purpose of the Gambling Act 2003 is to:
 - a. Control the growth of gambling; and
 - b. Prevent and minimise harm from gambling, including problem gambling; and
 - c. Authorise some gambling and prohibit the rest; and
 - d. Facilitate responsible gambling; and

- e. Ensure the integrity and fairness of games; and
 - f. Limit opportunities for crime or dishonesty associated with gambling and the conduct of gambling; and
 - g. Ensure that money from gambling benefits the community; and
 - h. Facilitate community involvement in decisions about the provision of gambling.
25. "Controlling the growth of gambling" is not a synonym for "reducing gambling". Controlling the growth means to ensure that any expansion is not excessive. In the current case, no additional venue will be established, and the overall number of machines will reduce.
26. The harm from gambling will be minimised. The venue is a low turnover venue that has very high harm minimisation measures in place.
27. Granting the application will facilitate responsible gambling. The RSA has held a gaming licence for over 20 years without incident. The RSA is a very diligent and conscientious operator.
28. If an application fee is payable, please advise me of the amount and I will arrange for payment to be made.

True Legal Limited



Jarrod True
Director

This letter is sent by email only. Please retain a copy for your records.

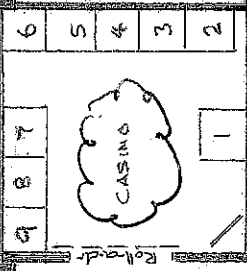
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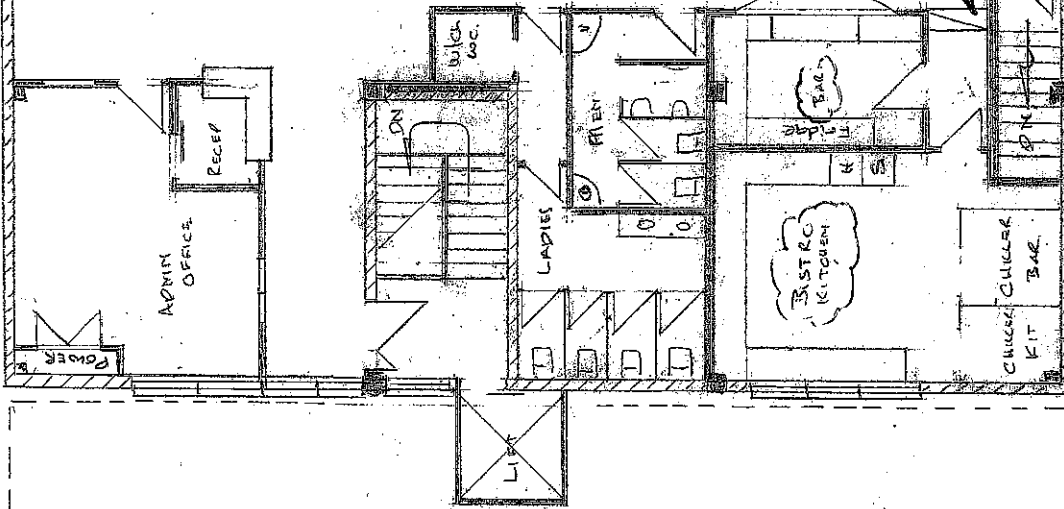
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STORE

SMOKER DECK

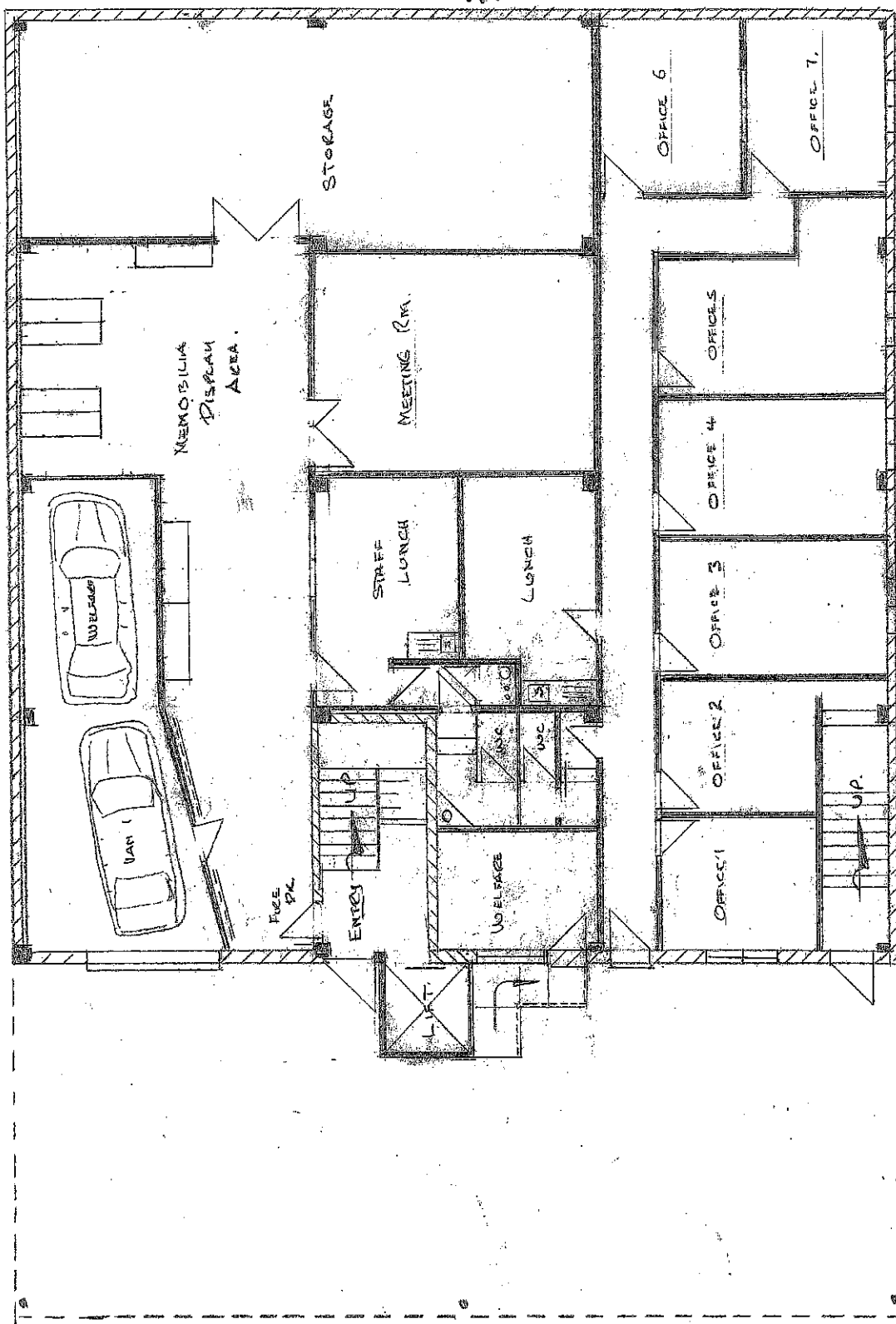
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HANNAH STREET

FIRST FLOOR
Scale 1-100 Original (This page is not to scale)

HANNAH STREET



GROUND FLOOR
Scale 1-100 ORIGINAL

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DATE	CHECKED	SCORES	REF.	SHEET

5.2 Planning and Development and Strategy Operational Report

Meeting: Planning and Development Committee

Date of meeting: 16 August 2018

Reporting officer: Alison Geddes (General Manager Planning and Development)
Dominic Kula (General Manager Strategy and Democracy)

1 Purpose

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

2 Recommendation

That the Planning and Development Committee notes the operational report for August.

3 Discussion

Planning and Development

July has been a busy month with consent application volumes remaining buoyant and significant progress being made on the rural plan changes. The urban plan change is also progressing with pre-notification consultation closing on 24 August.

The economic development facilitator, Pete Gleeson, has given a more detailed report of his activities as requested, although much of the information he deals with is commercially sensitive.

The Planning and Development team has been working closely with the Strategy team to progress the City Centre Plan and precinct plans to ensure an integrated approach to delivering these initiatives on the ground. In particular, the strategic review of the commercial property portfolio reflects this. Through this we are exploring ways in which we can leverage our commercial property portfolio to deliver uplift in the District's economic prosperity and enable urban revitalisation.

We have had a number of approaches from companies who are developing small, prefabricated modular housing units to address the housing shortages although our role in this is in addressing district plan and building code issues. Some of these modular units are being purchased by MSD to address transitional housing shortages but are probably not suitable for longer term solutions.

Strategy

Over the last month key milestones were met for the Alcohol Control Bylaw, City Core Precinct Plan and National Policy Statement for Urban Development Capacity (NPS-UDC).

Briefings for both the Alcohol Control Bylaw and City Core Precinct Plan provided staff invaluable feedback heading into the engagement stages of document development.

The outcomes of the NPS-UDC Housing and Business Land Capacity Assessments were presented to the July Planning and Development Scoping meeting. In presenting these it was noted that WDC is somewhat unique in that it has a high level of alignment between land zoned or planned under the District Plan, and planned infrastructure capacity, meaning that Council is well placed in meeting the capacity requirements of the NPS-UDC.

Following direction provided at the June Planning and Development Scoping meeting work has continued on the Corporate Climate Change Strategy. Feedback provided by Councillors in June has now been incorporated into a final draft, which will be presented to in August. In developing the strategy staff have worked closely with Business Support to ensure that there is strong alignment with their work on procurement and electric vehicles.

Follow on from the Councillor workshop on 25 July staff debriefs on the 2018 – 28 Long Term Plan are now being completed. and the outcomes of debrief sessions will inform the planning for the 2021 – 2031 LTP.

4 Significance and engagement

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

5 Attachments

Planning and Development Operational Report – August 2018.

August Operational Report

Planning and Development and Strategy Operational Report (July 2018 activities)

Economic Development

Tai Tokerau Northland and in particular Whangarei has experienced positive growth in all areas monitored by Infometrics. The economy has been stimulated by population growth of 2.3% which better the National Growth rate of 2.1%.

In turn this ignites upward economic trends which are evidenced by increased employment, higher living standards and business growth within our District.

The province is being recognised by Central Government with significant support through the Provincial Growth Fund therefore, Tai Tokerau Northland is quickly developing a reputation as a highly desirable place in which to invest.

With unique competitive advantages across a variety of industries, particularly tourism and significant untapped productive potential in other sectors, Tai Tokerau Northland has much to offer investors.

Business units in Whangarei have grown by 2.7%, again ahead of the National Growth figure of 2.1%.

In the 12-month period from July 2017 to June 2018 there were 72 qualified contacts made either directly with WDC or through the Landing Pad 'Embassy' service where personalized support, direction and advice of varying degrees was provided. Interest has been from both the international and domestic quarters.

Of the 72 there are currently eight projects either completed or underway, whilst a further seven are at various stages in the planning and consenting process.

The main areas include a cross section of Residential Housing (sub division, medium density and apartments), Commercial Construction, Hotel Developments, Marine Sector, Tourism Product and existing business growth, plus those looking to transition to Northland.


We have also been involved with support to applications to both the Provincial Growth Fund and the Tourism Investment Fund facilitating access to central government partners.

District Promotion

Advertising has been purchased in the following publications:

AA Regional Guides, well known, travel-planning publications distributed via AA Centres, i-SITEs, accommodation providers, airports, cruise ships and activity operators. 200,000 Auckland Guides and 90,000 Northland Guides are produced.

Subtropical WHANGĀREI




Only two hours north of Auckland and gateway to the Bay of Islands & Northland

Explore Whangārei city and the Town Basin, a water-side marina precinct where you can enjoy art, culture, events and markets along with great shopping and dining.

Discover incredible beaches, enjoy world-class water activities and walks on the spectacular coastline and in the forests of the Tūtukaka Coast, Whangārei Heads peninsula, Bream Bay and Waipū.

Take a short break and visit soon.



Whangārei District
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The Town Basin YOU'LL LOVE IT HERE!

The Town Basin, an international yachting marina, is a charming destination for all visitors. Delight in the ever-changing environment that alters with the seasons, the ebb and flow of the tide, people and wildlife. Enjoy cafes and restaurants, craft and art galleries, museums, shops, children's playground and frequent markets and events. Stroll the fully-accessible, waterside Hātea Loop walkway, enjoy the Sculpture and Heritage Trails and impressive, award-winning bascule bridge.

Cafe/Shop/Venue
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Find out more at WhangāreiNZ.com

Whangārei District
LOVE IT HERE!

The new AA Walking Guide that has been produced in response to international visitor data that ranks New Zealand highly as a destination with great walking experiences. 60% of New Zealanders also participate in walking as an activity. 75,000 copies will be distributed.

ENJOY SPECTACULAR WALKS ALL YEAR ROUND IN SUBTROPICAL WHANGĀREI

Choose from trails in native forest, stroll on superb white sandy beaches or hike tracks with breathtaking coastal panoramas. Spot rare and beautiful birds, maybe even hear a kiwi calling in the wild.



WHANGĀREI (CITY WALKS)

HĀTEA LOOP – HUARAHĪ O TE WHAI

Enjoy the fully accessible & short walkway at the Town Basin, Whangārei; a picturesque international yachting centre with restaurants, cafes and shopping. The entire loop is accessible for walking, jogging, cycling, wheelchair use, scooters and pushchairs. Along the walkway, enjoy the Sculpture Trail and murals by local artists. Read the history of the area on Heritage Panels. Walk across the international award-winning 'Te Mata a Pōhā' bascule (opening) bridge. Red parking at the Town Basin or at the Bascule Carpark off Port Road, Whangārei.

PARAHAKA SCENIC RESERVE

Parahaka Scenic Reserve includes forest walks along the Hātea River and to the east of Mt Parahaka which takes its name from the haka, or war dance of defiance. Parahaka was occupied by early Māori inhabitants into a pō or great fortress. The summit is known to the World War II War Memorial and the special carved timber (pōhā) at the lookout summit represents the maru (the essence) of the memorial, inspiring a sense of gravity and significance as the lookout. The walk will take approximately 1.5 hours return.

HĀTEA RIVER WALK

The entire Hātea River track travels from the Town Basin in the City to Orakei - Whangārei Falls via War Park, Parahaka Reserve, Bream Bay and the Ahi Road Memorial Park. The walk is an information one way and can be done in sections as shorter walks.

MAUI PARK

From the Town Basin, this walkway includes a boardwalk through mangrove and then along the Hātea River through mature native forest. Enter War Park over the cross-hatch bridge and follow the river through Parahaka Scenic Reserve and on to Ahi Road Memorial Park.

AHI ROAD MEMORIAL PARK

The summit of the original Northland kauri forests features one-year-old kauri trees which can be viewed from a boardwalk. The building Wei Komatua houses runs through the middle of the park and there is a short detour to the 12 metre high Parahaka Waterfall. Continue following the Hātea River until you arrive at Orakei - Whangārei Falls.

ORAKEI - WHANGĀREI FALLS

An easy loop walking around a stunning 12 metre high waterfall. Viewing spots along the track offer fantastic photo opportunities and there are many picnic spots within the reserve. The track leading down to the base of the waterfall is steep in some places.

TE ARAROA - NEW ZEALAND'S TRAIL

Walk the length of the Whangārei District on Te Araroa - New Zealand's Trail which enters the District from the far North at the Russell Inland Track and passes south through Bream Bay Road.

TUTUKAKA COAST, WHANGĀREI HEADS, BREEM BAY AND WAIPŪ WALKS

The Whangārei District features an outstanding coastline along with stunning coastal and forest walks. Well known walks include Mt Maunga and Te Whānau trails, both at Whangārei Heads. There are many others to choose from; discover the longest boardwalk in the southern hemisphere, dead beach Teke Maunga, the largest kauri tree remaining on the east coast, wander along boardwalks through pristine mangrove forests in tidal estuaries, spot rare and beautiful birds, maybe even hear a kiwi calling in the wild.



Find out more at:
WhangāreiNZ.com
WhangāreiLoveItHere

Or talk to one of our friendly information consultants at:
1 Whangārei i-ATE Visitor Centre
95 Orakei Road, Whangārei, 09 438 1000
2 Te Mataua The MUSE Information Centre
Town Basin, Whangārei, 09 438 1000

Whangārei District
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Commercial Property

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

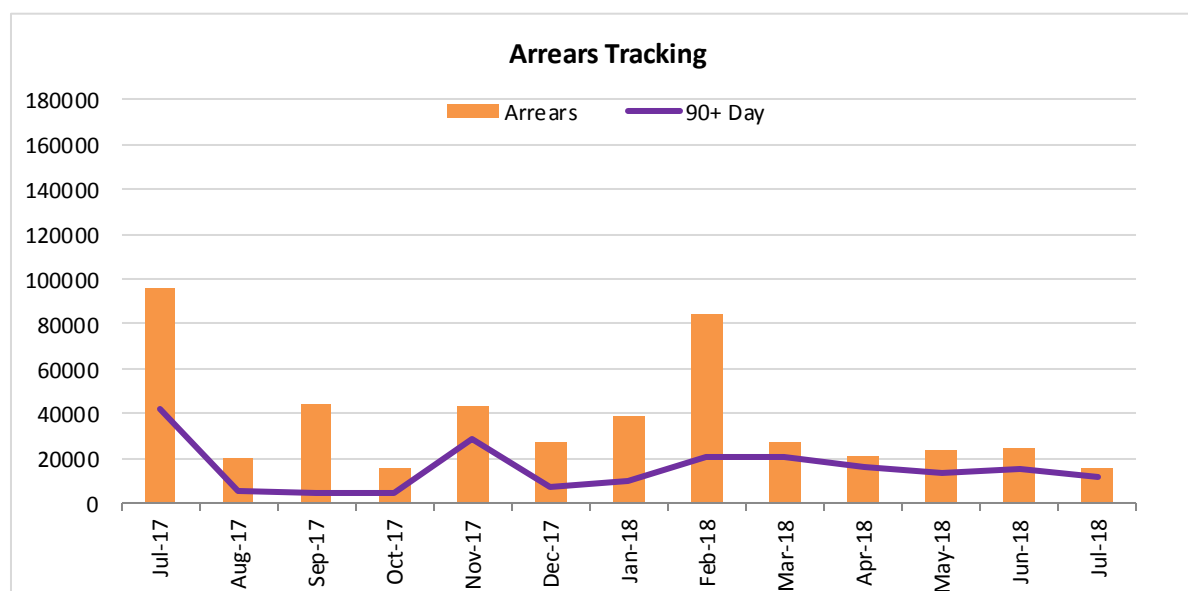
GHD NZ Ltd has completed the environmental site assessment. Initial indications are very positive with regard to minimal levels of contamination. The Detailed Site Investigation (DSI) report is expected to be completed in late August. Confirmation of contamination levels and the appropriate remediation solutions will be available for consideration as part of the future development of the site.

Rent Reviews/Renewals

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

Rental Arrears

Staff continue to work with tenants regarding the recovery of arrears. Council's debt collection agency has been engaged to address a long term arrears matter, as per policy.



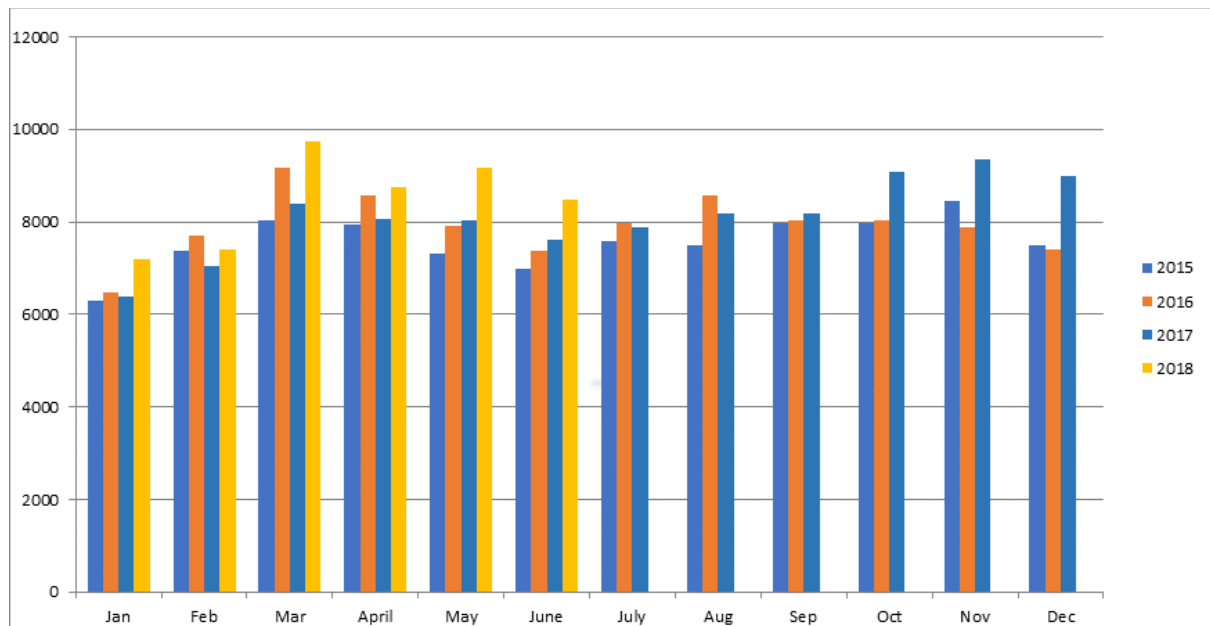
*The data is reflective of the entire July invoicing cycle.

Airport

Passenger numbers

Passenger numbers for the month of July were not available at the time of this report, however, the trend in increased passengers numbers remains constant. It is expected that a new flight schedule will be announced in October and will provide an earlier departure time in the mornings. This should have a more positive effect on passengers relying on connection flights from Auckland and greatly assist those connections to Wellington.

Monthly Passenger numbers



Ministry of Transport

The Minister of Transport (MoT) confirmed support for the implementation of Council's intention to implement car parking charges. MoT staff visited the Airport this month to re-establish a good working relationship and discuss expectations regarding the Ministry's views on Joint Venture Airports. Feedback specific to the Whangarei District Airport was very positive.

The visit provided Council staff to update the Ministry on the New Airport Project.

Safety Management System (SMS)

The Safety Management System (SMS) implementation plan has been accepted by the CAA. The implementation plan, gap analysis and Health and Safety Policy and Objectives documentation are now being formalised as part of meeting the December 2019 deadline. Meetings between airport staff, Council staff and the Chief Executive are scheduled to close the communications loop and ensure the appropriate mechanisms are in place regarding operations and governance. Regular SMS communications and updates will be presented to Council as part of the regular monthly operations reports.

Airport Operations

- A scope regarding barrier arm technology is being developed. It is expected that quotes will be requested initially due to the restricted numbers of barrier arm suppliers available in NZ. Advice from the Roading team will be sought.
- A new 10-year plan for capital works at the airport is being developed as part of a more transparent relationship with the Ministry. A no-surprise view is being developed to ensure future funding issues are identified as early as possible. The plan included opportunity to increase revenue and develop solutions to future parking etc.

Housing First Initiative

A number of modular housing solutions are being circulated via the Ministry of Social Development. Council has been approached independently or via the Ministry to explore opportunities via the Planning and Development General Manager, Resource Consents, Policy, Economic Development and Commercial Property staff, a coordinating approach to provide the relevant advice is being used.

A tenancy agreement is being finalised regarding the occupancy of the residential premise at 61 Fisher Terrace for short-term transitional housing. The agreement is expected to be in place for commencement on 6 August 2018.

Strategy

City Centre Plan

A workshop was held on 31 July to discuss with Councillors the key project and direction for the City Core Precinct Plan. This plan outlines in detail how the key outcomes of the City Centre Plan will be achieved. A collaborative approach has been taken with teams across Community Development, Roading, Infrastructure, District Development and District Plan.

Long Term Plan

The Strategy Department are managing the delivery of the Major Projects book, which will outline details of all the projects included in the 2018 – 28 Long Term Plan. This will include Capital Works as well as other significant projects. A draft is expected in late August.

Annual Report and Residents Survey

The annual residents survey for 2017-18 will support this year's Annual Report and give a snapshot of the public perception of our organization over the past 12 months. The survey includes a 400-sample size used in previous surveys but it will also include a trial online sample. The results of the survey will be presented on 16 August.

Alcohol Control Bylaw

A Council briefing was held on 31 July to discuss the Alcohol Control Bylaw including the consultation process and key issues. A working group was held its second meeting on 23 July. Staff have continued to work with colleagues at Far North District Council and Kaipara District Council who are also working on Alcohol Control Bylaws.

Class 4 Gambling Venue Policy and Board Venue Policy

Work has begun on the review of the Class 4 Gambling Venue Policy and Board Venue Policy. This includes background research which will ultimately form report to Council on the review.

Climate Change Strategy

The proposed climate change strategy consists of two parts. Part one is our organisations approach to climate change through the way we work. Feedback was sought from Councillors in June, this has been incorporated into a final draft which will be presented to Councillors in August.

Part two will consist of a District Wide adaptation strategy. Staff from Northland Regional Council, Kaipara District Council, Far North District Council and Whangarei District Council met on 23 July to discuss the merits of working collaboratively on this issue to form a shared approach to data methodology, key messaging and timing of future strategies.

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

With the work on the Housing and Business Land Capacity Assessments complete, the focus is now turning to the next requirement of the NPS-UDC which is to create a Future Development Strategy.

The approach agreed to with the Ministry of the Environment and the Ministry of Business, Innovation and Employment is to meet the Future Development Strategy requirement through a review of the existing Whangarei District Growth Strategy: Sustainable Futures 30 50. A collaborative approach will be taken to this project and an initial scope and timeline will be presented to Councillors in August.

Kaipara Moana Treaty Settlement

A Kaipara Moana Working Party meeting was held on 27 July 2018. This followed a boat trip on the Kaipara on 18 July 2018, attended by Councillor Halse and Councillor Innes along representatives from the Kaipara Uri, Northland Regional Council, Auckland Council, Kaipara District Council and Minister Andrew Little and staff from the Office of Treaty Settlement.

Smoke Free Policy

Following a hiatus in the development of a smoke free policy, which began back in 2015, the Strategy Team are developing a revised draft policy which will be presented to Councillors in September.

Auckland University 3rd Year Geography Students Visit

Staff have supported a visit to Whangarei by 3rd Year Geography Students from Auckland University. Staff presented on the key issues facing our District to give support and ideas for the students for possible research projects. The final research projects will be made available to Council and may support some of our strategic work programme.

District Plan

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

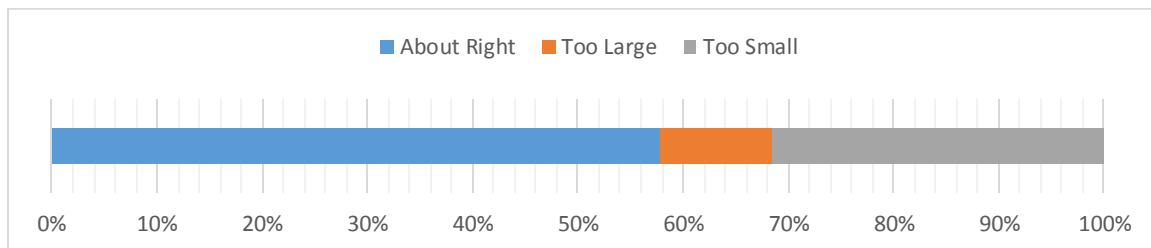
July saw the District Plan staff involved with three further days of Environment Court mediation focused on the Minerals Plan Change. Preparation was also underway for three weeks of mediation on subdivision and site specific zoning topics in August 2018. The initial mediation progress report was submitted to the Environment Court Judge on 30 July 2018.

Urban and Services Plan Changes

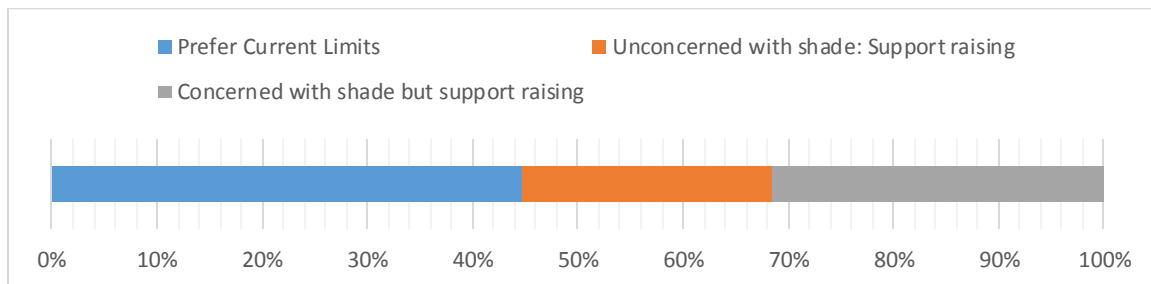
Plan Changes 88, 109, 115 and 136 are currently open for pre-notification consultation. The Plan Changes have been presented at Te Huinga and Te Karearea with an upcoming presentation also scheduled with a local property valuation company. Feedback has been received through Facebook comments, comment forms and online survey results. The following provides a sample of the current results for central city questions:

Central City results:

The draft City Centre Environment area is:

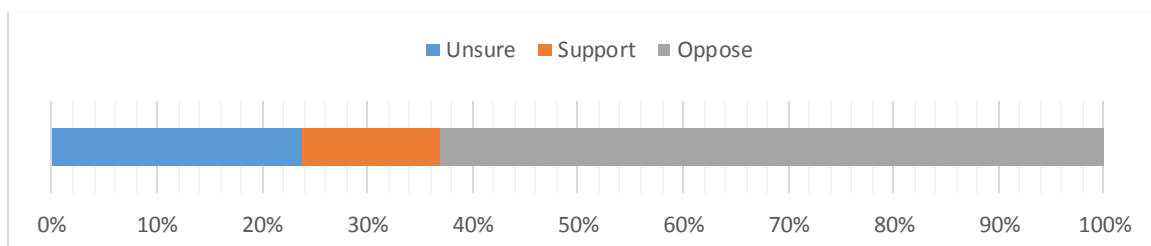


It is suggested to increase the building height limits on Cameron and Rathbone streets to provide for additional development opportunities.

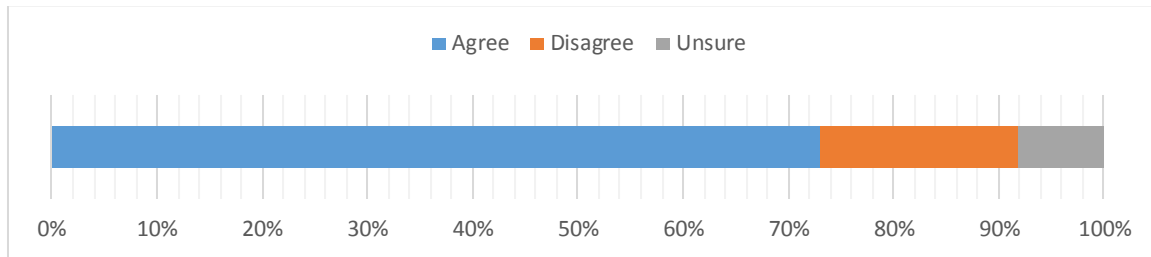


Within the draft City Fringe Environment, Council is seeking to transition away from small scale retail and industrial uses toward offices and residential uses with compatible commercial activities.

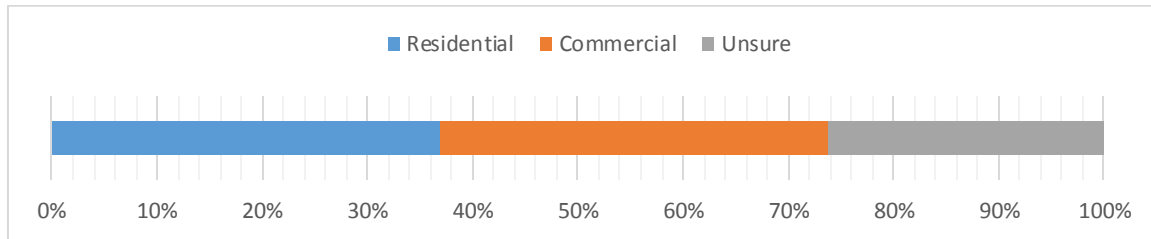
Do you agree with this direction?



The District Plan could allow larger and taller buildings in and around the City Centre where positive outcomes such as residential units, pedestrian walkways, green roofs and public art are included as part of the development. Do you agree with this incentivising approach?



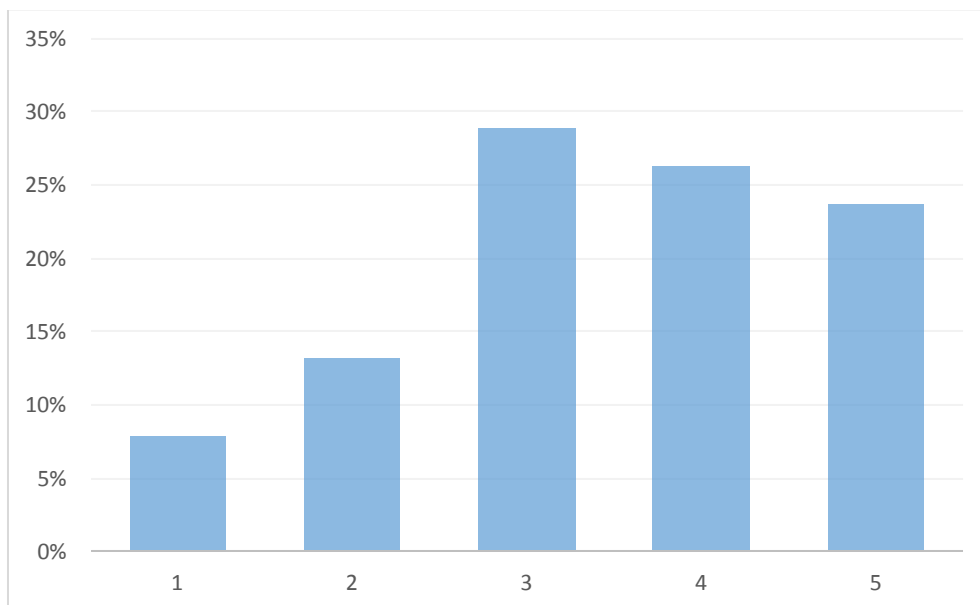
Would you prefer to see Norfolk Street maintained as a residential neighbourhood or zoned as a commercial zone such as Bank Street?



Council is considering managing the scale and type of retail in the Urban Area, with the following focuses:

- Small scale retail will be mainly limited to the City Centre, Waterfront and Local Centre areas.
- Medium sized retail will be mainly limited to the City Fringe and Local Centre areas.
- Trade retail will be limited to the General Business and Trade Retail areas.
- Large scale retail will be limited to the Shopping Centre area.

On a scale of 1 to 5, what extent do you agree with this approach?



Ecosystems and Indigenous Biodiversity (Significant Natural Areas) Plan Change

Council is required to establish a methodology to identify and map Significant Natural Areas in accordance with the Northland Regional Policy Statement. A collaborative process has been commenced with Far North and Kaipara District Council's with Northland Regional Council input. The district councils will work together to engage technical experts to undertake the mapping.

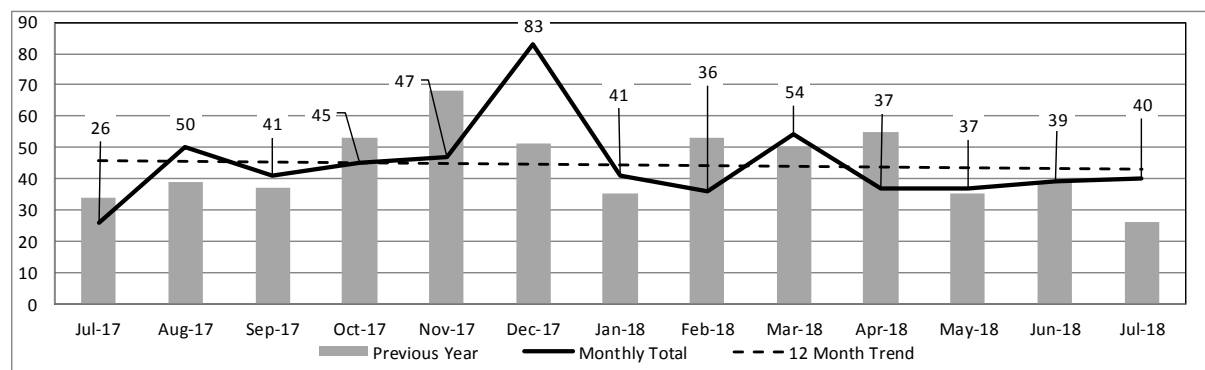
Designations Plan Change

Council is required to review designations in the district plan as part of the 10-year rolling review. A notice was issued to Requiring Authorities to require inputs to the plan change preparation within 30 working days. During this time presentations, will be given to Te Karearea and Te Huinga to explain the technical nature of this plan change.

Resource Consents

Resource Consent Processing

July has seen a continuation of the normal winter slow-down in applications, although the application numbers for July (40) are well ahead of last year's July total (26). It is noted that in addition to the 40 resource consent applications 3 permitted boundary activities applications were received.



Subdivision

Subdivision applications equated to 63% of the total number of applications. The applications are a mix of rural and residential proposals. Two applications within the UTE Environment at Three Mile Bush Road have been received containing 12 & 27 lots. An application for a 25-lot residential subdivision at Springs Flat has also been received. One subdivision application was heard by a Commissioner, being a 4-lot rural subdivision at Waikaraka. At time of writing the decision had not been released. The subdivision application at Ross Road, Parua Bay (heard by a commissioner in June) has been approved.

Landuse

Landuse applications made up 37% of the total number of resource consents for the period. No large scale landuse applications were received.

Other Permissions

Seventeen applications were received for permitted boundary activities, outline plan of works (for designated sites) and liquor licencing. (Note these are not included in the charted statistics).

Pre Lodgement Meetings

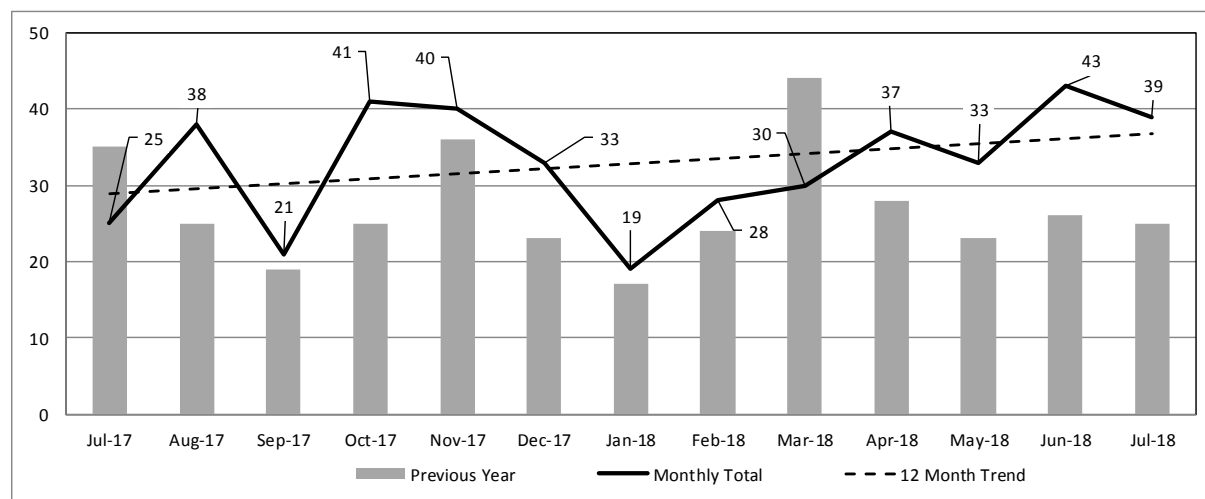
This new reporting line was introduced in May. The purpose of the meetings (whilst optional) is to engage early with applicants to discuss any relevant issues prior to lodgement. These meetings are multi-disciplinary and cross departmental. In the year to date staff have attended 47 meetings with applicants, with 4 meetings in in July.

Annual Plan Performance

The RMA Consents Department has 3 measures in the Annual Plan, with 2 relating to satisfying statutory time frames for non-notified resource consents and post approval certification. The goal for both is 95%. These were both met with achievements of 98% and 100% respectively. The 3rd measure relates to monitoring of resource consent conditions for consents issued within the previous 12 months. The goal of 100% was not achieved with 12% being monitored. Reasons include a renewed focus on incident responses and resolving issues at its core to bring it to conclusion. Examples include an on-going property dispute at Whangarei Heads and continuing complaints over quarries. Following last year's restructure, staff have reviewed the resource requirements for the post-approval component of the RMA Consents team and a detailed business case is being prepared to address resource requirements. In the meantime, a fixed term contract is being considered to initially address the matter.

Post-Approval

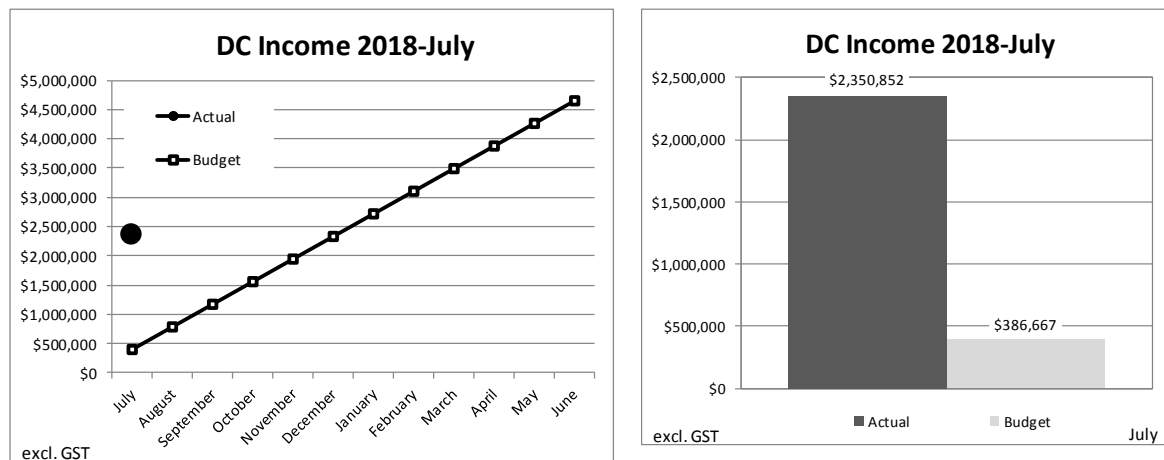
July saw the high activity in post-approval applications continue. This is somewhat unusual, as activity generally reduces during the winter months. This is a reflection of the high current demand for sites.



Development Contributions

The preliminary end of July DC income is \$2.35M, well above budget. This is primarily due to a large development of 60+ lots at One Tree Point seeking to complete the first two stages of their development.

As DCs recover part of the cost of past and future projects, which have or will be been undertaken in anticipation of growth, this money is already allocated to those projects.



Appeals

No new appeals have been received during June. Both current appeals (subdivision at Austins Road and house mover's yard at Kauri) are subject to Environment Court mediation during July.

Building Department- 2 July – 27 July 2018

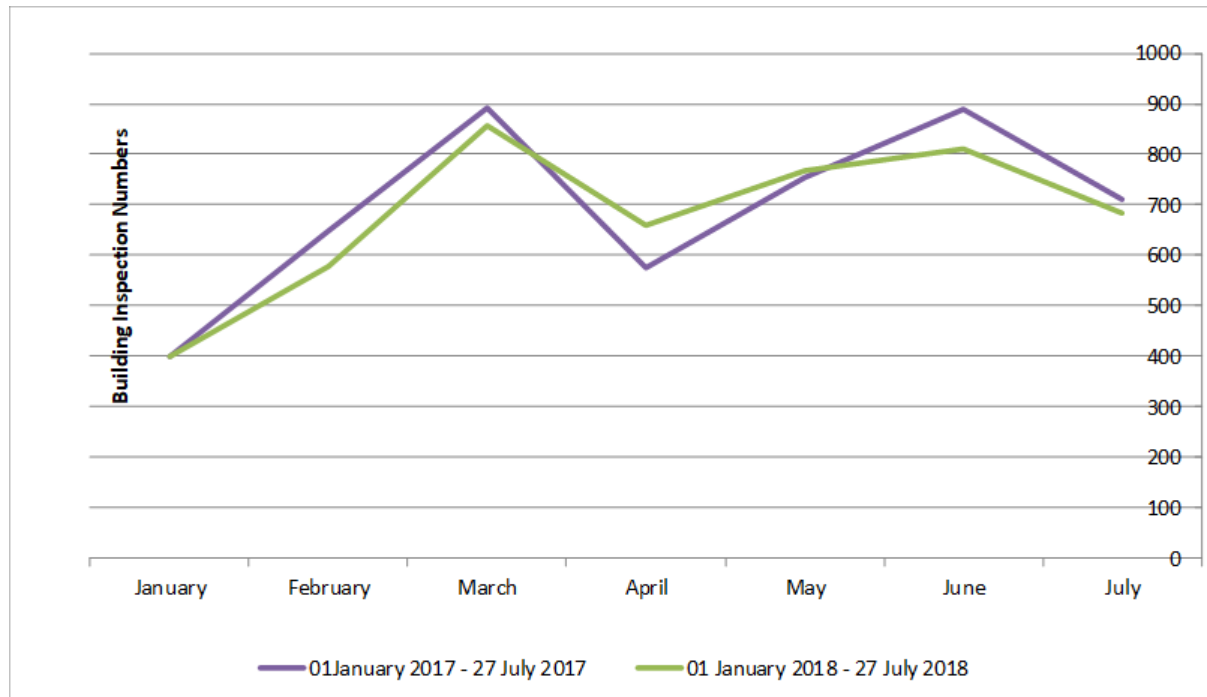
Building Consent Processing

Building consent applications have continued to show a steadiness in activity. The number of consents issued within timeframe has remained high at 92%. LIM timeframes are substantially compliant at the 10-day requirement whilst the PIMs are under pressure. Inspection delivery is exceeding the Annual Plan requirement of 98% and is at 100%. The statutory time frame for PIMs is 20 days however, we have set more stringent targets to provide better customer service.

Performance Indicators			
		July	Year's Average To Date
Building Consents	Issued In 20 Days	92%	92%
LIMs	% Within 7 Days	89%	89%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	92%	92%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	100%

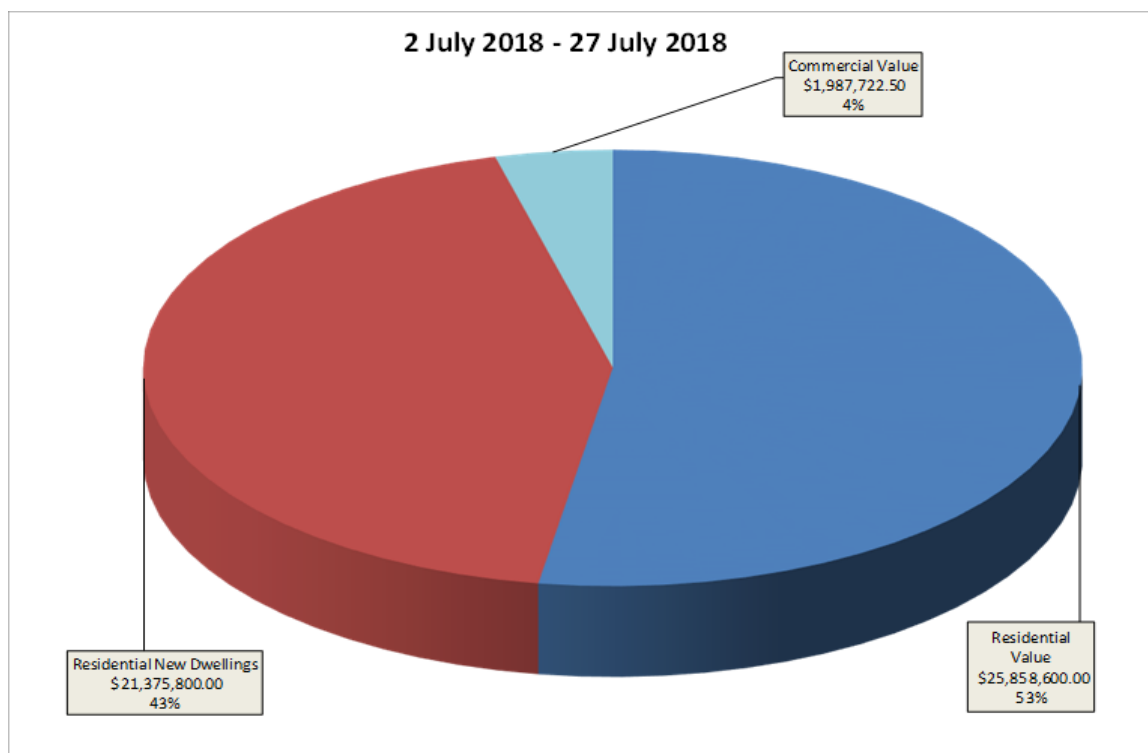
Inspections

Inspection numbers have reduced due to the time of year, however remain at consistent levels.



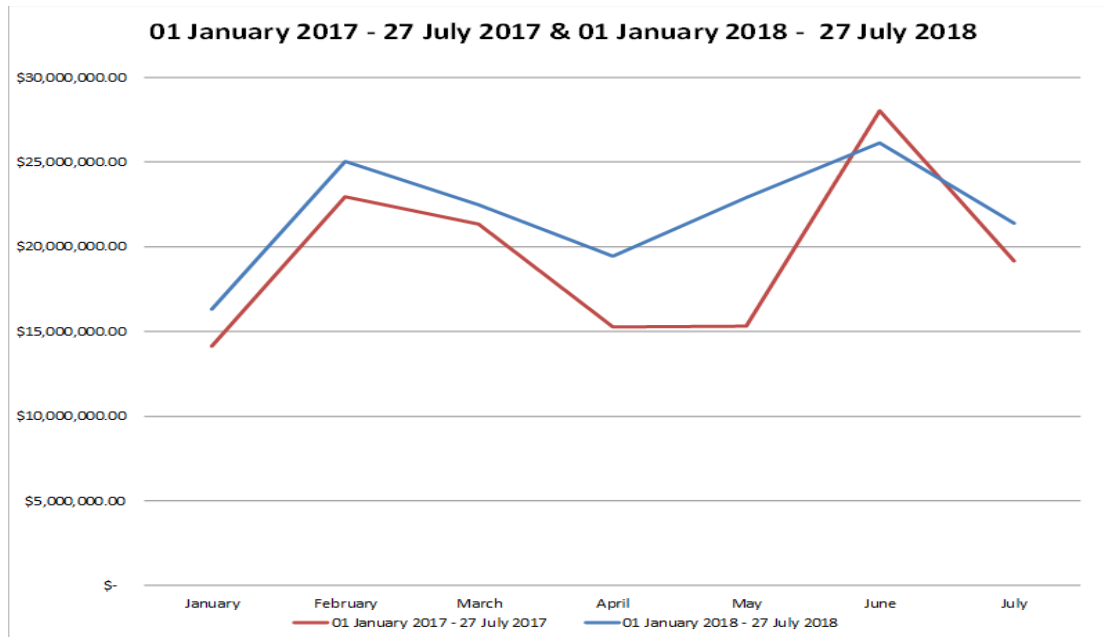
Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 43% of building work. This continues to be a strong trend of residential strength. This trend is a consistent pattern over the last 2-3 years.



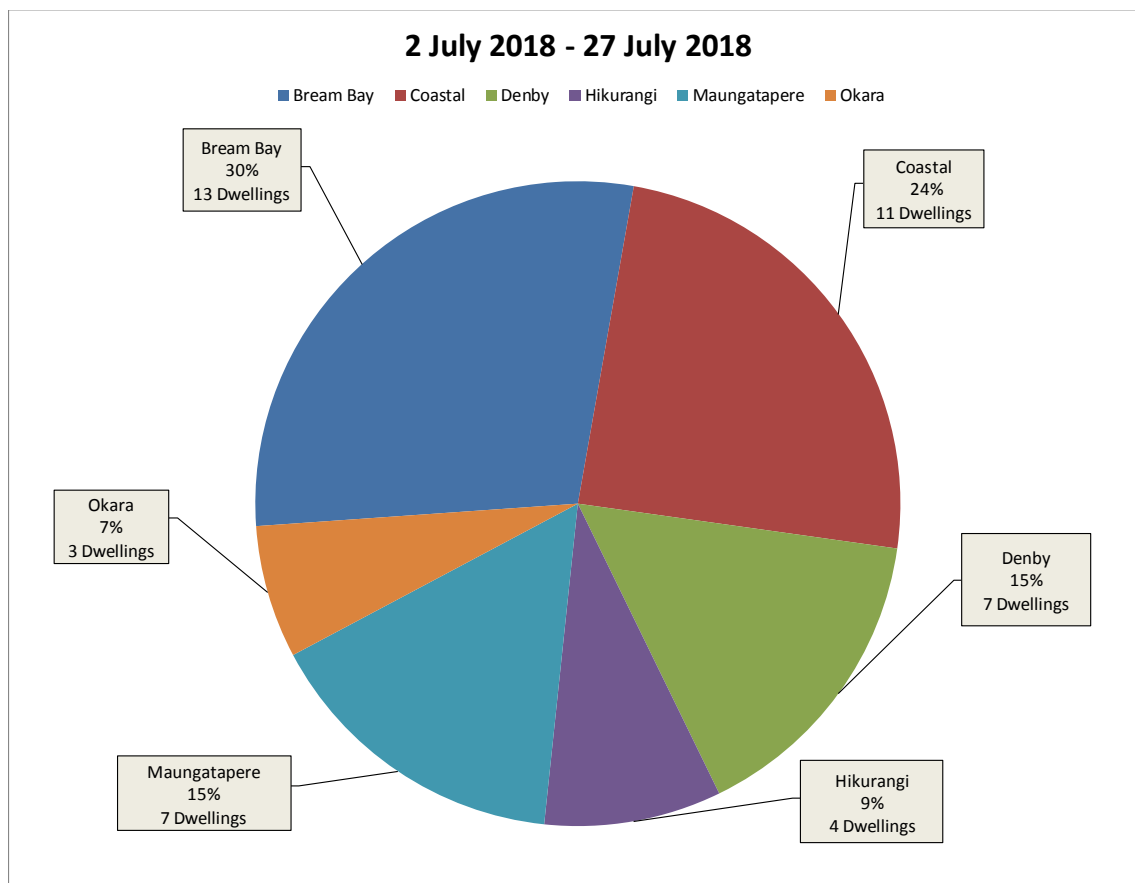
New Dwelling Financial Trends

New dwellings continue to show resilience and are exceeding the forecasted growth.



New Dwelling Area Trend

The typical area pattern has seen a settling with a minor percentage shift. Bream Bay has decreased from 38% to 30%, Coastal has increased from 5% to 24%, Denby has shifted from 19% to 15%, Hikurangi has shifted from 11% to 9%, Maungatapere has shifted 19% to 16% and Okara has decreased from 8% to 7%.



Health and Bylaws

The Health & Bylaws department is made up by two distinct teams, as the name suggests. Firstly Health, which is represented by Environmental Health Officers and Administrative Support Officers who mainly work with three pieces of legislation, namely the Health Act 1956, the Food Act 2014 and the Sale and Supply of Alcohol Act 2012.

Secondly, Bylaws where a Bylaw Enforcement Coordinator ensures that Council's Bylaws are suitably enforced, mainly through our Enforcement Contractor, Armourguard. The Bylaws Coordinator also ensures that the contractor is suitably managed and that any escalated complaints are addressed and resolved.

Environmental Health

Food Act work

The Food Act 2014 came into force in March 2016 and will see all food businesses transition by March 2019. Over the last few years, the Environmental Health team has worked tirelessly to implement the newly required registration and verification processes for food businesses and spend much more time than expected on the business, as the new requirements were rolled out.

Staff spend a substantial amount of time on explaining to food businesses (new and existing) how the new Food Act works and what needs to be done to operate fully under it, the guidance and mentoring functions, which are generally not recorded under our KPI's or monthly reports and thus lost to the statistics.

The increased input required from staff to bed down the new system and a prolonged period of staff shortages has put pressure on the department's ability to meet KPIs.

At the latest count, there are currently 341 food businesses within the district, which require registration and verification. During the 2017/18 annual year, the team inspected, audited or verified 329 businesses, some of these two or three times, depending on their compliance history.

In addition, the team became aware that the compliance around food safety at events was not at a standard we would expect, so in the 2017-18 year we pushed for better compliance at events. We created a system for fundraising registration at community events, which gave us an opportunity to speak to all stall holders about their food safety before issuing a "community event certificate". There were some big events this year, including the Nga Puhi festival, Fritter, Six60, the A&P show, Waipu Rocks and Matariki. We got good buy-in from the event organisers and saw a significant improvement in areas like handwashing stations being set up at stalls, and changing stall set up to eliminating cross contamination at events. In addition to the major events, we had a strong presence at the recurrent markets (the night market and Saturday growers market) with over 120 stall inspections at these two markets.

Alcohol Act work

Annually and in accordance with the Sale and Supply of Alcohol Act 2012 (the Act), the team needs to report on its functions, actions and the numbers of the various licences held within the district to the Alcohol Regulatory and Licensing Authority. The team is currently compiling this annual report, which will be presented to September 2018 meeting. However, there are currently 187 alcohol licensed premises in the district with 156 premises inspected annually.

However, this number does not include the number of additional inspections during so-called Special licence events or enforcement action undertaken for premises, which did not comply with the Act or licensing conditions.

In October 2015, Council adopted a Provisional Local Alcohol Policy under the Sale and Supply of Alcohol Act 2012 after a public consultation process. Elements of the Policy have been appealed to the Alcohol Regulatory and Licensing Authority. The appeal process is set down in the Act and during the year further mediation has been undertaken with appellants, as the process moves forward to the hearing of the appeal, which is now anticipated towards the end of 2018 or potentially early 2019.

Health Act work

Under this legislation, staff inspect and register several premises, such as food premises which still operate under the previous legislation and have not yet transitioned, as well as camping grounds, hair dressers, funeral parlours, offensive trades etc. Currently there are 291 such premises within our district and within the year 235 of these have been inspected and registered.

The Health Act also provides for the investigation of nuisances, which come to Council in the form of complaints. During the year, Environmental Health Officers investigated 137 such complaints and took action as required or deemed appropriate.

Bylaw Enforcement

Council uses a contractor, Armourguard, to provide round-the-clock enforcement services relating to dog and stock control, parking and bylaw enforcement and control of excessive noise. The initial contract term is for 3 years, with two 1 year renewal clauses.

Staff are now compiling a detailed report on Armourguard's functions and performance, during the last two years, which will be presented to the September Planning and Development Committee meeting.

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	Environmental Court Mediation Progress Report	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Item	Grounds	Section
1.1	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	Section 7(2)(i)

Resolution to allow members of the public to remain

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

Move/Second

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

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

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