

# Planning and Development Committee Agenda

**Date:** Thursday, 20 September, 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.

<b>1. Declarations of Interest</b>	
<b>2. Apologies</b>	
<b>3. Confirmation of Minutes of Previous Planning and Development Committee Meeting</b>	
3.1 Minutes Planning and Development Committee 16 August 2018	5
<b>4. Decision Reports</b>	
4.1 New Road Name - RMA Consents - Workman Properties	11
<b>5. Information Reports</b>	
5.1 Planning and Development and Strategy Operational Report September	25
<b>6. Public Excluded Business</b>	
6.1 Closed Minutes Planning and Development Committee 16 August 2018	
<b>7. Closure of Meeting</b>	

## 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, 16 August, 2018  
**Time:** 9:00 a.m.  
**Location:** Council Chamber  
Forum North, Rust Avenue  
Whangarei

**In Attendance**

Cr Greg Innes (Chairperson)  
Her Worship the Mayor Sheryl Mai  
Cr Stu Bell  
Cr Gavin Benney  
Cr Crichton Christie  
Cr Vince Cocurullo  
Cr Tricia Cutforth  
Cr Sue Glen  
Cr Greg Martin  
Cr Sharon Morgan  
Cr Anna Murphy

**Not in Attendance**

Cr Shelley Deeming  
Cr Phil Halse  
Cr Cherry Hermon

**Scribe** C Brindle (Senior Democracy Adviser)

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### 1. Declarations of Interest

### 2. Apologies

Cr Halse (leave of absence)  
Crs Shelley Deeming and Cherry Hermon (absent)

**Moved By** Cr Greg Innes

**Seconded By** Cr Greg Martin

That the apologies be sustained.

**Carried**

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

**3.1 Minutes Planning and Development Committee 19 July 2018**

**Moved By** Cr Sue Glen

**Seconded By** Cr Vince Cocurullo

That the minutes of the Planning and Development Committee meeting held on Thursday 19 July 2018, including the confidential section, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

**4. Decision Reports**

**4.1 New Road Name - RMA Consents - Kotata Developments Ltd**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Anna Murphy

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

**Carried**

**4.2 New Road Name - RMA Consents - Evo Land Ltd**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Crichton Christie

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

**Carried**

*Item 4.3 was taken after Item 5.2.*

**4. Decision Reports**

**4.3 Whangarei District Council Annual Report on Dog Control Policy and Practices**

Subsequent to the agenda being circulated Item 4.3 Whangarei District Council Annual Report on Dog Control Policy and Practices was distributed separately but within the timeframes specified in LGOIMA.

**Moved By** Cr Sharon Morgan

**Seconded By** Her Worship the Mayor

That the Planning and Development Committee;

1. Notes the Whangarei District Council Annual Report on Dog Control Policy and Practices.
2. Pursuant to Section 10A of the Dog Control Act 1996, adopt the Whangarei District Council Report on Dog Control Policy and Practice for 2017/2018 and 2016/2017.

**Carried**

## **5. Information Reports**

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

**Moved By** Cr Sharon Morgan

**Seconded By** Cr Crichton Christie

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.

**Carried**

*Declaration of interest:*

*Cr Gavin Benney declared an interest as an owner of premises that operate Gaming machines.*

## **5. Information Reports**

### **5.2 Planning and Development and Strategy Operational Report**

**Moved By** Cr Tricia Cutforth

**Seconded By** Cr Vince Cocurullo

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

**Carried**

## **Extra ordinary business – Item 1.3 Authority to Commence Legal Proceedings**

Subsequent to the agenda being circulated confidential Item 1.3 Authority to Commence Legal Proceedings was distributed separately but not within the timeframes specified in LGOIMA.

The report was not included in the agenda for the reason that discussions with outside parties were still ongoing at the time of the agenda closure.

Council are asked to consider this matter at today's meeting so that the Chief Executive can take the appropriate action if necessary.

**Moved By** Cr Greg Innes

**Seconded By** Her Worship the Mayor

That council consider Item 1.3 Authority to Commence Legal Proceedings at this meeting.

**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
1.1	Minutes Planning and Development Committee 19 July 2018	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Environment Court Mediation Progress Report		
1.3	Authority to Commence Legal Proceedings		

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

Item	Grounds	Section
1.1	For the reasons as stated in the open minutes.	

1.2	To enable the Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations)	Section 7(2)(i)
1.3	The making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation and detection of offences and the right to a fair trial.	Section 6(a)

**Carried**

## **7. Closure of Meeting**

The meeting concluded at 10.36am

Confirmed this 20<sup>th</sup> day of September 2018

Councillor Greg Innes (Chairperson)



## 4.1 New Road Name – RMA Consents – Workman Properties

**Meeting:** Planning and Development  
**Date of meeting:** 20 September 2018  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a private right of way in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee approve the new private right of way off Waverley Street, Onerahi, to be named Henry Going Way.

### 3 Background

A road naming application for Workman Properties has been received on 13 July 2018 for the private right of way off Waverley Street, Onerahi.

#### Consultation

Neighbouring properties affected by this new right of way have been consulted by the developer, Workman Properties, and have also been advised of a potential address change as a result of this new right of way.

### 4 Discussion

The private right of way name has been considered in accordance with the Council Road Naming Policy.

### 5 Significance and engagement

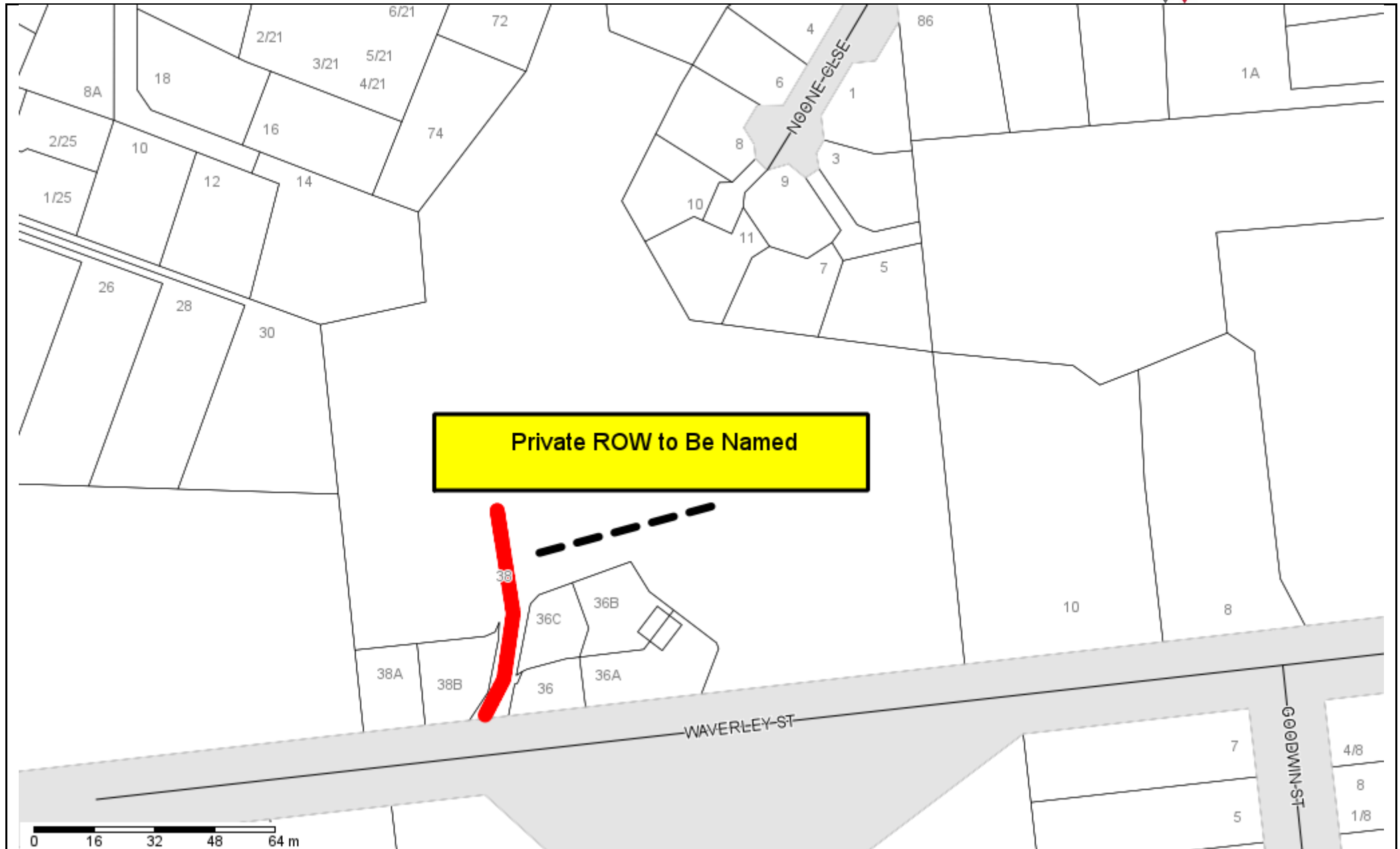
Having considered the Significance and Engagement Policy this proposal or decision is not considered significant and the public will be informed via agenda publication on the website.

### 6 Attachments

1. Location Map – Workman Properties – Onerahi
2. Application for the naming of a new road – Workman Properties SD1700050
3. Consultation with neighbouring properties









## Application for the naming of a private right of way

### Subdivision at Onerahi

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
Private ROW	Henry Going Way	In reference to the road name theme in the local area regarding historical persons notable to Onerahi.  In 1911 Henry Going built and operated a boarding house /general store in Onerahi , since burnt down in 1959.	Accepted	N/A
	Foreshore Way	This is in reference to Onerahi being a seaside suburb.	Accepted	N/A
	Pacific Way	Close to the Pacific Ocean, with Onerahi being a seaside suburb.	Rejected, similar name within the District ( <i>Pacific Bay Rd</i> )	N/A

### Consultation

Neighbouring properties affected by this new ROW have been consulted by the developer, Workman Properties, and have also been advised of a potential address change as a result of this new ROW.

It is noted that there is a *Pacific Bay Road* located within the District (Tutukaka), therefore *Pacific Way* is deemed unsuitable as similar in pronunciation and spelling. It is also noted that the name is a direct reference to the commercial organisation in association with this development, Pacific Homes Ltd.

### Recommendation

That the private right of way off Waverley Street, be named Henry Going Way.

### Document References

Location Map



6 August 2018

Dear Steve Harris

The council has requested that the new private road bordering your property be named.

The name put forward for consultation is listed below, with a brief description of the significance of this name.

Proposed road name	Reason and relevance
Henry Going Way	In reference to the road name theme in the local area regarding historical persons notable to Onerahi. In 1911 Henry Going built and operated a boarding house /general store in Onerahi, since burnt down in 1959.

Please find attached a map identifying the location of the private road to be named.

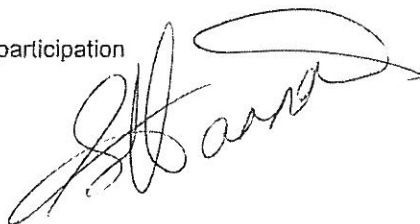
As a result of this new name, your current address could potentially change. If this occurs, you will be notified by Council of your new address.

Please confirm signing and dating this letter using the below postal address if you are satisfied with this name.

Address

36 B + C WAYERLY ST

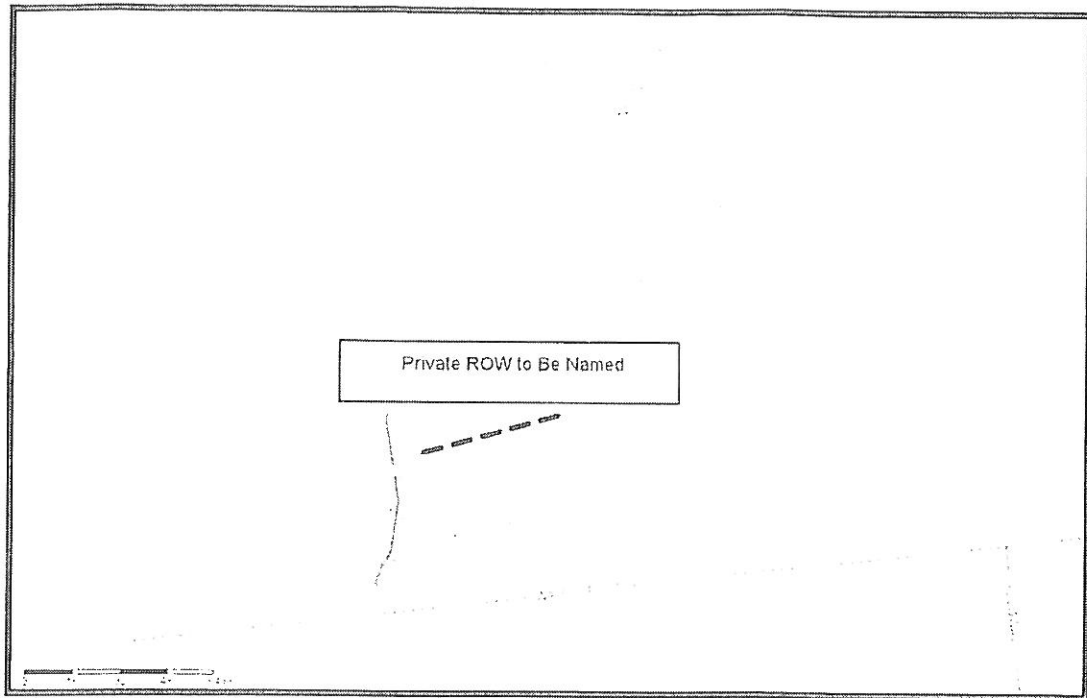
Thanking you for your participation



Yours faithfully

Mark Workman

Pacific Homes Director



If satisfied with *Henry Going Way*, please fill in the details below:

NAME: Steve Harris

SIGNATURE:

DATE:

8.8.2013.

6 August 2018

Dear

Bruce

The council has requested that the new private road bordering your property be named.

The name put forward for consultation is listed below, with a brief description of the significance of this name.

Proposed road name	Reason and relevance
Henry Going Way	<p>In reference to the road name theme in the local area regarding historical persons notable to Onerahi.</p> <p>In 1911 Henry Going built and operated a boarding house /general store in Onerahi , since burnt down in 1959.</p>

Please find attached a map identifying the location of the private road to be named.

As a result of this new name, your current address could potentially change. If this occurs, you will be notified by Council of your new address.

Please confirm signing and dating this letter using the below postal address if you are satisfied with this name.

Address

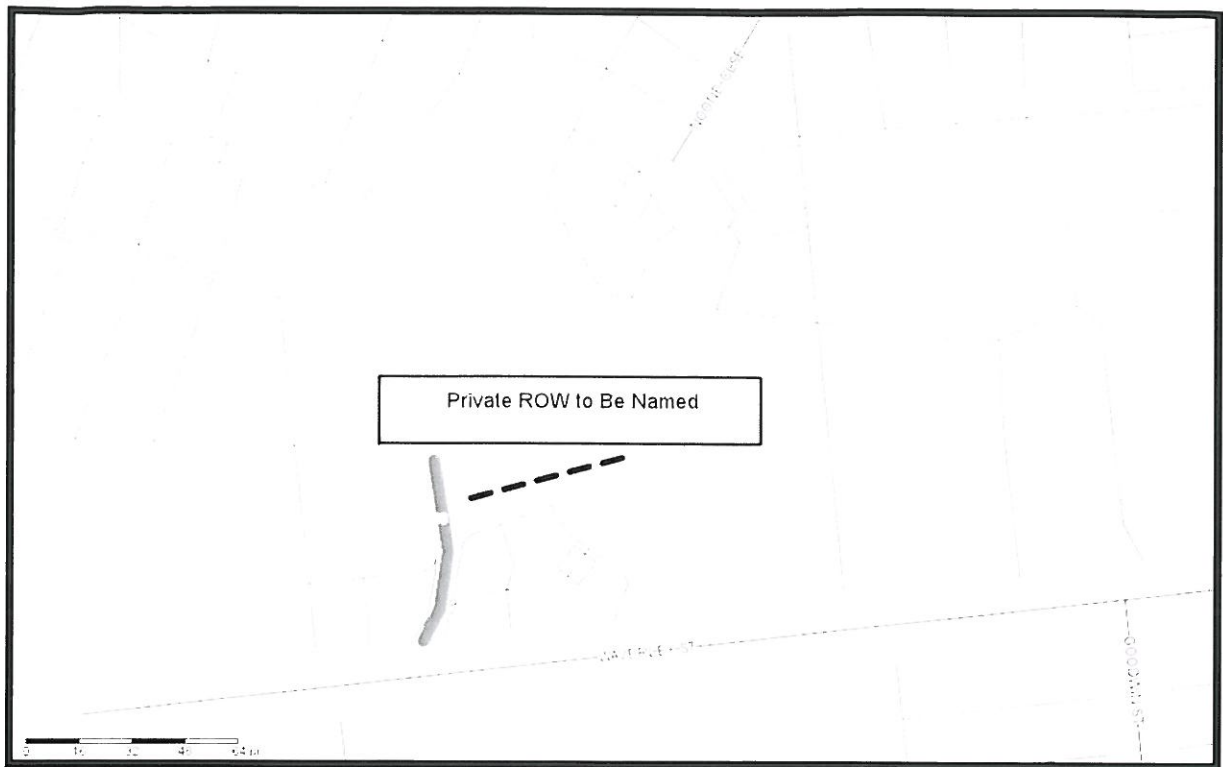
36 D Waverly St

Thanking you for your participation

Yours faithfully

Mark Workman

Pacific Homes Director



If satisfied with **Henry Going Way**, please fill in the details below:

NAME: *Bruce Going*

SIGNATURE: *B. Going*

DATE: *8-8-18*



6 August 2018

Dear

The council has requested that the new private road bordering your property be named.

The name put forward for consultation is listed below, with a brief description of the significance of this name.

Proposed road name	Reason and relevance
Henry Going Way	In reference to the road name theme in the local area regarding historical persons notable to Onerahi. In 1911 Henry Going built and operated a boarding house /general store in Onerahi , since burnt down in 1959.

Please find attached a map identifying the location of the private road to be named.

As a result of this new name, your current address could potentially change. If this occurs, you will be notified by Council of your new address.

Please confirm signing and dating this letter using the below postal address if you are satisfied with this name.

Address

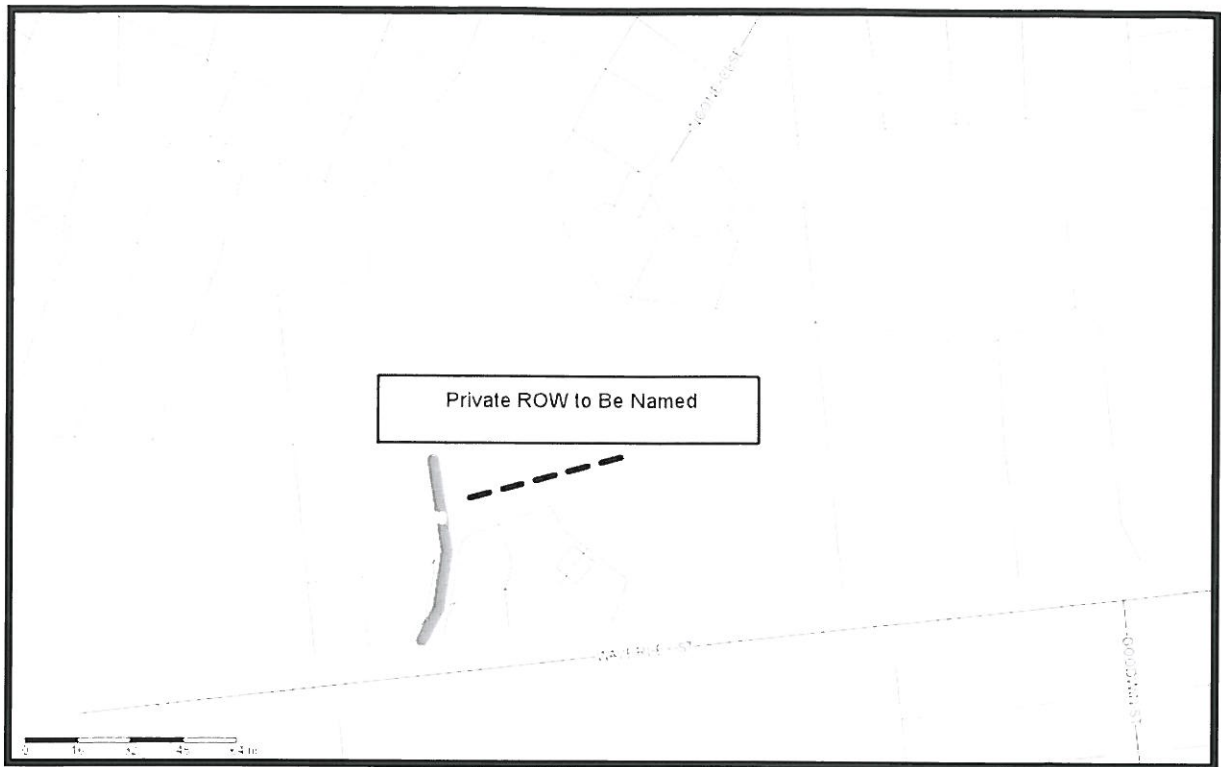
38 B WAVERLY ST

Thanking you for your participation

Yours faithfully

Mark Workman

Pacific Homes Director



If satisfied with **Henry Going Way**, please fill in the details below:

NAME: *Frances Lang*

SIGNATURE: *[Signature]*

DATE: *7.8.18*

6 August 2018

Dear

The council has requested that the new private road bordering your property be named.

The name put forward for consultation is listed below, with a brief description of the significance of this name.

Proposed road name	Reason and relevance
Henry Going Way	In reference to the road name theme in the local area regarding historical persons notable to Onerahi.  In 1911 Henry Going built and operated a boarding house /general store in Onerahi , since burnt down in 1959.

Please find attached a map identifying the location of the private road to be named.

As a result of this new name, your current address could potentially change. If this occurs, you will be notified by Council of your new address.

Please confirm signing and dating this letter using the below postal address if you are satisfied with this name.

Address

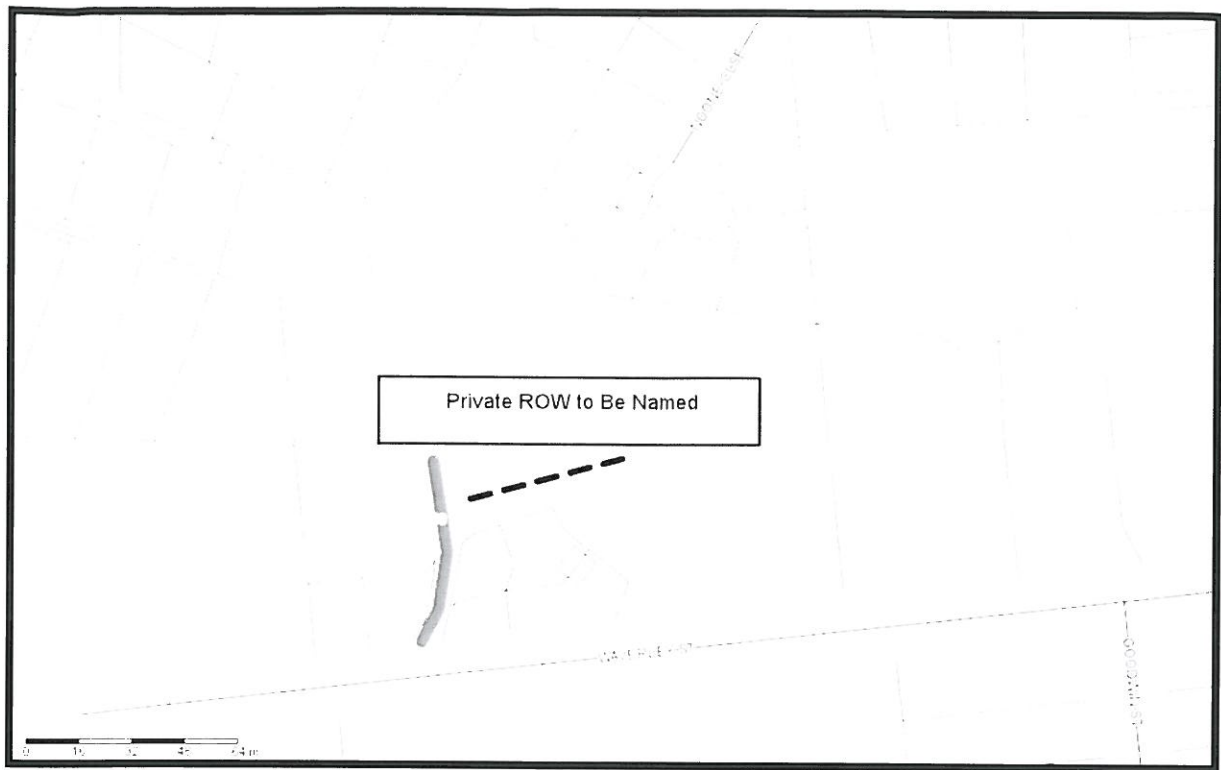
38 A WAVERLY ST

Thanking you for your participation

Yours faithfully

Mark Workman

Pacific Homes Director



If satisfied with **Henry Going Way**, please fill in the details below:

NAME: Rob Wright

SIGNATURE: [Signature]

DATE: 1/08/18

## 5.1 Planning and Development and Strategy Operational Report

**Meeting:** Planning and Development Committee

**Date of meeting:** 20 September 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 Recommendations

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

### 3 Discussion

#### Planning and Development

There has been developing activity in the District Development area including a high level of interest in providing short term and long term affordable housing which is now proceeding to feasibility studies on specific sites. The team has been an integral part of progressing the bid for the Woman's Rugby World Cup in 2021 and, in conjunction with Northland Inc, the second updated version of the Tai Tokerau Northland Regional Investment Prospectus has been released which is included in this agenda for your information. Wide circulation of the Northland Escapes supplement in the Sunday Star Times gave Northland and Whangarei District very positive coverage as a desirable destination.

To improve air transport links from Whangarei, a new airline operator is trialling a twice-daily service to and from Auckland, complementing the existing Air New Zealand service.

The Environment Court mediation is close to complete with significant progress having been made through this process. Most of the outstanding issues have now been settled and few are likely to proceed to the Environment Court. We have received positive feedback on the way the District Plan team members have conducted themselves and for the professionalism they have demonstrated throughout the process.

Pre-lodgement meetings are now being reported as this is an important feature of creating a business-friendly Council and improving the standard of the applications which we receive. Fifty-three pre lodgement meetings have been held this year, 5 of which were held in August.

The Regulatory Reset project has been completed and all processes around compliance management of bylaws, including advertising signs, camping in public places, excessive noise, dogs and stock, parking and traffic, pool safety barriers, and public places have been reviewed. Processes have been streamlined and standardised and areas for improvement have been identified. This will give staff and contractors greater guidance, through Standard Operating Procedures (SOPs), in the way they are expected to carry out their business on Council's behalf. Further work is being done on improving measurement, reporting and quality control to ensure effective contract management and delivery of services.

Planning and Development staff are continuing to work closely with the Strategy and Democracy team and other groups across the Council to, for example, progress the Strategic Commercial Property project and manage complex compliance issues in an integrated manner, in line with Council policy and aspirations.

## **Strategy**

Engagement was a key theme over the last month with the Alcohol Control Bylaw, City Core Precinct Plan and Active Recreation and Sports Strategy all at various stages, and the results of the Annual Residents Survey being received by Council.

For the Alcohol Control Bylaw engagement is a formal/statutory process which commenced with Council adopting a statement of proposal at its August meeting. Consultation runs from 5 September to 5 October 2018, with hearings scheduled for mid-October.

For both the City Core Precinct Plan and Active Recreation and Sports Strategy engagement is being undertaken to inform document development.

Engagement on both initiatives has received high levels of interest from stakeholders, with over 340 survey responses received to date on the Active Recreation and Sports Strategy, and around 40 people attending a business sector workshop on the City Core Precinct Plan.

Feedback received is critical to building on the integrated/collaborative approach taken for the development of these documents, and ultimately in ensuring that they meet the needs of our community going forward.

Outside of these initiatives work has continued on the National Policy Statement for Urban Development Capacity and the Climate Change Strategy (with work underway on a Future Development Strategy and the internally focussed Climate Change Strategy being finalised for the September scoping meeting) and re-commenced on a Smokefree Policy.

## **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**

- 1) Planning and Development Operational Report – September 2018 (reporting on August activities)
- 2) Northland Regional Investment Prospectus





# September Operational Report

## Planning and Development and Strategy Operational Report (August 2018 activities)

### Economic Development

In line with the demands for emergency housing in the District, the Economic Development facilitator has been providing a concierge service across the Council organisation for the Central Government ministries as well as the numerous private investors seeking to satisfy the housing demand. The main challenge is the availability of suitable land to build the dwellings.

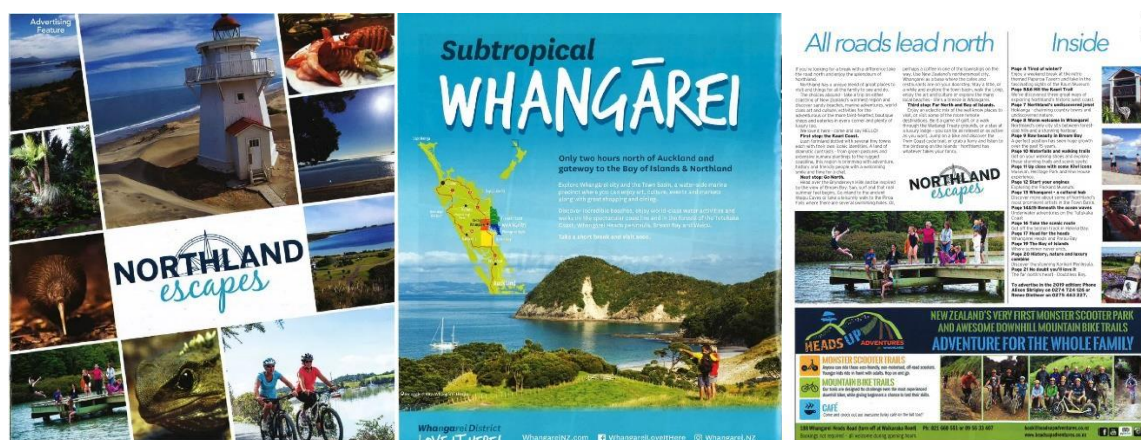
We are also in the process of negotiating the terms of a potential Developers Agreement with an owner of a significant land holding to develop residential sub-divisions with a unique point of difference.

Whangarei has been successful with our bid in being selected by New Zealand Rugby (NZR) as a co-host with Auckland to be put forward to World Rugby to host the Women's Rugby World Cup in 2021. Representatives of NZR have already conducted a district reconnaissance with staff in readiness for the evaluating visit from World Rugby in late September; the decision as to whether New Zealand or Australia are successful will be announced by World Rugby in Ireland on 14 November 2018.

The second updated version of the Tai Tokerau Northland Regional Investment Prospectus is now available in both print and online; it is being promoted via three web sites including Northland Inc.

### District Promotion

80,000 *Northland Escapes* supplements were circulated in the Sunday Star Times. It is available as an e-publication on Neighbourly.co.nz. Whangarei activities and attractions were featured on twelve pages of the 24-page publication, including our full-page advertisement on the inside front cover, and was well supported by Whangarei business advertising.



Production of the Whangarei Visitor Guide started. This year, the Guide is increasing by 12 pages to 60 pages, allowing us to showcase even more of all there is to see and do in our District. 45,000 guides are printed and will be in market by Labour Weekend.

## Commercial Property

### Town Basin

The deconstruction of the Old Harbour Board building is now complete, with very little impact recorded from tenancies in the immediate area. Some issues of dust have been raised and direct communications between the project/site manager has enabled satisfactory outcomes for all.

The planned piling is due to start in mid-September and will be the real test for all. Communication between contractors, tenants and staff is increasing to enable real-time action once this next phase starts. Tenants are preparing positively for the unknown and will be invited to witness the first two test piles to gauge for themselves the effect.

### 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. Current arrears data was not available at the time of this report's deadline.

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

A draft Detailed Site Investigation (DSI) report has been completed. Contamination levels have been quantified and as expected vary over the site.

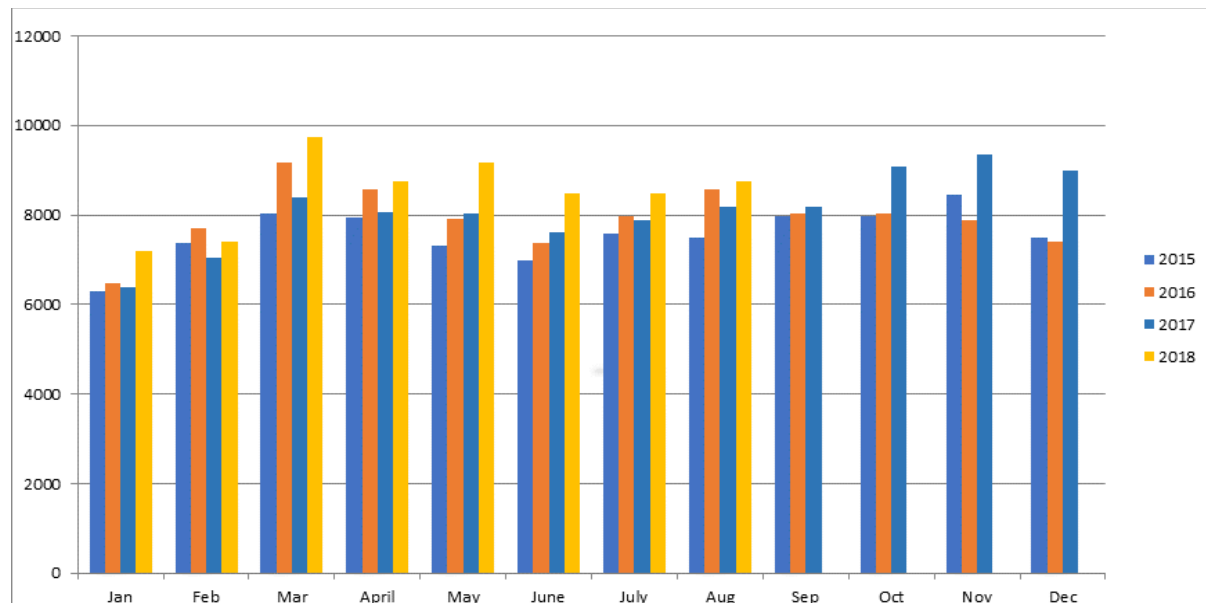
Consultation with the Northland Regional Council will be completed before the report is finalised. Future development opportunities will impact on the potential remediation solutions depending on the activity. The report will be considered as part of Council's strategic direction being developed for the site.

### Airport

#### Passenger numbers

The trend continues regarding the consistent increase on monthly passenger numbers from previous years. Recent counts by Air NZ flight movements, has shown a greater reliability of flights with less cancellations than in the past.

## Monthly Passenger numbers



## New Services scheduled

A new airline operator has announced they will commence a twice daily service to and from Auckland. They will begin services on 23 October 2018 for a three month trial period, operating from space allocated in the existing terminal. A more permanent solution will be developed after the trial period is complete.

The service will be complementary to Air New Zealand's schedule utilising time in between the existing early morning, midday and later afternoon flights.

## Ministry of Transport

Ministry of Transport staff confirmed support to expand existing rental car space and a new storage facility as part of the airports drive to explore additional revenue streams. Leases are being finalised with Air NZ and an existing rental car company. The capital investment will come from existing airport reserves.

## Safety Management System (SMS)

The Safety Management System (SMS) implementation is on track. The airport safety committee had its first official meeting and the airport's Operation Manager is registered to attend a seminar in October as part of the SMS safety officer training requirements.

## Airport Operations

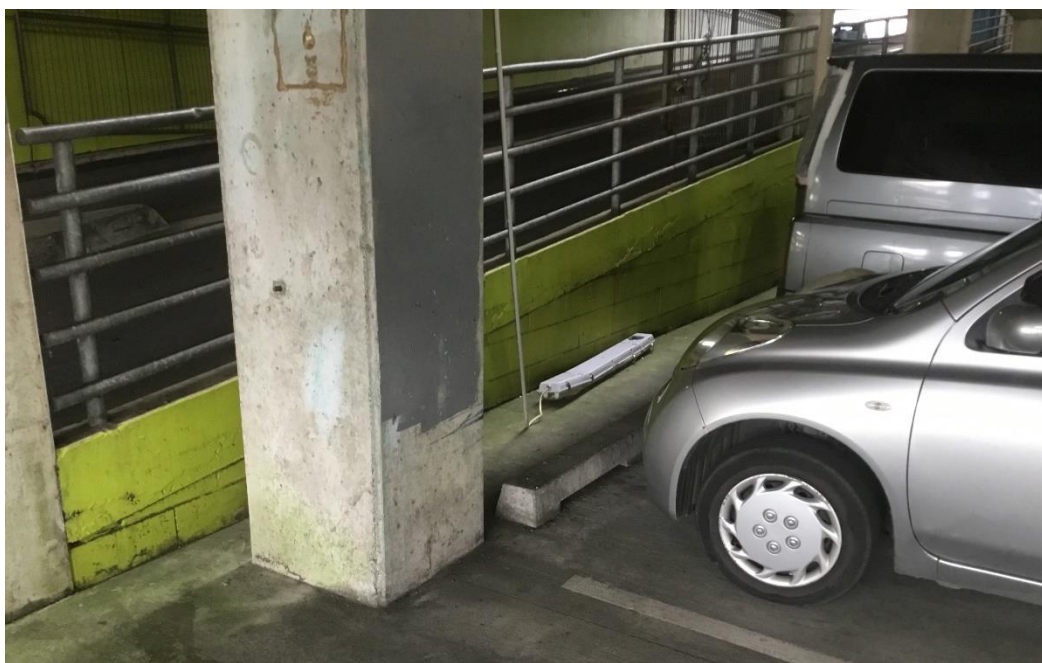
- New opportunities are being explored to expand further space for vehicle security and rental vehicle services.
- The MET service has agreed in principal to relocate to a new area on the airport. Discussions are underway and will provide time to allow for budget and plans to better use the prime space currently being used adjacent to the terminus.
- The Runway is planned to close on Tuesday 11 September from 1200 to 1400hrs and again on Wednesday from 1200 to 1630hrs to allow for seal repairs to the runway surface and to upgrade the line markings. Appropriate communications to all affected parties are in place. No impact to existing services is expected.

## Housing First Initiative

Council staff met with a private developer who is working with The Ministry of Social Development to build new housing stock. A cross Council team is providing assistance to ensure a coordinated approach. A resource consent application is expected in the following weeks.

## Central City Car Park

Reports of broken light fittings initially thought to be a result of vandalism have been investigated to reveal a combination of corrosion and gravity. Using onsite security cameras, images reveal two light fittings falling of their own accord, from the ceiling of the building, in the ground parking area off Robert Street access. Contractors have isolated the fittings and will assess the remaining lighting fittings as a priority of public safety.





## Strategy

### Active Recreation and Sports Strategy



A survey is currently being promoted to help inform the Active Recreation and Sports Strategy. As of the end of August we have received over 347 survey responses from our community, 82 responses from organisations and clubs and 23 responses from schools. A summary of this feedback will be presented to Councillors as this project progresses.

### City Centre Plan / City Core Precinct Plan

Following a workshop with Councillors on 31 July, staff have engaged with the business sector through a workshop held on 4 September. 40 people attended and engaged with Staff and Councillors on issues such as key projects, land uses and development opportunities. Staff are also working with the Youth, Positive Aging and Disability Advisory Groups.



A walking tour of the City Core for Councillors to look at key sites and projects is being organised for 13 September.

Staff are also working with teams in Community Development, Venue and Events, Roading, Communications and Infrastructure on a programme of tactical urbanism opportunities for the 2018/19 summer season.

## **Annual Report and Residents Survey**

The residents survey was presented to Council on 30 August 2018. The annual residents survey for 2017-18 will support this year's Annual Report and give a snapshot of the public perception of our organisation 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.

## **Climate Change Strategy**

A draft of the Whangarei District Council Corporate Sustainability Strategy will be presented to Councillors for feedback at the September Scoping Meeting. This strategy has been developed with input from across Council and in particular from our Infrastructure Teams.

## **Alcohol Control Bylaw**

The SOP and Draft Bylaw were approved for the purposes of consultation at the Council Meeting on 30 August 2018. Consultation will begin on 5 September and close on 5 October 2018. Hearings are scheduled for 16 October 2018.

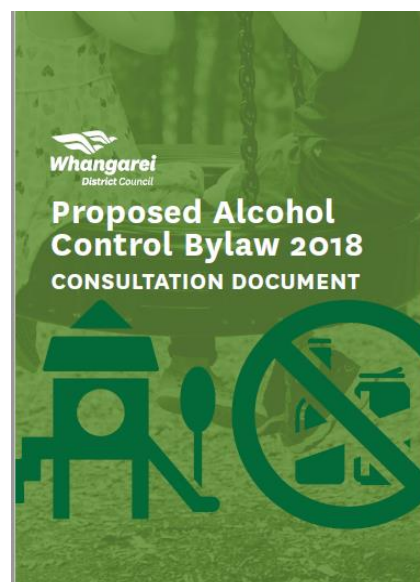
## **Class 4 Gambling Venue Policy and Board Venue Policy**

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.

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

Following the presentation to Councillors at the August Scoping Meeting, work is now underway on Future Development Strategy which will incorporate a review of Sustainable Futures 30 / 50.

A cross-council steering group has been established to drive the project forward. Staff are busy researching and reviewing data to help inform the project. An update will be provided to Councillors in October.



## **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 a Briefing on 26 September.

## District Plan

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

Environment Court mediation continued in August with staff focusing on site specific zoning and rural subdivision rule appeals. Appeals are progressing at various stages:

Approved Consent Orders	Date Approved
Mojo Trust (site specific zone appeal)	9 July 2018
Fonterra (SIRE provisions)	23 August 2018
Brown (site specific zone appeal)	28 August 2018
Consent Orders Lodged with Court	Date Lodged
Reyburn and Bryant/Landowners/Dennis Scott (RCE boundary adjustment rules)	3 September 2018
Winstone Aggregates & Golden Bay Cement, divisions of Fletcher Concrete and infrastructure ltd/ Landowners/Royal Forest & Bird Protection Society	7 September 2018
Consent Orders Circulated to Parties for Signature	Date Circulated
Winstone Aggregates & Golden Bay Cement, divisions of Fletcher Concrete and infrastructure ltd (Overburden policy)	3 September 2018

### Urban and Services Plan Changes

Pre-notification consultation on Plan Changes 88, 109, 115 and 136 has closed. Feedback has been received through Facebook comments, comment forms and online survey results. Staff continue to have meetings with major stakeholders to look into more detailed feedback.

### PC134 Designations

Formal notice has been sent to requiring authorities to inform them of the plan change draft. Pre-consultation has been commenced with hapu with presentations to Te Karearea and Te Huinga.

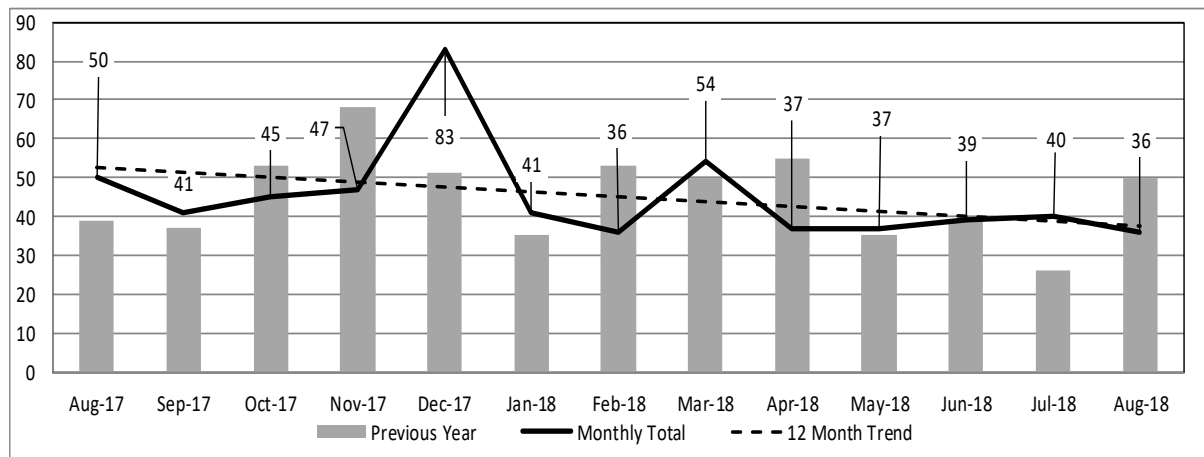
### PC141 Ecosystems and Indigenous Biodiversity

Memorandum of Understanding has been signed by FNDC and KDC to jointly procure an ecologist to identify significant natural areas, in accordance with the RPS. Procurement process has commenced.

## Resource Consents

### Resource Consent Processing

Following an increase in application numbers during July, August has seen a reduction in numbers when compared to last year (dropping from 50 to 36). This is not unexpected during the winter months and it should be noted that 6 boundary activities were received which previously would be included in the resource consent application numbers.



### Subdivision

Subdivision applications equated to half of the total number of applications. The applications are a mix of rural and residential proposals with no large-scale proposals being received.

### Landuse

Landuse applications made up 50% of the total number of resource consents for the period.

These include a wide range of activities, including a 19-lot eco-village at Cross Street, Regent. It is noted that the pre-hearing meeting (pursuant to s99 RMA) in relation to an application for a motel at Whangarei Heads (held during June) did not reach agreement and as such the matter is being scheduled for hearing.

An application for a notice of requirement by NZTA for the roundabout at State Highway 1 & Loop Road has been received and is being processed. An application (to NRC & WDC) by Whangarei Harbour Marina Management Trust for a new marina in the Whangarei Harbour is currently being publicly notified.

There were no hearings held during August and no decisions released by Commissioners on earlier hearings.

### Other Permissions

Six applications were received for permitted boundary activities, two outline plans of works (for designated sites) and one liquor licence certificate. (Note these are not included in the charted statistics).

### Pre Lodgement Meetings

This new reporting line was introduced in May. Pre lodgement meetings are held with applicants prior to the lodgement of applications.

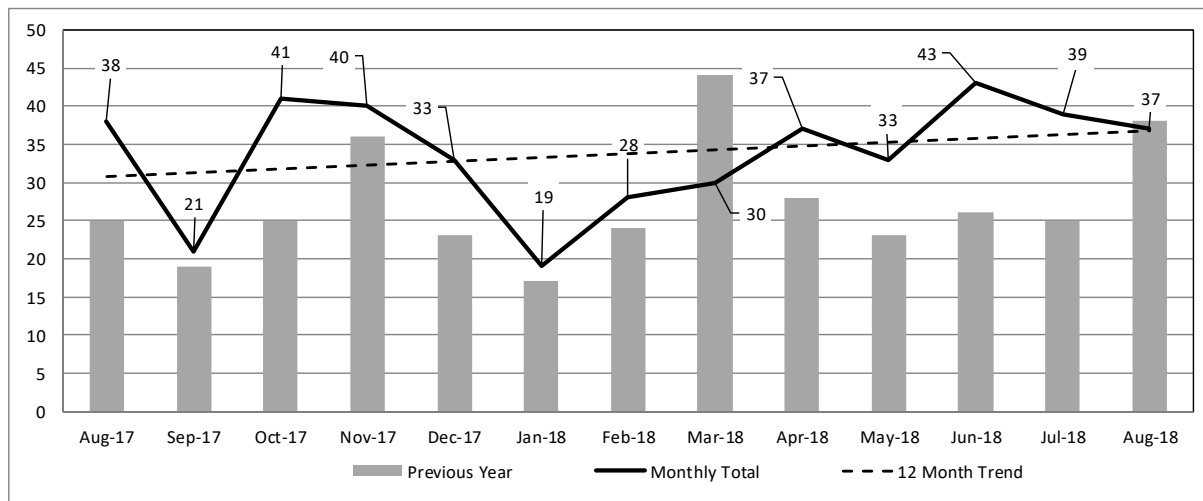


The purpose of the meetings (whilst optional) is to engage early with applicants to discuss any relevant issues prior to lodgement.

These meetings are multi-disciplinary and cross departmental. In the year to date staff have attended 53 meetings with applicants, with six meetings in August.

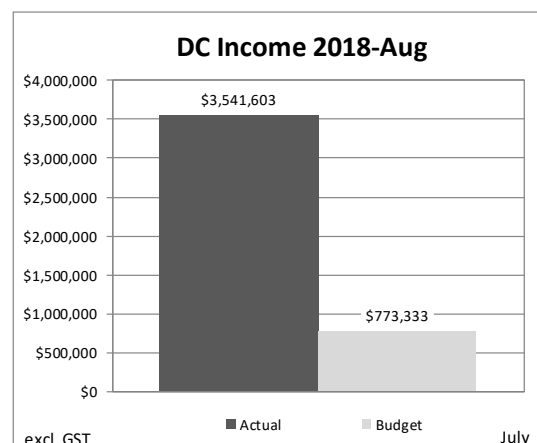
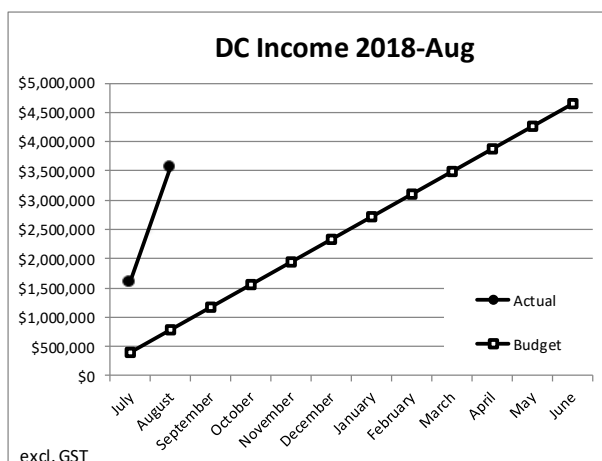
## Post-Approval

August saw the continued high activity in post-approval applications, being somewhat unusual as activity generally reduces during the winter months. Again, this reflects the high current demand for vacant house sites.



## Development Contributions

The preliminary end of August DC income is \$3.5M, well above predictions. Two multi-lot developments, one in Waipu (19 lots) and Kamo (42 lots) mostly contributed to this month's total (\$1.9M). 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 appeals have been lodged during August.

## Building Department- 30 July – 31 August 2018

### Building Enforcement update

Council proceeded to take legal and enforcement action on 29 June 2017 against the owner of an unlawful building. This was to ensure the right balance between is met between the Building Act 2004 and the interest of the public. The charges have now been withdrawn as the owner has made significant progress in the compliance of this building.

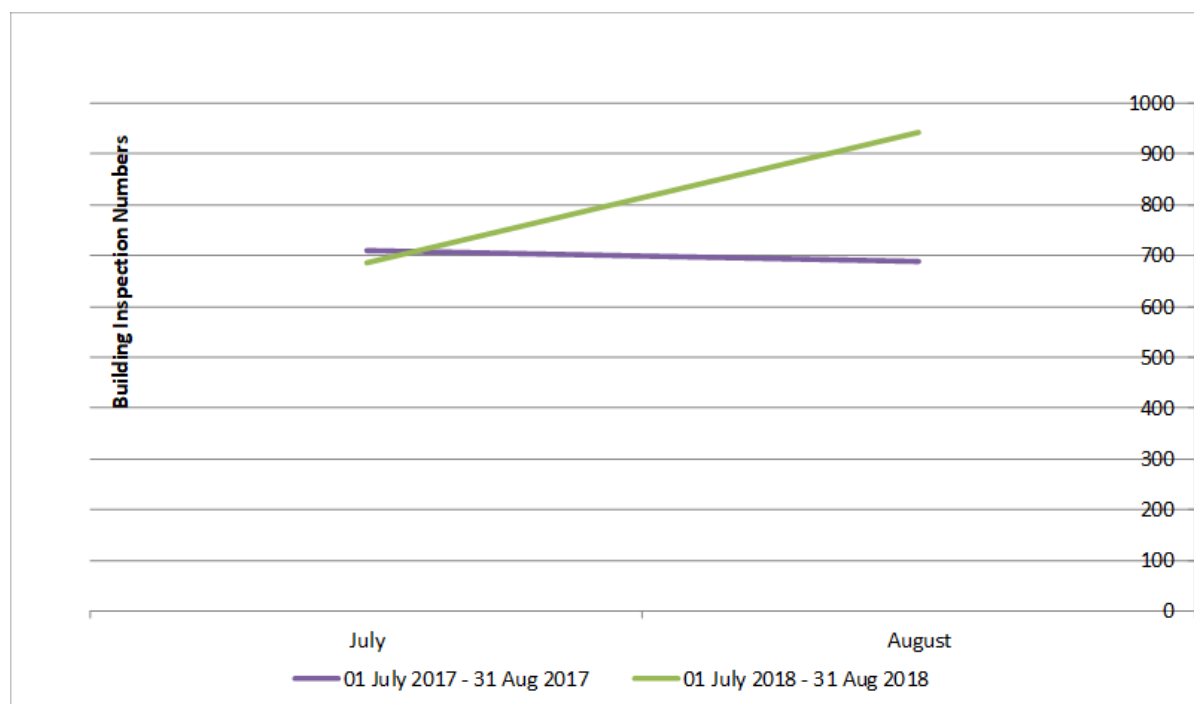
### Building Consent Processing

Building consent applications have continued to show a steadiness in activity. The number of consents issued within timeframe has remained high at 95%. LIMs timeframes are substantially compliant at the 10-day requirement whilst the PIMs are under pressure against the 5-day internal KPI. Inspection delivery is exceeding the Annual Plan requirement of 98% and is at 100%.

Performance Indicators		July	Year's Average To Date
Building Consents	Issued In 20 Days	95%	94%
LIMs	% Within 7 Days	93%	91%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	68%	80%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	100%

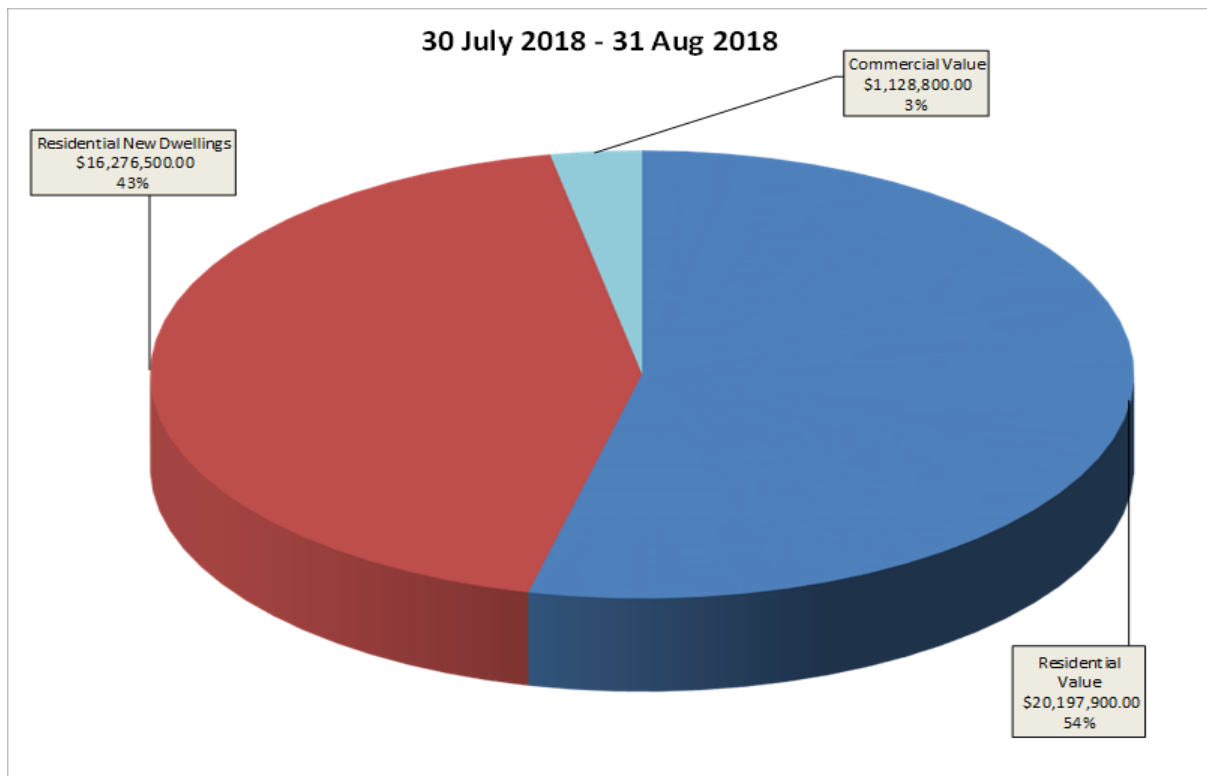
### Inspections

Inspection numbers increased and whilst we are meeting the timeframes, the team is under pressure. Please note the graph represent the new financial year only.



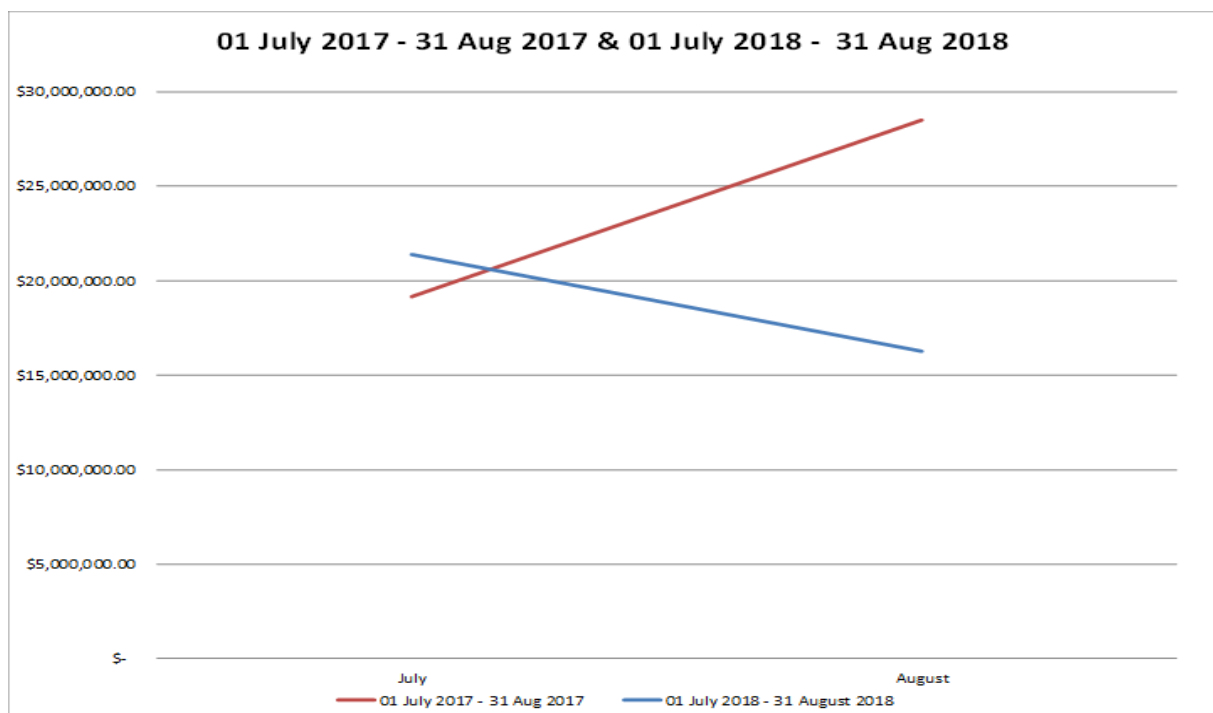
## Residential and Commercial trends

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



## New Dwelling Financial Trends

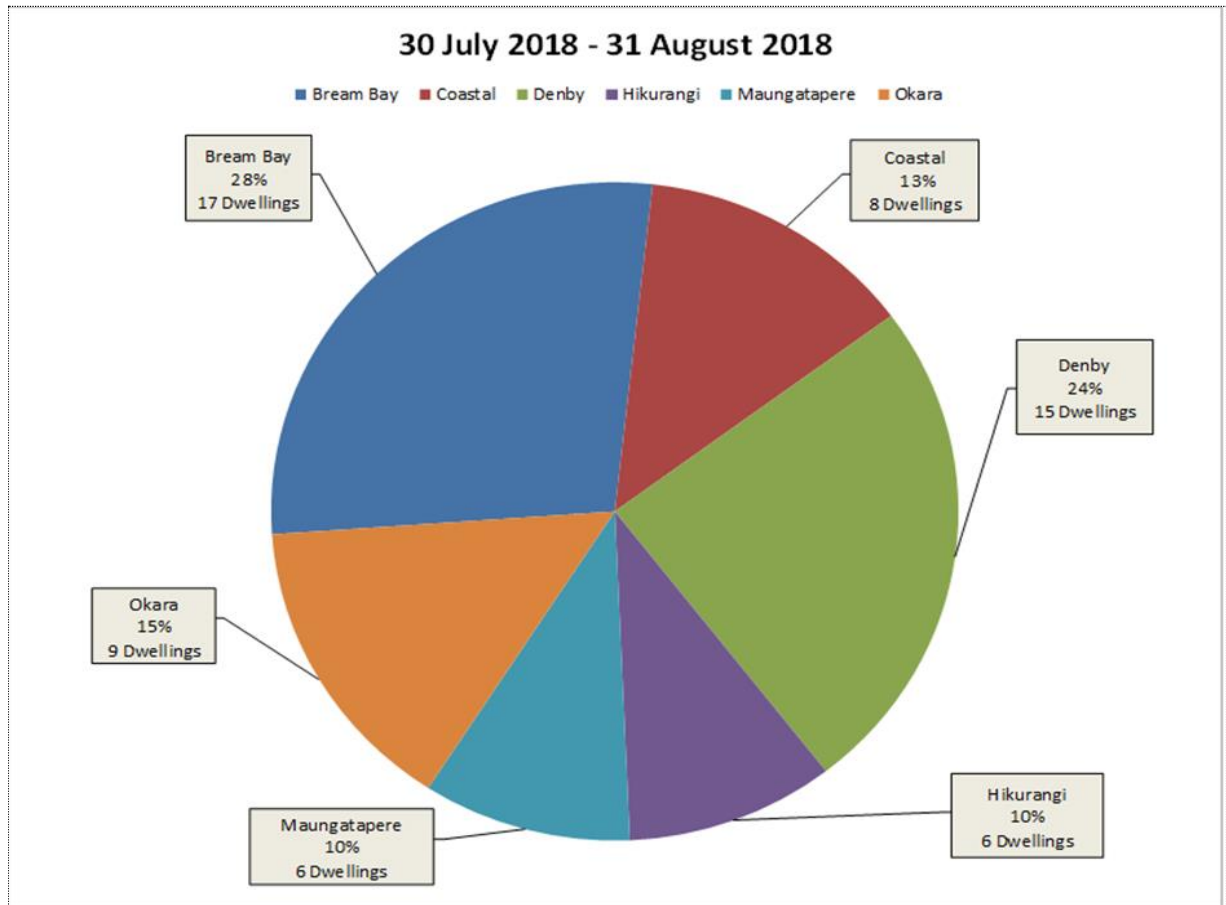
New dwellings have seen a winter's lull, however there is a large amount of enquiry around large lot development and Whangarei and activities related to the Kiwi Build scheme. Please note the graph represent the new financial year only.



## New Dwelling Geographical Trend

The typical area pattern has seen a settling with a minor percentage shift.

- Bream Bay has shifted from 30% to 28%
- Coastal has shifted from 24% to 13%
- Denby has increased from 15% to 24%
- Hikurangi has increased from 9% to 10%
- Maungatapere has shifted 16% to 10%
- Okara has increased from 12% to 15%.



## Health and Bylaws

### Implementation of the new Fire and Emergency New Zealand Act 2017 in our district

As from 1 July 2018, the “Fire and Emergency NZ Act 2017” (the Act) came fully into effect and as a result Council had to revoke its “Fires in the Open-Air Bylaw 2015”. At the time, Councillors requested feedback on how this transition worked and might have impacted on our customers or operational requirement, in general.

Historically and from a Regulatory Compliance point of view, there were mainly three aspects to our previous Bylaw and the new Act that required consideration, these are:

- 1. Fire Seasons (generally the management on when fires can and cannot be lit)**
- 2. Fires in the open (generally how fire hazard complaints are being dealt with)**
- 3. Smoke or ash nuisances (generally how these nuisances are being dealt with)**

As of 1 July 2018, Fire Emergency NZ (FENZ) will continue to deal with 'Fire Seasons', by assessing and issuing permits, as deemed appropriate. Council staff will not be involved with this.

Prior to 1 July 2018, Council received fire hazard or risk complaints from the public, which were then referred to our Regulatory Services Contractor, Armourguard for initial assessment and liaison with FENZ's predecessor. Where the assessment confirmed a fire risk, WDC under the Bylaw wrote to the property owner, requesting the removal of the risk. This process was complicated and time consuming and often did not achieve the desired outcome.

As of 1 July 2018, FENZ directly are dealing with all these matters and have clear processes in place on how to deal with these. In addition, FENZ and WDC developed and finalised processes on how to deal with public complaints, especially those where we are their first point of contact. In such cases, customers will be given the option of either contacting FENZ directly, or giving the relevant details to our Call Centre staff, who in turn will forward this to FENZ, via the agreed channels. In future, Armourguard will have no role to play here.

A few historic (alleged) fire risk properties remain on our database, based upon earlier complaints and these will now be referred to FENZ for their future assessment and action as deemed appropriate. Historically, WDC received numerous complaints about overgrown and unsightly properties, where complaints allege that the conditions on-site were either a fire risk and/or a public health nuisance, due to the alleged presence of vermin or the dumping of materials. It is anticipated that this will continue.

These complaints will continue to be assessed by WDC's, Environmental Health Officers (EHO's). Where there are assessment points to a potential fire risk, these will be forwarded by the EHO to FENZ. Where the assessment reveals a public health nuisance, these will be dealt with by the EHO under the provisions of the Health Act. The difficulty with these however is proving that the conditions are posing a public health risk and can be addressed under the Health Act, or pose a fire risk under the FENZ Act that will result in the removal of the risk and therefore the eyesore.

The public seemed to have the perception that if a property is overgrown and unsightly, it must be a public health or fire risk, which is not necessarily the case. For both FENZ and EHO's, the challenge will be to manage these unrealistic expectations.

In relation to ash and smoke nuisances, it has been agreed by all three Northland District Councils and the Northland Regional Council (NRC), that NRC under their Regional Air Quality Plan remain best positioned to continue to deal with these matters, going forward, as was the case previously. Historically, WDC received very few such complaints and had very little dealings with either smoke or ash, this is deemed to continue in future.





# Invest in Tai Tokerau Northland New Zealand

Tai Tokerau Northland Regional Investment Prospectus



## NorthlandInc

Growing Northland's Economy  
Kia tupu ai te ōhanga o Te Tai Tokerau



## Te Tai Tokerau: the northern tide

Te Tai Tokerau - the Māori name for Northland, meaning 'the northern tide' - is the heartland of the Ngāpuhi tribe, the largest tribe in New Zealand.

The Tai Tokerau region was the first area in New Zealand settled by Māori, and subsequently Europeans, because of its location at the northern-most tip of New Zealand and the advantages presented by its natural resources and temperate climate.





# Invest in Tai Tokerau Northland

**Tai Tokerau Northland is a region primed for investment - a place that encourages new ideas and inspires growth.**

Tai Tokerau Northland is quickly developing a global reputation as a highly desirable place in which to invest. With unique competitive advantages across a variety of industries, and significant untapped productive potential, Tai Tokerau Northland has much to offer investors.

Regarded as the 'birthplace of the nation', Tai Tokerau Northland is New Zealand's only sub-tropical region. Its climate and long coastline offer natural advantages for high quality forestry and aquaculture production.

Tai Tokerau Northland offers a diverse range of investible opportunities derived from its primary and manufacturing sectors, with potential to build on existing strengths and create new value from the region's resources.

Timing has never been better to invest in Tai Tokerau Northland, with an absolute dedication from regional government to harness the potential of this beautiful region, and deliver prosperity to all who live and invest here.



# Tai Tokerau Northland – a region with a bright future

**Tai Tokerau Northland is a region with a rich history, and a very bright future. At the northernmost tip of New Zealand, the region boasts some of New Zealand's most valuable natural assets, with a subtropical climate, fertile land, and some of the world's most beautiful coastline.**

Tai Tokerau Northland features a diverse and buoyant economy, offering a wide range of opportunities for investment.

Traditionally, the leading economic industries in Tai Tokerau Northland have been based around agriculture, horticulture, forestry and tourism. There is huge untapped potential to further strengthen these areas, in addition to other industries such as aquaculture, construction, manufacturing, digital and marine industries.

Sights are firmly set on maximising the economic potential of all productive industries in the region, and Tai Tokerau Northland has a great deal to offer to both individual and company investors.

## Support for investors

Northland Inc is the region's economic development agency, and aims to provide vision, aspiration, leadership and unity of purpose in sustainable economic development for Tai Tokerau Northland.

Northland Inc aids investors and businesses by sharing regional knowledge, conducting investment analyses, helping to identify opportunities, developing funding applications, promoting sector development, providing enterprise support to increase the capability and resilience of businesses in Tai Tokerau Northland, and assisting innovation at a business level.

## Fast Facts

- Land area of 1.25 million hectares (approximately 3 million acres).
- Regional population of over 175,400, with an average annual growth rate of 2.3%.

**Buoyant regional economy worth \$6.046 billion in the year to March 2017.**

- Strong economic growth of 3.3% in 2017.
- Robust economic profile with strengths in a variety of sectors.
- More than 20,000 businesses creating employment for over 69,000 locals.
- A skilled workforce, with nearly 20,000 employees in highly skilled jobs.
- Estimated export value of \$2.57 billion in the year to March 2017.
- New Zealand's only oil refinery is located in Tai Tokerau Northland.
- Tai Tokerau Northland is home to New Zealand's newest, deepest and closest port to international markets.

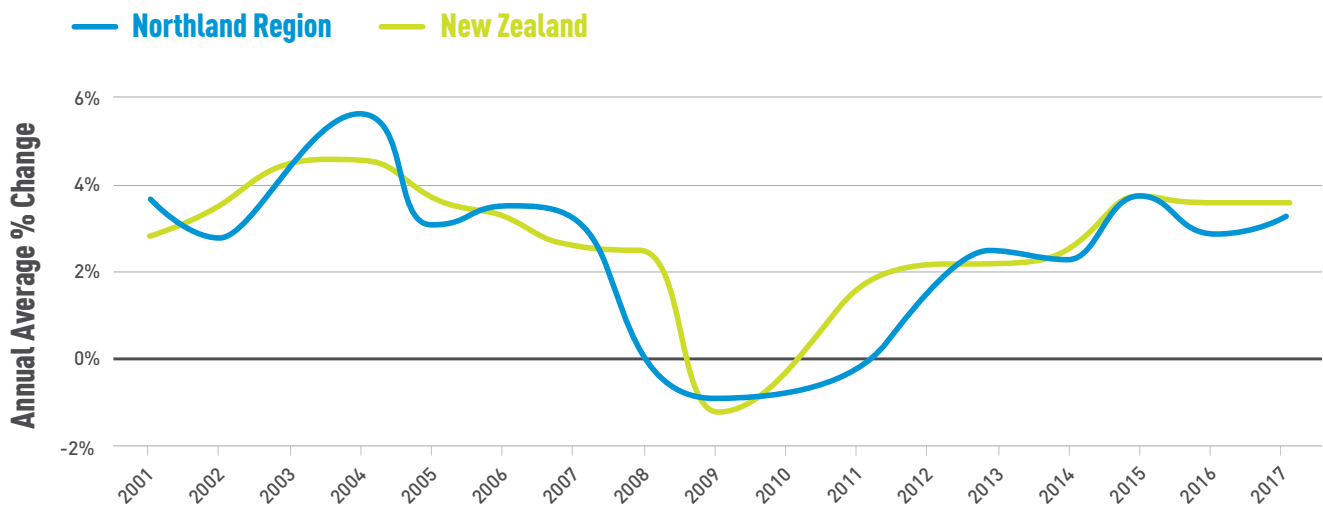
**1.951 million guest nights recorded in the year to December 2017.**

- Annual visitor expenditure of \$1.106 billion in the year to December 2017.
- Affordable housing, high standard of living and unrivalled lifestyle.

## GDP 2017



## GDP Growth



New Zealand consistently ranks highly in the world for ease of doing business, and is currently first in the world for protecting minority investors, and lack of corruption. New Zealand provides a safe, stable and secure environment in which to do business, with comparatively low developed-country business costs, and a straightforward, business-friendly taxation system. Its labour costs are extremely competitive for a first-world country with a highly skilled and educated workforce.

Tai Tokerau Northland combines New Zealand's support for capital development and investment, with a naturally more laid back lifestyle that encourages a great work-life balance.



# Geographic profile

**The Tai Tokerau Northland region covers 13,789 square kilometres, extending from the Kaipara and Mangawhai harbours in the south to Cape Reinga in the north. There are 10 harbours, 3,200 kilometres of coastline and the region is less than 100 kilometres wide at its widest point.**

Tai Tokerau Northland is the only sub-tropical region in New Zealand, and has a low population density, providing both space and favourable growing conditions for pastoral farming. Over 50% of the land is in pasture, 10% in forests and close to 0.5% in orchards and crops.

With an extensive coastline, Tai Tokerau Northland has long-standing strengths in boatbuilding and marine engineering, as well as fisheries and aquaculture.

The region is comprised of three local authorities, together with the Northland Regional Council.

## Far North

The Far North is a world class tourist destination, whose population is estimated to double over the summer months with the influx of visitors. A vibrant tourism industry is complemented by strengths in agriculture and horticulture - particularly orchards and vineyards.



## Whangarei

Whangarei is the largest of Tai Tokerau Northland's three districts in terms of population, and home to New Zealand's northernmost city. The economic hub of the north, Whangarei boasts New Zealand's only oil refinery, and Northport - the country's closest port to international markets.

## Kaipara

Kaipara falls predominantly on Tai Tokerau Northland's west coast, and is a land of rolling farmlands, fringed with spectacular bays and beaches. Farming is the main industry here, with dairy, meat production and kumara (sweet potato) all featuring heavily.



**Flight times:**

Auckland Airport - Whangarei Airport ..... 35 min

Auckland Airport - Kerikeri Airport ..... 45 min

Auckland Airport - Kaitiaki Airport ..... 1.05 hrs

**Drive times:**

Auckland Airport - Whangarei (177km) ..... 2.5 hrs

Auckland Airport - Paihia (246km) ..... 3.5 hrs

Auckland Airport - Kaitiaki (329km) ..... 4.5 hrs

*Times are approximate***Key**

CITY

TOWN

STATE HIGHWAY

ROAD

AIRPORT





# Tai Tokerau Northland's investment advantages



Tai Tokerau Northland's growing economy is founded on the region's abundant natural resources, with primary industries and tourism being the major contributors to revenue.



## Tai Tokerau Northland has several key assets that drive economic success. These include:

- Fertile soils across the region, combined with warm summers, mild winters and reliable rainfall, create ideal conditions for agriculture, horticulture and forestry.
- Stunning bays and beaches, unique flora and fauna, and an abundance of attractions make Tai Tokerau Northland a world-class tourist destination.
- Bordered with Auckland, Tai Tokerau Northland is well placed to access all that New Zealand's largest city has to offer.
- Effective transport and distribution networks ensure fast, reliable transport around the region, and to and from international airports and shipping ports.
- Three domestic airports in Whangarei, Kerikeri and Kaitiaki, serviced with frequent daily flights, connect Tai Tokerau Northland with Auckland and the rest of the country.
- \$33.8m roll-out of Ultra-Fast Broadband to 19,000 premises in Whangarei, and continuing across Tai Tokerau Northland, allows businesses in the region to connect with domestic and international markets like never before.
- The Rural Broadband Initiative (RBI) will give 53.5% of Northlanders access to ultra-fast broadband by the end of 2023.
- The US\$350 million Hawaiki Cable landed in Mangawhai, Northland in 2018. The new submarine fibre optic cable vastly improves connectivity between New Zealand, Australia and the United States.
- Improved digital connectivity throughout the region provides the basis for developing Tai Tokerau Northland's digital and emerging technology economies further.
- Northport in Whangarei is New Zealand's deepest port, and offers unrivalled access to international markets.
- Whangarei is home to New Zealand's only oil refinery, and the country's leading supplier of oil products.
- An abundance of zoned, consented and serviced land is available for development, including 185 hectares of industrial land at Marsden Point, close to New Zealand's only oil refinery and northernmost multi-purpose port facility.
- Renewable energy from the Ngawha geothermal power plant in the Far North delivers a reliable power supply that currently meets around 70% of the region's electricity demands, and a major expansion project is already underway to more than double the current capacity of the plant.
- Whangarei - New Zealand's northernmost city - is a valuable service and support centre to a range of industry sectors in Tai Tokerau Northland.
- The National Institute of Water and Atmospheric Research (NIWA) Bream Bay Aquaculture Park is home to the largest team of aquaculture specialists in New Zealand.
- The Plant & Food research facility at Kerikeri is known worldwide for its innovative kiwifruit breeding programme.
- NorthTec, the region's tertiary education institute, provides training in a range of industry sectors, at several centres throughout Tai Tokerau Northland.
- A skilled workforce, with highly competitive labour costs, plus an active drive by local government to encourage more people to move to the region to fill skill gaps.
- Dedicated government financial and logistic support for the recruitment and training of staff, and in-region skills based training for a range of key sectors.

## Planning for growth

The Tai Tokerau Northland Economic Action Plan, launched in February 2016, focuses on a group of projects that will have a significant positive impact on Tai Tokerau Northland's economic growth and social wellbeing. The projects in the Action Plan are aimed at supporting and leveraging private sector investment, with the top priorities being transport, digital infrastructure, skills and capabilities and water resources.

Support for growth and development from regional and territorial government will continue to build even more competitive advantages into the Northland economy in years to come.

# Tai Tokerau Northland's infrastructure & capabilities

## Workforce

Tai Tokerau Northland's local labour market offers access to a highly skilled and stable workforce, widely regarded for their creativity and innovation. Skill gaps in the workforce are being actively addressed by local government, with drives to encourage more skilled workers to move to the region.

## Education

Tai Tokerau Northland is predominantly made up of rural areas with small, high-achieving schools. Larger schools in the more populated areas of Whangarei and Kerikeri provide extensive modern facilities, and private education options are also available.

NorthTec is the region's largest tertiary education provider, covering a multitude of subjects and offering over 100 courses. NorthTec is government owned and works closely with local and national employers providing quality vocational training at six campuses across the region.

## Health

The Tai Tokerau Northland region has an excellent health system in place. Services are well distributed with the main hospital in Whangarei and peripheral hospitals in Kaitiāia, Kawakawa, Hokianga and Dargaville. The region is also serviced by 41 general practices and eight Māori health providers.

## Lifestyle

Tai Tokerau Northland offers its residents a less stressed working environment, with time to enjoy this incredible region, and many skilled workers relocate to the region to enjoy the lifestyle Tai Tokerau Northland offers. Short commutes, low population density, affordable land and housing, and close proximity to world class beaches make Tai Tokerau Northland an enviable place to live.

**NorthTec is the  
region's  
largest tertiary  
education  
provider**



**World class  
beaches**





Refining NZ have recently completed a

**\$365m**

upgrade

53



## Land availability

There are significant areas of undeveloped or under-utilised land throughout Tai Tokerau Northland. These provide enormous potential for primary production, through a combination of establishment, intensification or diversification of activities.

Marsden Maritime Holdings has 185 hectares of industrial land available for development at Marsden Point, with ready access to Northport - New Zealand's northernmost multi-purpose port, and in close proximity to New Zealand's only oil refinery.

A further 101 hectares at Port Nikau - site of the former Port Whangarei - is available for both harbourside commercial and waterfront residential development. The site boasts over four kilometres of coastline, access to deep water, close proximity to arterial routes, amenities and facilities including industrial buildings and large commercial wharves.

## Energy

With the advantage of a locally based power station in the Far North, Tai Tokerau Northland enjoys a reliable source of renewable energy. Currently around 70% of the region's power is generated by the geothermal field at Ngawha, and a major expansion is underway to increase output from 25 MW to 81 MW to meet the growing future demands of the region.

## Water

Tai Tokerau Northland benefits from reliable rainfall, and local government works with the community to protect the region's fresh water resources, ensuring clean water is available for agriculture and horticulture operations. Plans and policies are set in place to manage water resources with the aim of improving water quality for future generations.



## Connectivity

There is a collective desire to increase digital capability across Tai Tokerau Northland. With support from local and central government, the region's businesses and communities are working together to take advantage of new Broadband infrastructure. The Northland Digital Strategy sets out a vision of Tai Tokerau Northland in 2025 being digitally connected, using globally competitive technologies by a digitally literate workforce.

Whangarei was the first city in New Zealand to be fully-fibred under the Government's Ultra-Fast Broadband initiative. The project, carried out by Northpower, has delivered Ultra-Fast Broadband to thousands of people in the Whangarei community, including 1,700 businesses, 200 healthcare providers, 26 schools and two hospitals.

A \$33.8 million second phase roll-out of Ultra-Fast Broadband to 29,000 premises in Whangarei, and 20 other Tai Tokerau Northland towns over the next six years, is currently underway.

Additionally, the Hawaiki Cable, which landed in Tai Tokerau Northland in 2018, creates an attractive investment opportunity to develop international data processing centres for Australia, Asia and the United States, and develop the region's digital economy.

## Transport

Tai Tokerau Northland is served by a good road connection to the country's State Highway network. Whangarei is just two hours' drive from Auckland, and frequent daily flights from the region's three domestic airports connect travellers quickly and conveniently with the rest of the country, and New Zealand's gateway to the world.

The Bay of Islands Airport at Kerikeri is currently undergoing a substantial upgrade, boosted by a \$1.7 million investment from the New Zealand Government's provincial growth fund.

With expectations that both heavy freight and tourism activity in Tai Tokerau Northland will increase in coming years, plans to upgrade the region's State Highway network will ensure safe and resilient transport connections for all road users.



**Whangarei was the first city in New Zealand to be fully-fibred under the Government's Ultra-Fast Broadband initiative**

## Māori in the Tai Tokerau economy

Māori are a significant part of the Tai Tokerau economy. Tai Tokerau Northland has a large and youthful Māori population who comprise almost 30% of the region's population (relative to 14% for New Zealand) and are projected to increase to 33% by 2021.

Māori are significant participants in farming and forestry in the region, with almost 140,000 hectares of land held under Te Ture Whenua Māori 1993 (The Māori Land Act). Māori in the region are also entrepreneurial and have a higher rate of self-employment than Māori in other parts of the country.

Current and forthcoming Treaty of Waitangi settlements will provide Māori with further opportunities to realise their aspirations for sustainable prosperity and wellbeing for generations to come, as well as for the broader economy. Tai Tokerau Northland's Māori asset base was estimated at \$2.4 billion in 2012 and will continue to grow as Treaty settlements are finalised. Settlements include future co-management of natural resources.



## Funding, investment & support

Northland Inc works with key industry sectors in Tai Tokerau Northland to facilitate value-added activities and value chain improvements, increase exports and provide business, job and investment opportunities.

Administered by Northland Inc, The Landing Pad is an initiative designed to bring private enterprise and investors together in Tai Tokerau Northland. The Landing Pad works with a portfolio of investable opportunities and actively promotes them to potential investors from New Zealand and overseas.

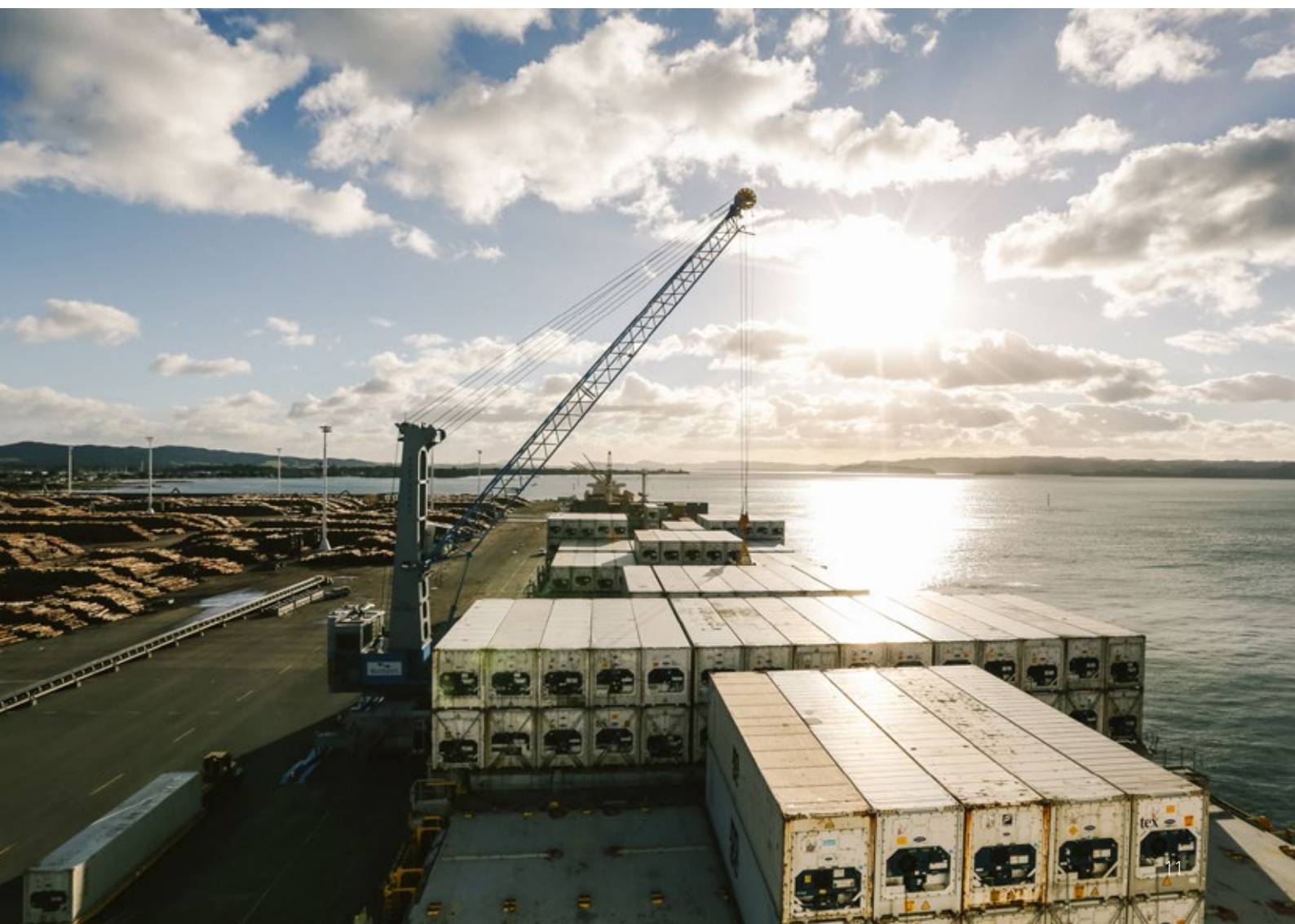
The Landing Pad supports investment in Tai Tokerau Northland by facilitating introductions, providing quality advice, sourcing market information, and promoting Tai Tokerau Northland capabilities. The initiative works to build investable opportunities in Tai Tokerau Northland by providing businesses with assistance to get investment-ready, and supporting them through the process of finding and securing investment.

## Import/Export

Northport, situated at Marsden Point near Whangarei in Tai Tokerau Northland, is a deep-water commercial port. It is the New Zealand's northernmost multi-purpose port and the closest to international markets.

Northport is New Zealand's newest port, designed and built as a flexible, multi-purpose facility to cater for a wide range of cargoes and their associated vessel types. Plans to expand the port's container facility are currently in development.

With 180 hectares of immediately-available 'green field' commercially-zoned land adjacent to the port boundary, there is a lot to offer importers and exporters looking for room to grow.







# Tai Tokerau Northland for business

**New Zealand's stable economy and political system, reputation for innovation and ease of doing business make it an attractive place to invest.**

**Tai Tokerau Northland combines the benefits of doing business in New Zealand, with advantages based around the region's natural assets, skilled workforce and enviable lifestyle.**

# Key Regional Industry Sectors

## Primary production

Agriculture, horticulture and forestry underpin Tai Tokerau Northland's economy. The region's reliable rainfall, good sunshine hours, quality soils and abundant natural resources create a strong base for primary production and processing.

<b>Agriculture</b>	<b>Page 14</b>
<b>Horticulture &amp; Apiculture</b>	<b>Page 16</b>
<b>Forestry &amp; Wood Processing</b>	<b>Page 18</b>
<b>Aquaculture</b>	<b>Page 20</b>

## Tourism

Tai Tokerau Northland's culture and history, combined with its spectacular and untouched landscapes, make it an appealing tourist destination. With 1.235 million domestic and 716,000 international guest nights in 2017, Tai Tokerau Northland's tourism industry continues to grow.

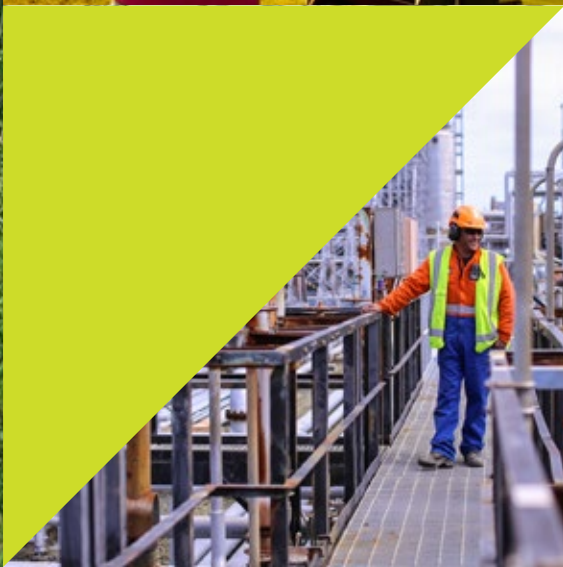
<b>Tourism</b>	<b>Page 22</b>
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## Manufacturing, Construction & Marine Engineering

With its extensive coastline and rich seafaring past, Tai Tokerau Northland is a marine hub, nationally and internationally regarded for its world class boatbuilding and repair capabilities. In recent years, the manufacturing and construction sectors have also become important contributors to the Tai Tokerau Northland economy.

<b>Marine Industries</b>	<b>Page 24</b>
<b>Manufacturing</b>	<b>Page 26</b>
<b>Construction</b>	<b>Page 27</b>

**Tai Tokerau Northland's diverse economy provides opportunities for investment in a wide range of industries.**





## Agriculture

**As New Zealand's only subtropical region, Tai Tokerau Northland's climate offers a key competitive advantage for its agricultural sector, which includes dairy, beef and sheep farming.**

The mild climate and reliable rainfall create ideal conditions for fast pasture growth, giving Tai Tokerau Northland producers the ability to fatten stock during the warmer winter and spring months. These unique factors have seen Tai Tokerau Northland's agricultural sector double productivity in the last 15 years.

Beef farming is important to this sector, and Tai Tokerau Northland is responsible for producing around 20% of New Zealand's beef.

Tai Tokerau Northland boasts two modern processing plants with impressive facilities and output, as well as the biggest blast freezer in the Southern Hemisphere.

Fonterra's Kauri site produces

# 116,000t

of skim milk, whole milk and nutritional powders, specialty butters and anhydrous milk fats (AMF) each year



Dairy farming is an important industry in Tai Tokerau Northland, with the climate again providing a key advantage. Dairy herds in Tai Tokerau Northland enjoy a mostly natural grass-fed diet, with a continued supply all year. This creates opportunities for year-round production, when many others around the country dry off their herds throughout the winter months.

Fonterra's Kauri site in Tai Tokerau Northland was established in 1989 and produces about 116,000 tonnes of skim milk, whole milk and nutritional powders, specialty butters and anhydrous milk fats (AMF) each year.



## Investment opportunities in agriculture

- Significant scope to improve farm productivity through improved farm management.
- Increase investment in research and development to improve pastures and farming methods, and to identify new value-added products.
- Implement 'circular economy' principles to reduce waste and maximise value in the agricultural sector.



Tai Tokerau Northland is responsible for producing around  
**20%**  
of New Zealand's beef

## Horticulture & Apiculture

**Tai Tokerau Northland's subtropical climate and wide diversity of soil types result in a huge selection of crops thriving in the area.**

Tai Tokerau Northland's largest crop is kiwifruit, with around 3.6 million trays of green and gold kiwifruit grown annually. The Plant & Food Research facility in Kerikeri is involved in kiwifruit breeding research that supports the kiwifruit industry nationwide.

The Far North has also become well recognised as one of the world's prime subtropical growing areas for avocados. Tai Tokerau Northland has about 430 of the country's 1,600 avocado export growers, and Tai Tokerau Northland growers produce around 45% of New Zealand's avocado export crop.

Citrus are also very successful in Tai Tokerau Northland, with mandarin, lemons and navel oranges being most popular. Blueberries are a new but rapidly growing fruit crop.





With over 40 vineyards, Tai Tokerau Northland has a reputation for producing award winning wines and increasing demand promises further growth in this industry.

High quality olive oil from Tai Tokerau Northland consistently receives accolades on the world stage.

Tai Tokerau Northland is the largest area in New Zealand for kumara (sweet potato), with red, orange and gold kumara varieties all being produced by a well developed commercial industry.

Most recently, excitement is growing for the potential in apiculture, specifically in producing manuka honey. Honey exports from New Zealand have been growing by 30% per annum over the last 10 years, and the value of exports has been driven by the higher price for 'active' manuka honey. Tai Tokerau Northland produces some of the highest medical grade manuka honey in New Zealand.

The Whangarei Growers Market was the first of its kind in New Zealand and is now the largest. Each week, over 100 local growers supply their produce to up to 6,000 shoppers.



**Tai Tokerau Northland produces some of the highest medical grade manuka honey in New Zealand**

## **Investment opportunities in horticulture & apiculture**

- Opportunities for key sub-sectors, such as avocados, kiwifruit and citrus, to achieve scale.
- Increase value-add through the application of R&D in the region.
- Opportunity to increase production of highly active (medical/nutraceutical grade) manuka honey and potentially establish a collective vertically integrated honey company and/or brand for the region.

**Honey exports from New Zealand have been growing by**

**30%**

**per annum over the last 10 years**



## Forestry & Wood Processing

**Forestry is a well-established and significant part of the Tai Tokerau Northland economy, thanks to the region's warm climate, reliable rainfall and fertile soils.**

The forestry industry in Tai Tokerau Northland predominantly utilises radiata pine - a versatile timber, suitable for a wide range of end uses, from structural to high quality interior finishing and furniture.

The wood produced in Tai Tokerau Northland has an unrivalled reputation for being the highest density - and therefore the strongest - wood in New Zealand. This density is mainly due to Tai Tokerau Northland's warmer climate, which allows trees to grow consistently all year round.

With 190,000 hectares of planted forest, Tai Tokerau Northland has one of the largest pine resources available for processing. This includes logging, saw-milling, wood-chipping, veneer and plywood manufacture.

Only 33% of logs are currently processed locally, so there is a huge opportunity for growth in the sector of finished wood products, from a region already widely acknowledged for the quality of its raw timber.

Forestry land costs are relatively low in Tai Tokerau Northland, with an average cost of \$6,004 per hectare comparing favourably with the New Zealand national average of \$6,744.

The forestry industry in Tai Tokerau Northland enjoys reliable availability of labour in both harvesting and processing, with several processing plants in the region. There is a large resident labour pool, and advanced primary industry techniques are taught through vocational training programmes.

**Northport is  
New Zealand's  
second largest  
export facility for  
forest products**



# 190,000

hectares of planted forest



Reliable renewable energy for the industry is supplied by the Ngawha geothermal field.

Tai Tokerau Northland is also well connected to local and global markets. Northport is New Zealand's second largest export facility for forest products, and the closest port to overseas markets in Asia and beyond. New Zealand's largest local market - Auckland - is readily accessible by road.

Tai Tokerau Northland's exotic timber harvest grew from 2.6 million m<sup>3</sup> in 2011 to 4.2 million m<sup>3</sup> by 2015. This growth is expected to continue before levelling out at about 3 million m<sup>3</sup> from 2023.

There are already four international large scale plantation owners in Tai Tokerau Northland. The region has also attracted global wood processors, such as Juken New Zealand Ltd (JNL), and there is considerable scope for growth in secondary processing.

Globally there are shortages of pine projected. Tai Tokerau Northland's established forestry industry offers a variety of strategic advantages to investors, and is well placed for further growth in the region.

The region's high-density timber, combined with ready access to geothermal energy, makes Northland a compelling location for investment in engineered wood manufacturing and pulp-based processes, using lower grade logs currently exported.

## Investment opportunities in forestry

- Growing the wood processing industry to achieve higher value-add.
- Development of a sawmill and pulpmill facility at Ngawha, with access to geothermal heat and low cost energy from Ngawha.
- Development of an indigenous wood products industry utilising the rich native wood resource that exists in Tai Tokerau Northland.



Only

# 33%

of logs are currently processed locally



## Aquaculture

Aquaculture is the cultivation of seafood in a managed environment, either on shore or at sea. With a decline in wild fish stocks worldwide, there is increasing global demand for high quality farmed seafood.

As one of the world's finest locations for marine farming, Tai Tokerau-Northland is well placed to respond to this demand. Tai Tokerau Northland's aquatic environment is largely free from pathogens and inorganic toxins, meaning locally grown shellfish do not require extra seawater purification before processing - a rare advantage for aquaculture operations and seafood businesses.

**Tai Tokerau Northland's extensive coastline and pure marine environment have established the region as an important contributor to New Zealand's seafood production, providing 10% of the national value of this sector.**

Tai Tokerau Northland aims to achieve 20% annual growth in the aquaculture sector over the next 15 years. This growth will be supported by the National Institute of Water and Atmospheric Research (NIWA) aquaculture research centre in Bream Bay, and by a planned land-based facility for breeding fin fish.

**World's first land-based kingfish farm is under development in Tai Tokerau Northland**

### Tai Tokerau Northland's growing aquaculture industry is focused on four main areas:

- Kingfish farming
- Oyster farming
- Paua (abalone) farming
- Greenshell mussel farming

Tai Tokerau Northland is already responsible for 51% of New Zealand's pacific oyster production, and the majority of New Zealand's Greenshell mussel spat is sourced from Tai Tokerau Northland's 90 Mile Beach. The region aims to double oyster and paua output, achieve a twenty-fold increase in mussel output,

and develop a kingfish industry worth over \$230 million by 2030.

Tai Tokerau Northland's accessible coastal land, 11 sheltered harbours, moderate offshore conditions and mild climate favour the production of high-value temperate-water species. The region also benefits from local processing capacity and its proximity to Auckland and export markets, along with industry and workforce expertise, and New Zealand's reputation for food safety and sustainability.

With perfect conditions and prime position, Tai Tokerau Northland is well placed to capitalise on substantial global demand for seafood and aquaculture products.

## Tai Tokerau Northland aquaculture: new frontiers for innovation and growth

Tai Tokerau Northland is home to the National Institute of Water and Atmospheric Research (NIWA) facility - a world-leading fisheries and aquaculture research centre.

In addition, worldwide demand for seaweed is also booming, with several potential uses ranging from human and animal food products, agar and fertilisers, to biofuel production and carbon capture applications.

NIWA's base at Bream Bay Aquaculture Park is Australasia's largest aquaculture research and production facility. The \$20 million centre boasts New Zealand's largest team of aquaculture specialists, and supports a growing aquaculture industry throughout New Zealand.

The site forms an international hub for aquaculture and marine science research and development, with

NIWA and its partners hosting researchers from universities and institutes throughout the world. It is also where NIWA has developed New Zealand's first on-land kingfish facility.

A recent market assessment has identified sufficient demand for at least 500 tonne of kingfish per annum (the scale of an initial pilot facility) through a combination of domestic restaurants and supermarkets, and offshore buyers.

An investment proposal has been finalised to commercialise kingfish production, with the goal of developing a large scale production facility within the Bream Bay Aquaculture Park. The concept could also be expanded to sea-based farming over the long-term.

With the emergence of an exciting kingfish farming industry and further growth also proposed for mussel farming in Tai Tokerau Northland, the potential is enormous for this burgeoning sector.

### Investment opportunities in aquaculture

- Opportunity to enter the international market for higher value seafood products, by developing a kingfish production facility, initially land-based, with potential for sea-based in future.
- Potential to scale up oyster, mussel and abalone production in the region to take advantage of expected growing demand over the long-term.



Tai Tokerau Northland supplies the majority of New Zealand's Greenshell mussel spat





## Tourism

**The visitor economy in Tai Tokerau Northland is currently the region's largest industry. Tai Tokerau Northland's recorded guest nights now total over 1.9 million annually, making it the country's 6th most stayed-in region. In the year to December 2017, the region's economy benefited from a combined domestic and international tourism spend of \$1.106 billion.**

It is easy to understand why tourism is such a strong industry in Tai Tokerau Northland, when the region has so much on offer. Tai Tokerau Northland is brimming with stunning natural scenery, and with 3,200 kilometres of beautiful coastline, it has a reputation for incredible boating, fishing and diving.

Tai Tokerau Northland has a rich history that ties both Māori and non-Māori people together. The Waitangi Treaty Grounds in the Bay of Islands is the place where the historic signing of the Treaty of Waitangi (between Māori and the British Crown) took place in 1840.

The region also boasts some of New Zealand's earliest surviving European buildings, including some 30 'Category-1' historic buildings. Tai Tokerau Northland is also home to New Zealand's first capital, first sea port, oldest lighthouse and the country's oldest tree.

Tai Tokerau Northland is renowned for its marine attractions and activities. The Bay of Islands is a micro-region of golden beaches, secluded coves and uninhabited islands. It's a world-class hub for boating, sailing, diving and nature tours, among many other activities. Described by game fishing legend Zane Grey as the "Angler's Eldorado", the Bay of Islands is also well known as being a paradise for fishing enthusiasts.

The Bay of Islands also benefits from the rapidly growing cruise ship sector, with 67 cruise ship visits and 100,000 passengers expected in the year to July 2018, bringing in an estimated \$20 million to the regional economy. The area is also set to benefit from a \$5 million investment in wharf upgrades at Paihia, Opua and Russell, from the New Zealand Government's Provincial Growth Fund.

Just to the south, the Tutukaka Coast has been rated as one of the top three coastlines in the world by National Geographic Traveller. The Poor Knights Islands, a total marine reserve, are world renowned for diving splendor, and home to the world's largest sea cave.





Tai Tokerau  
Northland has  
**3,200km**  
of beautiful coastline

Tai Tokerau Northland's exclusive luxury lodges offer an unmatched experience, capitalising on the region's spectacular natural beauty and low population density. There are nearly 400 restaurants and cafes throughout Tai Tokerau Northland, and many of the local vineyards welcome visitors for tasting and cellar door sales. Some of New Zealand's best golf courses can also be found in Tai Tokerau Northland, including the internationally acclaimed tournament course at Kauri Cliffs.

With over 100 well-maintained and easily accessible walks and tracks, awe-inspiring giant kauri forests, wine trails, cycle trails and beautiful beaches, Tai Tokerau Northland's attractions are bountiful and too numerous to list.

The recent development of Northland Journeys - a series of road and water-based journeys around Tai Tokerau Northland - supports strong growth in the region's visitor economy. Northland Journeys delivers a more compelling value proposition for visitors to the region, linking cultural and natural attractions and encouraging authentic visitor experiences throughout Tai Tokerau Northland. The incentive also addresses seasonality and dispersal issues by giving visitors compelling reasons to travel outside of the region's peak visitor times and areas.

## Investment opportunities in tourism

Investment in a number of attractions and facilities currently being scoped or developed, including:

- Substantial upgrade of Peppers Carrington Resort in the Far North
- Manea - Footprints of Kupe Heritage Centre
- Hundertwasser Art Centre with Wairau Māori Art Gallery
- Kauri Coast National Park
- Cape Reinga visitor facility
- Twin Coast Cycle Trail
- Waitangi Mountain Bike Park
- Hihiaua Cultural Centre in Whangarei
- Ngawha Hot Pools





## Marine Industries

**Tai Tokerau Northland has a long-standing reputation as New Zealand's maritime capital. The region is home to one of the largest clusters of vessel building, refit and repair services in New Zealand, second only to Auckland.**

Tai Tokerau Northland's proximity to the rest of the world via established shipping routes also makes it a convenient stop-off for both commercial and recreational vessels from overseas.

Tai Tokerau Northland boasts a marine industry of rare skill and capability. Globally renowned for its shipbuilding capabilities, Tai Tokerau Northland's reputation for excellence has expanded to cover every aspect of the marine industry. The marine industry is a growing contributor to the regional economy, and now encompasses the building, refit and repair of pleasurecraft, superyachts, naval vessels, fishing fleets and barges.

Whangarei, the region's only city, is a recognised boatbuilding and marine engineering hub, with a strong focus on heavier engineering repairs and superyacht refits.

Whangarei is the closest marine engineering precinct to southern cruise routes. A 100 tonne travelift at Port Whangarei Marine Centre is currently the largest travelift in operation in New Zealand, and a new 560 tonne travelift is expected to be operational in 2019.

Whangarei also boasts a 2000 tonne slipway - the largest in New Zealand's North Island. It is therefore well placed to capitalise on opportunities to serve international clients from the United States, Canada and Europe.

Tai Tokerau Northland is also world renowned among the sailing community, featuring predominantly in yachts' itineraries. Around 500 international boats are predicted to arrive in Tai Tokerau Northland each year, representing 95% of all vessels arriving in New Zealand from overseas.





# 500

overseas craft  
arrivals expected  
each year



## Investment opportunities in marine industries

- Potential to take advantage of the current upward trend in the global marine sector, building on the region's reputation for quality, low-cost, innovative repair and refit work.
- Procurement of a large scale travelift with shared access and establishment of suitable hardstand facilities in Whangarei would enable the marine sector to engage in the construction and servicing of more and bigger vessels, including superyachts and ships up to 200 metres.

Opua in the Bay of Islands is New Zealand's first and busiest port of entry for overseas craft, with over 450 vessels clearing Customs there annually. Opua hosts several marine service businesses on a single 10 hectare site, and a 173-berth extension of Opua Marina will increase the capacity of the area to meet demand from additional vessels.

The marine industry in the Bay of Islands will also benefit from planned upgrades to wharf facilities at Paihia, Opua and Russell, supported by \$5 million in funding from the New Zealand Government's Provincial Growth Fund.

Further south, the port of entry at Marsden Cove near Whangarei typically welcomes around 50 visiting overseas vessels each year, and many more overseas vessels visit Whangarei for maintenance and refits. A new 115 berth marina at Okara, Whangarei, is planned for construction in time to take advantage of the influx of vessels expected for the 2021 America's Cup. The marina is expected to provide an ongoing economic impact of \$9.5 million per annum to the region.

Across Tai Tokerau Northland there are hundreds more marine related businesses, a wide variety of skilled labour and additional land available for new business development. Tai Tokerau Northland also has significant salary and property cost advantages. Major investments in haul-out facilities will enable local firms to build and service more and larger vessels, and create further potential for industry expansion.



## Manufacturing

The manufacturing sector plays an important role in Tai Tokerau Northland's economic position, contributing the most of any sector in the region.

Manufacturing businesses are critical to the region's primary industries, turning primary products into manufactured goods. These include processing industries such as dairy factories, meat processing plants, timber mills and cement manufacturing facilities.

Whangarei is home to the only foundry in Tai Tokerau Northland, operated by Circa Marine, providing marine, industrial and general engineering sectors with quality aluminium and steel for a strong manufacturing/trades sector.

Refining NZ, located at Marsden Point is New Zealand's only oil refinery and accounts for around 40% of New Zealand's total energy needs.

### Other notable manufacturers are;

- Culham Engineering, one of New Zealand's largest fabrication facilities.
- SPIIND, providing onsite mechanical and electrical maintenance services to many industries across New Zealand, including oil, dairy, timber, cement, water and engineering.
- Ballance Agri-Nutrients, a major supplier of fertiliser to rural industries.
- McRaes Global Engineering Ltd, New Zealand's leading expert in hydraulics, engineering and controls.
- Hansen Products, design, manufacture and distribute pipe fittings and valves around the world.
- Maintenir, a joint venture that brings together the experience and skills of four companies who share the largest combined engineering workforce in Tai Tokerau Northland, to deliver world class engineering maintenance and project solutions for heavy industry organisations.

Tai Tokerau Northland has a solid manufacturing base across a variety of sectors. Many businesses are now moving to Tai Tokerau Northland to take advantage of the region's lifestyle, new technology, infrastructure and availability of skilled labour for future growth.

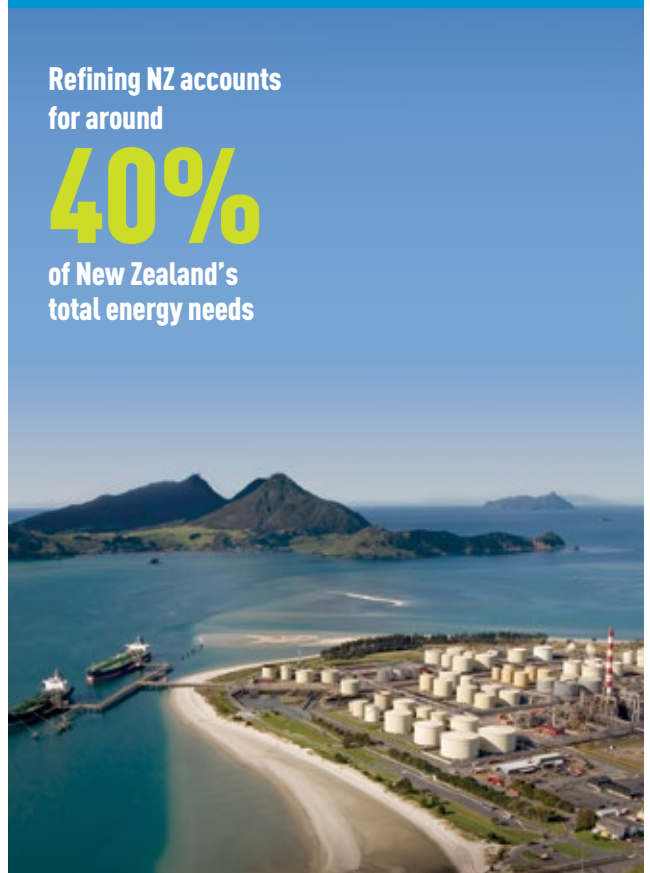
## Investment opportunities in manufacturing

- Tai Tokerau Northland is an attractive place to set up a high-value manufacturing business, with access to highly skilled, innovative and cost-competitive engineering labour.
- With numerous competitive advantages in the marine sector, specific opportunities exist in the design and manufacture of high quality marine products, including electronics, software, sails, hull design, spars and fittings incorporating leading-edge design and materials.

Refining NZ accounts for around

**40%**

of New Zealand's total energy needs







## Construction

Tai Tokerau Northland's growing population, as well as increased demand outside the region, are driving significant growth across the construction industry.

With the regional population growing by 2.3% per annum, demand for residential construction services in Tai Tokerau Northland continues to be high. This is reflected in the recent rise in residential building consents issued, and Tai Tokerau Northland-based construction firms are capitalising on this increased demand.

With the building industry booming across New Zealand - mainly as a result of Auckland's rapid growth, and the rebuild required in Christchurch - an opportunity exists in Tai Tokerau Northland to respond to growing demand, and fill shortages left by increased demand outside of the region.

As Tai Tokerau Northland continues to grow and thrive, the commercial and civil construction industries are expected to gain similar momentum, with the increasing demand for infrastructure and services across the region.

As home to New Zealand's largest cement works in Portland, Whangarei, Tai Tokerau Northland is well placed to respond to regional and national growth in the construction sector.

## Investment opportunities in construction

- Demand for new homes continues to provide opportunities for residential construction companies.
- Tourism industry growth is increasing the need for new hotels and visitor accommodation in the region's tourism hotspots.
- Development of infrastructure and services to meet the needs of a growing population present opportunities in commercial and civil construction.



# Investing in Tai Tokerau Northland? You're in good company.

## Hancock Timber Resource Group (United States)

Hancock Forest Management is the property management subsidiary of the Hancock Timber Resource Group (HTRG), which is the world's largest timberland investment manager for institutional investors.

Hancock Forest Management manages 150,000 hectares of Taumata Plantations Ltd estate in Tai Tokerau Northland. The company is responsible for the day-to-day, on-the-ground timberland management services for HTRG's investors, over approximately 4.7 million hectares across New Zealand and the United States.

## Juken New Zealand Limited (Japan)

Juken New Zealand Ltd (JNL) is a subsidiary of Japan-based WoodOneCo Ltd, one of the largest house-building products manufacturers in Japan. The company has invested over \$700 million into New Zealand.

JNL manufactures high quality wood panels and engineered wood (including Laminated Veneer

Lumber, plywood and panels) as well as solid wood products. These products are all made from trees grown in its own expertly managed sustainable forests. Products are primarily exported to the company's home market in Japan.

JNL manufactures one of its showcase products in its Triboard mill in Kaitaia, Tai Tokerau Northland. Triboard is a three-layered panel with a wood-strand core sandwiched between an MDF outer 'skin', creating a clean-lined panel with high resilience and impact resistance, and with greater stiffness than similar products. JNL also has a veneer mill adjacent to its Triboard mill, which peels logs for worldwide veneer sales.

## Carter Holt Harvey

Carter Holt Harvey (CHH), one of Australasia's leading forest products companies, manufactures laminated veneer lumber (LVL) at its Marsden Point plant. Technology is key in this 30,000 square metre factory, one of the largest and most sophisticated LVL manufacturing plants in the world. CHH also owns a large modern sawmill in Whangarei, as well as a number of other New Zealand and Australian manufacturing sites.





## Exxon Mobil (United States), Chevron (United States), BP (United Kingdom)

New Zealand's only oil refinery is located at Marsden Point, near Whangarei. The refinery provides all of the country's jet fuel, nearly 80% of its diesel and around half of all petrol.

The refinery has recently completed a \$365 million processing upgrade, Te Mahi Hou, which has reduced the refinery's CO2 emissions through increased efficiency and greater yields, as well as lifting refining margins and processing revenues.

Refinery owner Refining NZ is listed on the New Zealand Stock Exchange. BP, Exxon Mobil (trading as Mobil), Chevron (trading as Caltex) and New Zealand's Z Energy Limited are all major shareholders in Refining NZ.

## Vicalsa Group (Spain)

Vicalsa Group purchased the Whangarei shipbuilding and manufacturing operations of Shipco in 2014, forming Shipco 360 in a partnership with New Zealand's Integrated Marine Group.

Shipco 360 focuses on small ship construction as its core business, along with ship repair, field support and backup, and the production of winches and deck equipment under the Shipco brand. The strong Shipco 360 partnership has rapidly enabled opportunities for both parent companies.

Operating across five continents and with a history of over 40 years, Vicalsa Group is one of Europe's leading engineering firms. The group includes a range of specialised companies with capabilities including laser cutting and advanced heavy manufacturing, commercial shipbuilding, and superyacht refit and repair. Vicalsa Group provides wide-ranging capabilities and services to a range of major customers across the marine and industrial sectors, in Europe and globally.



# Further information

For more information about investing  
in Northland, please contact:

## Northland**Inc**

**Growing Northland's Economy**

Kia tupu ai te ōhanga o Te Tai Tokerau

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**RESOLUTION TO EXCLUDE THE PUBLIC**

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

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

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.*