

Planning and Development Committee Agenda

Date: Thursday, 18 October, 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.

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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, 20 September, 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 Shelley Deeming
Cr Sue Glen
Cr Phil Halse
Cr Cherry Hermon
Cr Sharon Morgan
Cr Anna Murphy

Not in Attendance

Cr Tricia Cutforth
Cr Greg Martin

Scribe C Brindle (Senior Democracy Adviser)

1. Declarations of Interest

2. Apologies

Cr Tricia Cutforth (leave of absence)
Cr Greg Martin (absent)

Moved By Cr Greg Innes (Chairperson)

Seconded By Cr Sharon Morgan

That the apologies be sustained.

Carried

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

3.1 Minutes Planning and Development Committee 16 August 2018

Moved By Cr Crichton Christie

Seconded By Cr Sue Glen

That the minutes of the Planning and Development Committee meeting held on Thursday 16 August 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 - Workman Properties

Moved By Cr Vince Cocurullo

Seconded By Cr Sue Glen

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

Carried

5. Information Reports

5.1 Planning and Development and Strategy Operational Report September

Moved By Cr Vince Cocurullo

Seconded By Cr Sharon Morgan

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

Carried

6. Public Excluded Business

There was no business conducted in public excluded.

7. Closure of Meeting

The meeting concluded at 9.20am.

Confirmed this 18th day of October 2018

Councillor Greg Innes (Chairperson)

4.1 Plan Change 134 (Designations)

Meeting: Planning and Development Committee

Date of meeting: Thursday 18 October 2018

Reporting officer: Sarah Brownie (Planner)

1 Purpose

To adopt proposed Plan Change 134 (Designations) for public notification.

2 Recommendation

That the Planning and Development Committee:

1. Adopt proposed Plan Change 134.
2. Resolves to publicly notify proposed Plan Changes 134 pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991.

3 Background

A designation is a statutory planning tool under the Resource Management Act 1991 (RMA) which enables and protects the use of land for a public works or network utilities infrastructure.

Designations are like resource consents in that they may contain specific conditions and they have expiry (or lapse) dates.

Designations differ from resource consents in that they can restrict land, water, subsoil, or airspace where this is necessary for the safe or efficient functioning or operation of a public work or infrastructure. The decision maker is the relevant requiring authority and not Council.

Written approval of the requiring authority responsible for a designation is required before a third party can undertake an activity within the designation.

The District Plan must include all confirmed designations. Like all other provisions within a district plan, designations require review under a Schedule 1 plan change process every 10 years.

4 Discussion

Chapter 85 – Designations has been reviewed. Accordingly, PC134 is proposed.

PC134 specifies proposed changes to the operative Whangarei District Plan text and maps for designations.

In summary, these include:

- The carry over and retention of existing designations within the operative Whangarei District Plan which have not lapsed
- Review of existing designations within the Planning Maps
- Two new notices of requirement
- Update of chapter format and consequential changes

4.1 Pre-notification Consultation

Clause 4 of Schedule 1 requires each requiring authority which has a designation that has not lapsed to be given written notice of the review and a minimum of 30 working days to confirm that the designation is still necessary and to direct any modifications to the designation. Council must then include those directions in the plan change before it is notified.

Clause 4 notice was issued to requiring authorities on 6 August 2018 and official notices have been received from all requiring authorities by way of reply.

Te Kārearea and Te Huinga have been given a briefing about PC134 and letters sent to iwi and hapu who have an accepted Iwi/Hapu Environmental Plan.

4.2 Options and Risks

A full section 32 evaluation has been completed to confirm the appropriateness of proposed PC134. Appropriate options for the plan change and potential risks have been evaluated as part of the section 32 evaluation.

The proposed plan change is programed as part of the district plan rolling review. The cost of processing this plan change through notification has been accommodated within the budget.

5 Significance and engagement

The decisions or matters of this Agenda item do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via the formal notification of the plan change.

6 Attachments

1. Proposed Designations Chapter for PC134 (under separate cover and available on Council's website)
2. Proposed Planning Maps for PC134 (under separate cover and available on Council's website)
3. Section 32 Report for Proposed PC134 (under separate cover and available on Council's website)
4. Draft newspaper advertisement for Proposed PC134

Notification of Proposed Plan Change

Whangarei District Council gives notice that it has prepared proposed **Plan Change 134 - Designations (PC134)** to the Whangarei District Plan.

PC134 specifies proposed changes to the operative Whangarei District Plan text and maps for designations. In summary, these include:

- The carry over and retention of existing designations within the operative Whangarei District Plan which have not lapsed
- Review of existing designations within the Planning Maps
- Two new notices of requirement
- Update of chapter format and consequential changes

Public Inspection

The proposal may be inspected from Wednesday 24 October 2018 onwards on the Council's website at: www.wdc.govt.nz/planchanges and at Whangarei District Council Service Centres at Forum North, Rust Avenue, Whangarei; Ruakaka Service Centre, Takutai Place, Ruakaka and Whangarei Central Library, Rust Avenue, Whangarei.

Please contact Council's Policy and Monitoring Department if you have any questions about the proposal.

Submissions

Any person may make a submission on the proposed plan change. Submissions can be made in writing or electronically. Submissions must be in Form 5, or a similar format that complies with Resource Management Act Regulations 2003 and must state whether you wish to be heard on the submission. Copies of this form are available on the Council's website, at the locations listed above, or by contacting Council's Policy and Monitoring Department.

The closing date for submissions is 4pm on Friday 21 November 2018.

Submissions should be posted to:

Whangarei District Council
Private Bag 9023
WHANGAREI 0148
Attention: Policy and Monitoring Department; or

Faxed to: 09 438 7632; or

Delivered to: Whangarei District Council Offices, Forum North, Rust Avenue, Whangarei; or

Emailed to: mailroom@wdc.govt.nz.

Public Participation Process

The process for public participation in the consideration of the proposed plan change under the Act is as follows:

- After the closing date for submissions, Whangarei District Council must prepare a summary of the submissions and this summary must be publicly notified.
- There will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made.
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held.
- Whangarei District Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions).
- Any person who has made a submission has the right to appeal the decision on the proposed plan change to the Environment Court.

This notice is given pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991.

R Forlong
CHIEF EXECUTIVE

4.2 PC129 Notable and Public Trees – Hearing Commissioner

Meeting: Planning and Development Committee
Date of meeting: 18 October 2018
Reporting officer: Melissa McGrath, Manager District Plan

1 Purpose

To appoint a Councillor to join the hearing panel for PC129 Notable and Public Trees, to hear submissions and make recommendations to Council.

2 Recommendation

That the Planning and Development Committee

1. Appoint Councillor Glen to the hearing panel for Plan Change 129 Notable and Public Trees.

3 Discussion

PC129 was publicly notified for submission on 9 May 2018. 50 submissions were received.

The summary of submissions was publicly notified on 29 August 2018. 13 further submissions were received.

Council must hold a hearing to hear evidence from submitters in support of their written submissions.

A hearing panel will be appointed consisting of two independent commissioners and one Councillor (trained commissioner).

The hearing panel will consider submissions and evidence and make recommendations to Council about the plan change.

It is recommended Councillor Glen be appointed to the hearing panel.

4 Significance and engagement

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

5.1 Planning and Development and Strategy Operational Report

Meeting: Planning and Development Committee

Date of meeting: 18 October 2018

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

1 Purpose

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

2 Recommendation

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

3 Discussion

Planning and Development

A radio advertising campaign has started to raise awareness of the need for swimming pool fencing ahead of the summer season. Good progress is being made on auditing existing swimming pool fences with two new swimming pool fencing officers in place and fully trained. 337 pools have now been audited and it has been noted that the extent of non-compliance has dropped from 91% to 50 % from March to September. We assume that this is due to the publicity around this issue and we hope that this is a sustained trend. Council staff are working closely with the new Armourguard pool inspector and we are ensuring that all officers are trained to the same standard. All processes have been reviewed and improvements put in place.

Following the recent presentation by Prosper Northland Trust to the Council, announcing the arrival of a cruise ship to Whangarei in January 2021 (soon after the opening of Hundertwasser Arts and Cultural Centre in December 2020), Prosper Northland Trust and the Ruakaka Economic Development Group (REDG) have joined forces and formed the Visitor Experience Working Group (VEW). The purpose of this group is to work collaboratively with the visitor industry and the community to make sure the city and the district is ready for the arrival of visitors. A second ship has now been booked to arrive in December 2020.

The Visitor Experience Working Group (VEW), is initiating a number of work streams such as ensuring that land based transport is coordinated with the arrival of the cruise ships and that businesses like restaurants and transport providers have adequate skilled staff. They are also launching an initiative to get business-owners and tenants involved in sprucing up the city centre and are collaborating with our staff to do some tactical urbanism projects.

Many of these initiatives will build on the "Love it Here!" brand and be driven by the community. The Working Group is keen to work with the Council to ensure that they coordinate with Council programmes and capital works and avoid duplication of effort. The General Manager Planning and Development has been invited to participate on the governance group (OverVIEW) to assist this cooperation and collaboration.

The Strategic Commercial Property project is progressing well with a second tranche of high - level proposals being presented for consideration at the Scoping Meeting.

Consenting volumes remain high and further statistics have been added in the building control report to give a clearer picture of volumes to date for this calendar year.

Strategy

Work continued on key initiatives over the last month with consultation on the Alcohol Control Bylaw commencing 5 September, and closing on 5 October 2018. For the City Core Precinct Plan feedback from the business sector workshop was considered, and a councillor walking tour was held.

A briefing on the City Core Precinct Plan is scheduled for 24 October to update Councillors on progress while the hearings of the Alcohol Control Bylaw are scheduled for 16 October.

In addition to these initiatives, the team reviewed the work programme in order to enable a draft Easter Trading Policy to be considered at Council's October meeting. If adopted, this will enable consultation via the Special Consultative Procedure over October and November, which was considered preferable to consulting over the Christmas holiday period.

Also of note are a number of initiatives that are being finalised by the team for adoption by Council. The first of these is the Smoke Free Policy which has been finalised following the 26 September briefing, and will be sent to the October Council meeting for adoption.

The second is the draft of the Whangarei District Council Corporate Sustainability Strategy which was presented to Councillors for final feedback at the September Scoping Meeting. The development of this strategy has involved teams from across Council and the final draft is currently being laid out by our graphics team prior to being sent to Council for adoption in November. Concurrently with the finalisation of this strategy staff have been working to develop a scope for stage 2 of Council's response to Climate Change, an Adaption Strategy.

Outside of the above initiatives work has continued on the National Policy Statement for Urban Development Capacity, with a Steering Group and work plan established for the Future Development Strategy. Staff are beginning to socialize this project with key stakeholders, such as our Advisory Groups, and a detailed update will be provided in November.

4 Significance and engagement

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

5 Attachments

Planning and Development Operational Report – October 2018

October Operational Report

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

Economic Development

The Economic Development Facilitator, (EDF) along with staff from Venue & Events has been preparing for and hosting a delegation from World Rugby and NZ Rugby who were in the district undertaking a family visit for the Woman's Rugby World Cup 2021 event; we highlighted our playing, training and accommodation sites.

Pleasingly, Her Worship the Mayor, Sheryl Mai, Deputy Mayor & Northland Rugby Union (NRU) President, Sharon Morgan along with NRU Life Member, Phil Halse were able to meet with the delegation to showcase the support of Whangarei for the event.

During the month of September there were a number of potential investors assisted through the Council pre-application process; these included two residential sub division developments, the relocation of an established business from North Harbour to the Marsden area as well as other parties seeking to satisfy the emergency housing demands in Whangarei.

The EDF also supported applications to both the Tourism Infrastructure Fund and the Provincial Investment Fund.

District Promotions

Production of the official 2019 Whangarei Visitor Guide has been completed. The guide showcases the District's walks, beaches, cultural attractions, arts, museums, cycling, family activities, events and eateries. It includes visitor focused area maps.

This year, the guide has increased from 48 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 each year and this year we have moved to use 100% recycled paper stock.


The guide is the key tool used at the Whangarei Information Centres to influence length of stay and spend decisions of visitors who arrive seeking local advice. It is displayed throughout Northland including at the Whangarei Airport, Bay of Islands, Kaitaia and Hokianga i-SITES, tourism businesses and VisitorPoint display stands from Auckland to the Far North.

It is permanently displayed at Auckland International Airport (two displays), Princes Wharf and Sky City i-SITES and is available to other information centres and businesses throughout the country by ordering online at VisitorPoint. The guide is available online at WhangareiNZ.com.

The guide has been refreshed with the new brand colour palette and branding and has many wonderful new photos. New content includes expanded walks, arts and cultural pages along with new waterfall pages. It looks great.

The guide will be 'on the shelves' by Labour Weekend.





LOVE OUR WATERFALLS

The Whangārei District has six beautiful waterfalls, all with their own distinct personalities. Grab your camera and visit them all.

Waterfalls

Whangārei Falls – Otuihau
This picturesque waterfall is 26.3m high and cascades over basalt cliffs. The viewing platforms above the waterfall give spectacular views of the falls and the forest below. Traditionally this area was a good fishing spot for local Māori. Choose from many lovely picnic areas. The carpark is located at Boundary Road, Tāpunga, 5kms from the city centre and on the way to the Tutukaka Coast.

Piroa Falls
A small waterfall that is big on beauty. Take a short 10min walk through beautiful native forest, cross the bridge over the Ahurua River, and arrive at the gorgeous Piroa Falls, part of the Waipō Gorge Scenic Reserve. The base of the waterfall has a great pool for swimming in. The turn off to Piroa Falls is off Waipō Gorge Road at the northern side of the Brydenway Hills.


Wairua Falls – Omiru
The 60km Wairua River was once a major food source for local Māori and a busy highway for waka (canoes). The waterfall site, which Māori referred to as Omiru, was a major defensive point for Iwi during inter-tribal warfare. Located 24kms west of Whangārei City, the waterfall can be viewed from the carpark.

Paranui Falls
A 14m waterfall hidden away in the AH Reed Memorial Park, a remnant of the original kauri forests which were once extensive throughout Northland. Detour off the boardwalk, crossing the Waikōwhiri Stream which leads to the waterfall.


Raumanga Falls
A cascading 15m waterfall found in the Raumanga Valley Reserve. Enjoy a pleasant 1.5min walk through the park and native forest. The Reserve is on Raumanga Valley Road, 3kms from the city centre, follow the track to the waterfall.

Taheke Falls
A 1km loop track leads through a grove of regenerating kauri trees; take the short detour to the viewing platform overlooking the waterfalls and enjoy the impressive view downstream over the Taheke Scenic Reserve. The track to the falls is located the end of Hoban Road, Whangārei.


Piroa Falls



Whangārei Falls – Otuihau

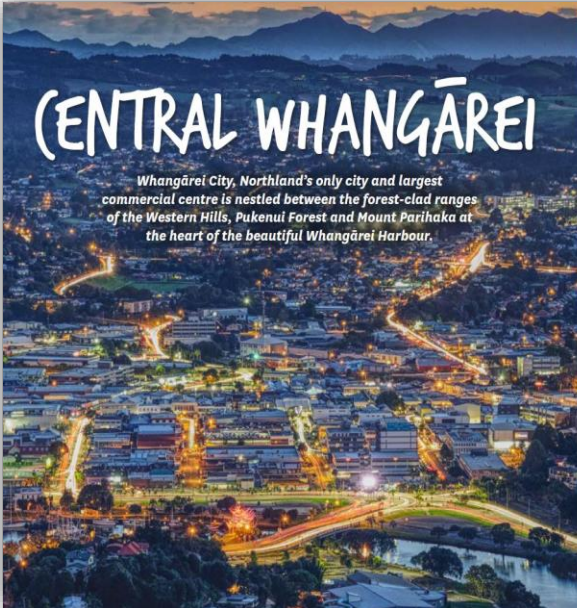


Whangārei Falls – Otuihau



Raumanga Falls


Whangārei District LOVE IT HERE! 23



CENTRAL WHANGĀREI

Whangārei City, Northland's only city and largest commercial centre is nestled between the forest-clad ranges of the Western Hills, Pukenui Forest and Mount Parihaka at the heart of the beautiful Whangārei Harbour.

Central Whangārei



Take your time

The Town Basin is the perfect place to enjoy some time out with your family, take a walk, discover local art and even walk to the city centre.

town basin, whangārei

There is much to explore within the city limits including the Town Basin Marina precinct, a great place to grab a coffee or meal, enjoy the craft and art galleries and soak up the charming atmosphere of an international yachting hub. From here, take an easy walk to the attractive city centre or choose from one of the many stunning parks and playgrounds and a range of walkways to suit everyone.

The city is compact and mostly flat and everywhere within the city centre is within walking distance. The retail heart features a laneway with sculptural trees among the greenery and a unique timeline of bronze plaques that tell the area's history.

For families and nature lovers, there are many stunning parks and playgrounds and a range of walkways to suit all abilities, including the picturesque Otuhau-Whangārei Falls, AH Reed Memorial Park walk and the numerous tracks through the award-winning Parihaka Scenic Reserve.

*Refer Central Whangārei map on page 2.
© Whangārei City

1 The Town Basin Marina

This waterside area is a haven for all visitors with cafes and restaurants, craft and art galleries, museums, shops, petanque court and children's playground with a library wing (wheelchair accessible). Enjoy the frequent markets and events amidst the ever-changing scenery of fishing boats, small pleasure craft and local and international yachts.

2 The Hātea Loop Walkway and Sculpture & Heritage Trails

The fully accessible 4.2km Hātea Loop - Huarahi o te Whai waterside walkway, begins at the Town Basin. Enjoy the Sculpture Trail featuring works by local artists, including the dramatic Waka and Wave stone sculpture at Hihiaua Point of a Māori waka (canoe) breaking through a towering wave. Read the fascinating history of the area on the Heritage Panels.

Walk across the elegant footbridge, Kōwhiri Whitinga and the impressive, international award-winning Te Matau a Pohe bascule (opening) bridge. The entire walkway is fully accessible.

Whangārei District LOVE IT HERE! 29

Whangārei Visitor Guide



Walks

AH Reed Memorial Park - This remnant of original Northland kauri forest features 500-year-old maturing kauri trees which can be viewed from a boardwalk. The bubbling Wai Koromiko Stream runs through the middle of the park and there is a short detour to the 22m high Paraná waterfall. Continue following the Hātea River until you arrive at Otuhau - Whangārei Falls. Find parking off Whareroa Road.

Otuhau - Whangārei Falls - There is an easy loop walkway around a stunning 26m high waterfall. Viewing spots along the track offer fantastic photo opportunities and there are many picnic spots within the reserve. The gravel track leading down to the base of the waterfall is steep in some places. Find parking off Boundary Road.

Parihaka Scenic Reserve

Parihaka Scenic Reserve includes forest walks along the Hātea River and to the summit of Mt Parihaka, an eroded volcanic cone rising 94.1m above sea level. The summit offers panoramic views over the city and harbour and there are three tracks to choose from. The Dobbie and Drummmond Tracks are accessible from Mair Park while the Ross Track begins at the top of Dundas Road.

Te Whara Track

Te Whara (Bream Head) Track is a challenging but rewarding hike. Parts are steep and narrow and the track can be uneven, however you will walk through some of the best coastal forest in New Zealand and be rewarded with truly breathtaking views of Northland's east coast and offshore islands along the way.

Dramatic volcanic outcrops and rock pinnacles are evidence that Whangārei Heads is part of a large family of dormant volcanoes. Rocks in the area can be dated back 1.35 million years and indicate that this land was part of Gondwanaland, the great continental mass that broke up and separated into smaller continental masses and islands in the Southern Hemisphere.

Te Whara track follows an ancient Māori trail from Ōkūharts Bay to Ocean beach. Te Whara was the principal wife of the rangatira (chief) Manāia. To minimise disturbance to the area and out of respect to local iwi, hapu and their ancestors, please do not venture off the marked tracks. No dogs are allowed.

12 WhangāreiNZ.com *Breedy Head - Smugglers Bay*

Whangārei Visitor Guide

Walks

Mt Manāia

Mt Manāia's summit provides a superb 360° view of the Whangārei Harbour, Bream Bay, Hen and Chicken Islands and out to the ocean. It rises 403 metres above the entrance of the Whangārei Harbour and the striking silhouette of the rock formations, remnants of volcanic action, provides the most iconic view of the whole district.

This is a vigorous, one hour hike up well maintained tracks, through beautiful native forest and with spectacular lookout points. Mt Manāia stands alongside Bream Head as one of Northland's most significant coastal forests with a large variety of beautiful, mature broadleaf trees and is an important habitat for kiwi and other native birds and wildlife. No dogs are allowed.

In Māori legend, the five key rock formations represent five people, running a race across the mountain top; the paramount chief Manāia, his two children, Pūro the beautiful wife he stole from the chief Hoututu and the aggressive Hoututu who is in pursuit brandishing his mere (stone weapon). All five figures were turned to stone as they were struck by lightning by the God of Weather, Tāwhirimātea.



Te Araroa - New Zealand's Trail

From the north, Te Araroa enters the Whangārei District at the Helena Bypass and includes Whararua, Matapouri, Patana North and South, Tāharuru and Bream Head and then through the Bream Trail onto the Mangawhai Walkway. Coastal camping, cabins and lodges are available along the trail. For detailed trail information, go to www.teararoa.org.nz

Let the dogs out!

Let your dogs off the leash at the Dog Exercise Park at William Fraser Memorial Park, purpose designed and built for dogs. Additional information on dog exercise areas can be found at: www.wdc.govt.nz



AH REED MEMORIAL PARK

Whangārei District LOVE IT HERE! 13

Commercial Property

Town Basin

The Hundertwasser construction is well underway. Tenants were invited to witness the first pile being driven as part of gauging what the impact may be on their businesses. The feedback was very positive with many conceding the impact was significantly less than expected.

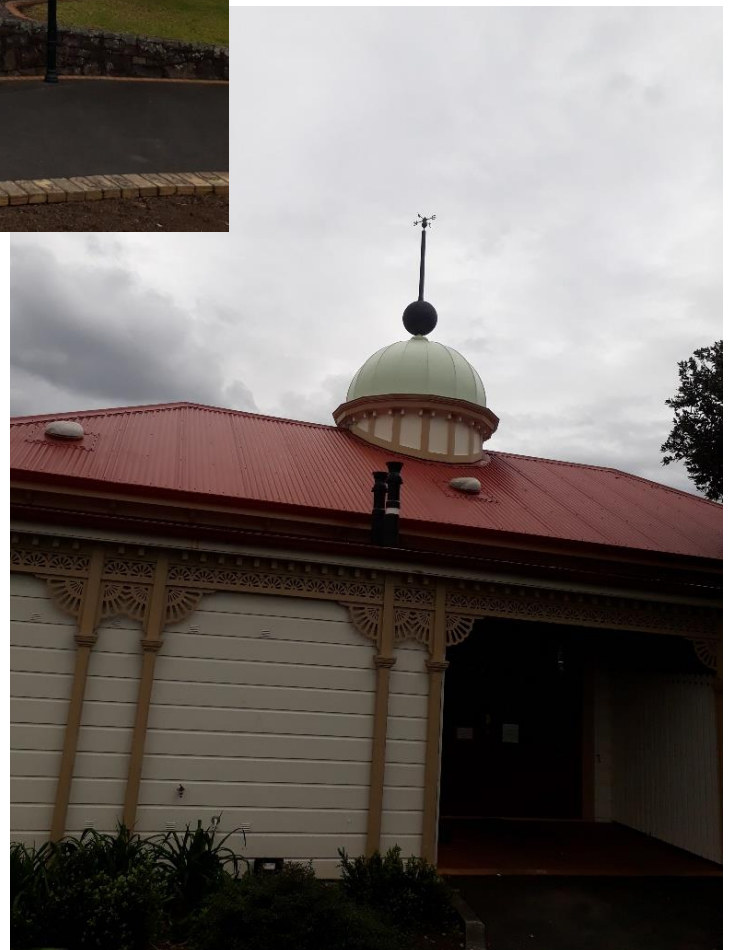
Further vibrations have rattled windows and cabinets but overall everyone is managing well and being updated regularly.

The Maritime Ball clock has recently been repaired including maintenance on the dome roof.

Hundertwasser Construction



Marina maritime Ball Clock

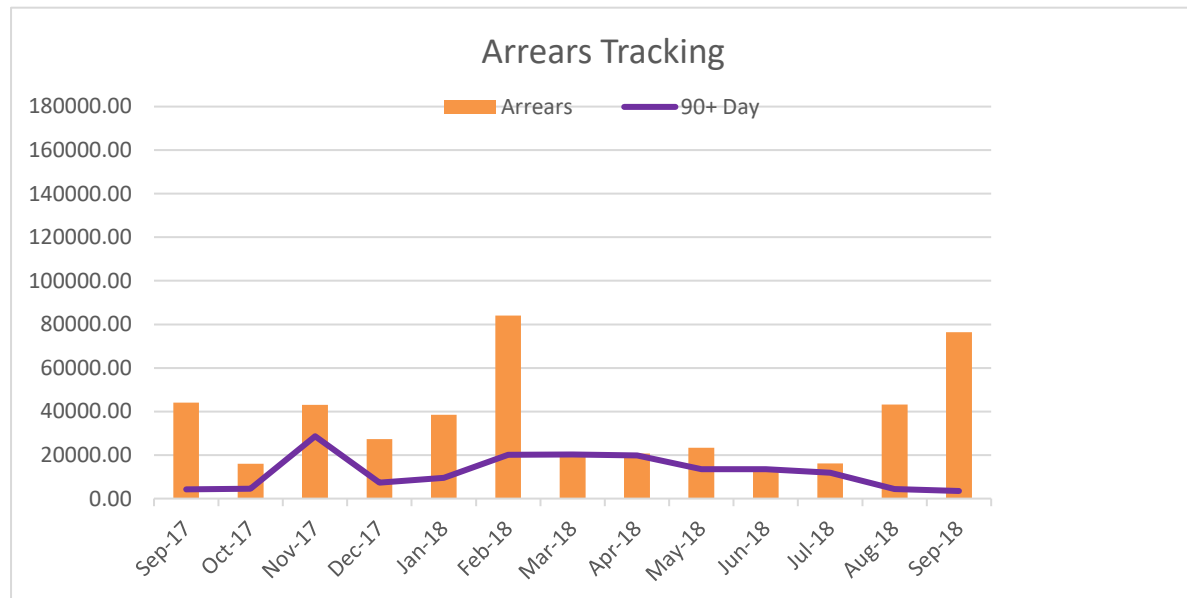


Rent Reviews/Renewals

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. The timing of invoices has seen a spike in total arrears, however 90 day + arrears remain low.



Parihaka Transmission Mast

Work to remove a five-meter antenna from the top of the mast was completed without incident. Access to the top car park was restricted while an 80 tonne crane removed the appendage. Staff continue to work with iwi/hapu and Parks staff as a coordinated approach to managing the structures on the summit. Resource consent regarding Geotech exploration is underway with support from iwi and our resident archaeologist. Options regarding the future of the mast are almost complete and will be presented to Council for discussion at a later time.

Airport

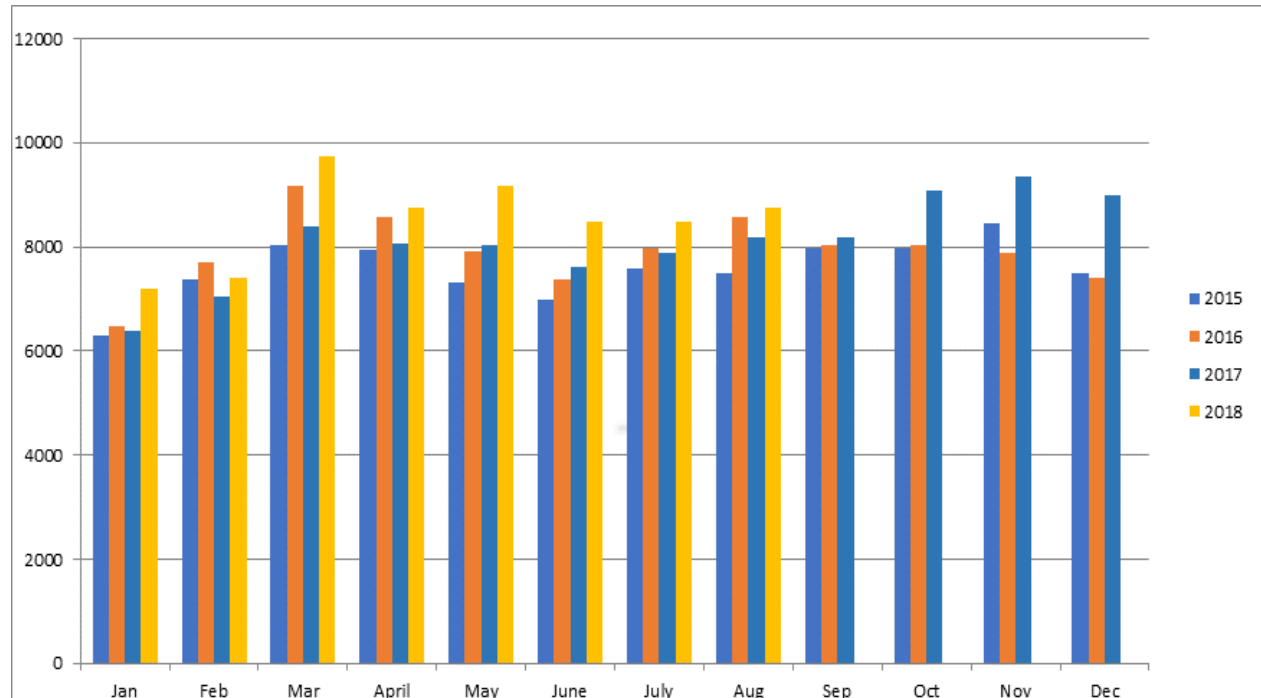
The reliability of services over the month of September has been noticeably inconsistent. Weather delays or cancellations have been prevalent. Very tight connections for the last flight to Whangarei have unfortunately seen some passengers getting left behind in Auckland. Air NZ are aware of the situation and will be implementing a new procedure at the end of October to allow more flexibility.

The new airline operator Fly My Sky has indicated support for their service is strong and already considering adding a third daily flight (also in the afternoon). They have been promoting the service widely and recently stories about their expansion have been included in the newspapers.

Passenger numbers

Although September data is not available, passenger numbers do not appear to be slowing down. With increased occupancies, the requirements for crash fire are getting more pressing.

Monthly Passenger numbers



Ministry of Transport

Ministry of Transport staff have received the annual performance report. Although some minor technical amendments have been requested, feedback has been very positive.

Safety Management System (SMS)

The Safety Management System (SMS) implementation is on track. Synergies between Council's Health and Safety documentation and the Airport's requirement are being explored further.

The second airport safety committee meeting were held and included the Air NZ regional representative.

Airport Operations

- Minor earthworks are underway for the expansion of rental car spaces. Two plans are being finalised to consider even further expansion regarding rental vehicles.
- Airport and Council staff met with Northpower concerning EV Charging systems.
- The majority of quotes for barrier arm technology have been received. Once all have been received a decision and implementation plan will be confirmed. Installation is expected to be before Christmas.

Housing First Initiative

Work continues with the Ministry of Social Development to build new housing stock. More private development opportunities have been brought to the attention of staff who are aiding.

Strategy

Active Recreation and Sports Strategy



Work on this strategy is progressing well between the Strategy and Parks teams. Consultation and engagement is ongoing. In the third week of October there will be focused workshops with the consultants, WDC and Sport Northland and sporting groups or hubs. A summary of this feedback will be presented to Councillors as this project progresses.

City Centre Plan / City Core Precinct Plan

Following the business sector workshop held on 4 September, in which 40 people attended and engaged with Staff and Councillors on issues, work on the Precinct Plan is proceeding. Staff are working in an integrated way across the organisation to finalise the Precinct Plan and develop key projects.

A walking tour of the City Core for Councillors to look at key sites and projects took place on the 13 September. A briefing will be held on 24 October to update Councillors.



Staff have also engaged with Youth, Positive Aging and Disability Advisory Groups, the Walking and Cycling Reference Group and the Bank Street Revitalisation Group.

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 Annual Report was adopted on 27 September. The Strategy team provided support for our Finance Team through the preparation of the non-financial measures and the residents survey.

Climate Change Strategy

A draft of the Whangarei District Council Corporate Sustainability Strategy was presented to Councillors for feedback at the September Scoping Meeting. This strategy has been developed in an integrated way with input from across Council and in particular from our Infrastructure Teams. The final draft is currently being laid out by our graphics team for adoption by Council in November.

Staff are now working with our Infrastructure teams to develop a scope for the Climate Change Adaption Strategy. This strategy will establish the risks associated with the effects of Climate Change and how we are best to respond. This scope will be brought to Councillors for input.

Alcohol Control Bylaw

Consultation began on the proposed Alcohol Control Bylaw on 5 September, closing on 5 October 2018. Hearings are scheduled for 16 October 2018.

Easter Trading Policy

Following discussion at September's Scoping Meeting, staff have prepared a Special Consultative Process for consideration at October's Council Meeting. This will enable consultation to occur before the Christmas holiday period.

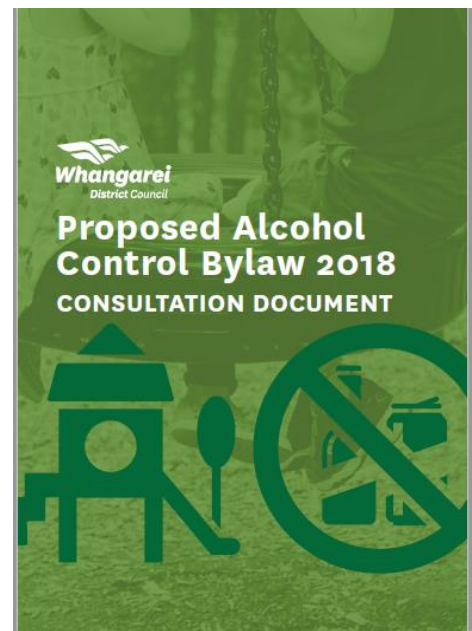
National Policy Statement for Urban Development Capacity (NPS-UDC)

A cross-council steering group has been established to drive the review of Sustainable Futures 30 / 50 and to meeting the requirements of the NPS-UDC. Staff are beginning to socialize this project with key stakeholders such as our Advisory Groups. A detailed update will be provided in November.

Smoke Free Policy



Following a hiatus in the development of a smoke free policy, a revised draft policy was presented to Councillors in a Briefing on 26 September. Following feedback at the briefing this policy will be put forward for adoption at the October Council meeting.



District Plan

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

The first week of September was the last of mediation for this round with the staff attending five full days of mediation. Mediation on rules and chapters is now complete with site specific appeal mediation continuing in October and November. Appeals are progressing at various stages in September:

Consent Orders Approved

- Reyburn and Bryant/Landowners/Dennis Scott (RCE boundary relocation rules)
- Winstone Aggregates & GBC / Landowners/Royal Forest & Bird Protection Society (Overburden placement policy)

Consent Orders Lodged with Court

- Winstone Aggregates & GBC/ Landowners/Royal Forest & Bird Protection Society (SRIE, Minerals provisions)
- Winstone Aggregates & GBC/ Fonterra (SRIE Traffic Movements)

Consent Orders Circulated to Parties for Signature

- Davies-Kyte (site specific zoning appeal)
- Waldron (site specific zoning appeal)

Appeal Withdrawn

- France Farms Limited (site specific zoning appeal)



Urban and Services Plan Changes

Staff are reviewing pre-notification consultation, incorporating matters into the draft plan changes and section 32 evaluation. More specific meetings with major stakeholders to consider possible options are underway.

PC129 Public and Notable Trees

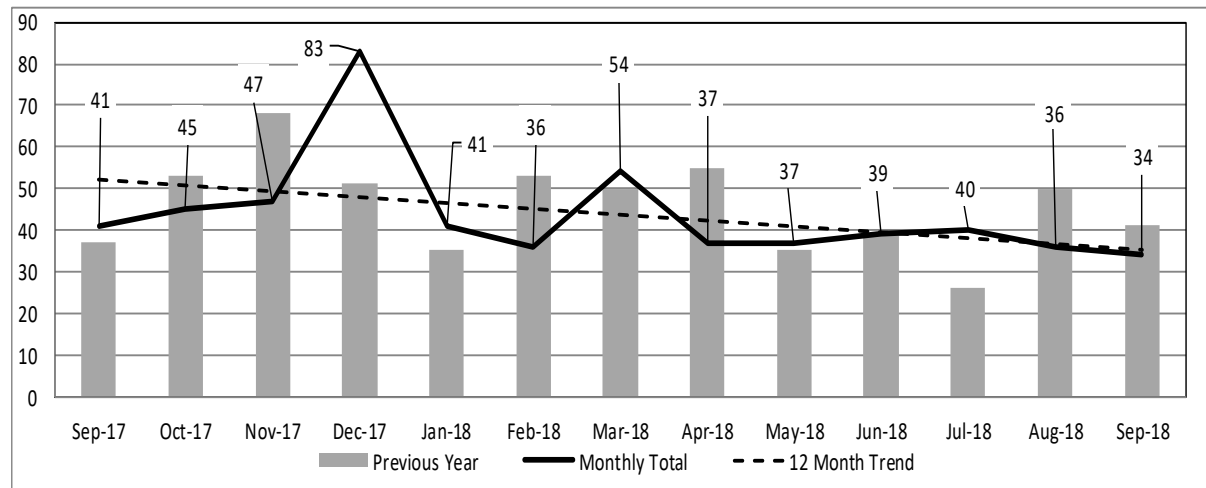
Further submission period closed on 3 October 2018 and staff are preparing for a hearing, drafting section 42A reports.



Resource Consents

Resource Consent Processing

September has seen a continuation of the anticipated seasonal slow-down in applications with 34 applications received. It is noted that including the permitted boundary activities applications processed (6) results in a decrease of one from last September.



Subdivision

Subdivision applications equated to 44% 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 56% of the total number of resource consents for the period.

These include a wide range of activities, including additions to an existing school at Springs Flat to increase the roll from 150 to 400 students plus a 60-child pre-school facility, replacement fuel tanks at the Tutukaka Marina and the extension to a Church car park on Kamo Road.

No hearings were held during September and no commissioner decisions were released.

Other Permissions

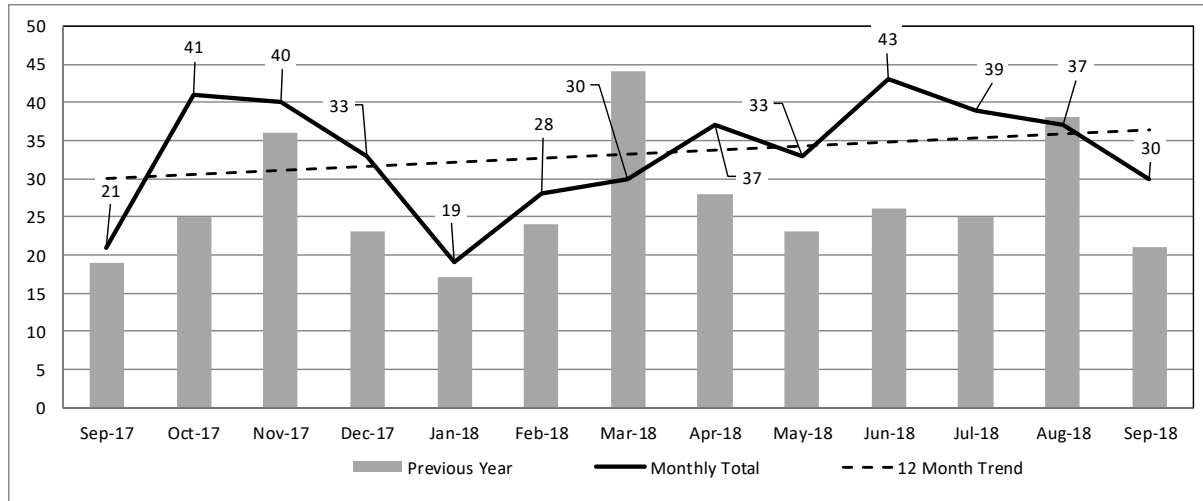
Six applications were received for permitted boundary activities, and three liquor licencing certificates. (Note these are not included in the charted statistics).

Pre Lodgement Meetings

Pre lodgement meeting 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 calendar year to date staff have attended 58 meetings with applicants, with five meetings held in September.

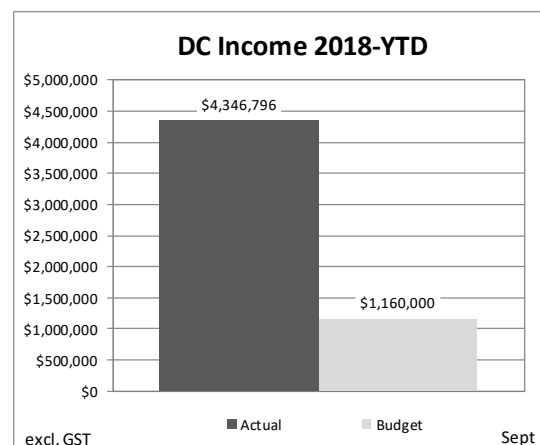
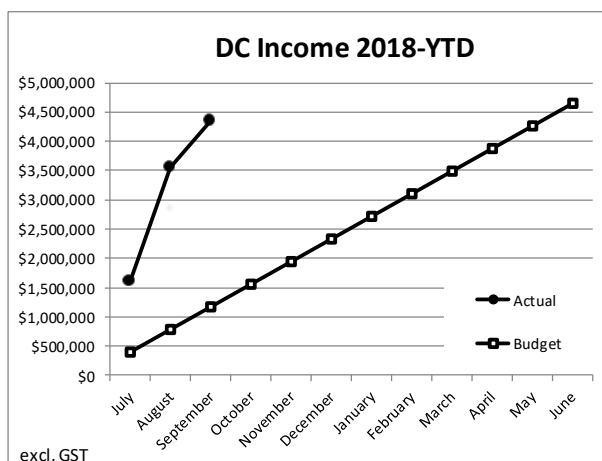
Post-Approval

September saw a dip in activity in post-approval applications, but it is still much higher than the same period last year. As the weather improves and closing in on the end of year numbers are expected to stay high. This reflects the high current demand for vacant residential sites.



Development Contributions

The preliminary DC income for the end of this period is \$4.3m, still well above predictions, and in-line with current high-level subdivision completion rates mentioned above. As DCs recover part of the cost of past and future projects, which have or will be been undertaken in anticipation of growth, this money is already allocated to those projects.



Appeals

No new appeals have been received. The appeal by Haines House Haulage Northland Ltd against the Council decision to decline the resource consent application to utilise a site at Piano Hill as a house moving yard has been set down for hearing by the Environment Court in December.

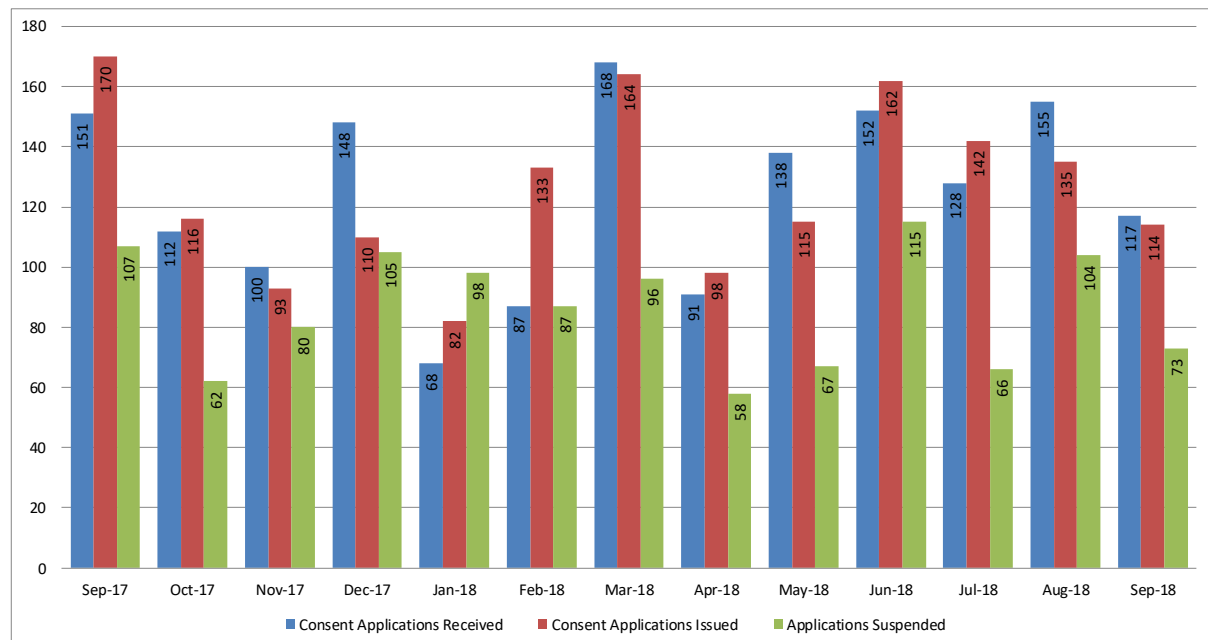
Building Department – 3 September – 28 September 2018

Building Performance Indicators

Performance Indicators			
		Sept	Year's Average To Date
Building Consents	Issued In 20 Days	96%	94%
LIMs	% Within 7 Days	95%	92%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	58%	73%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	99%	100%

Building consent applications have continued to show a steadiness in activity. The number of consents issued within timeframe is at 94% and this month's figure on its own is 96%. The land information memorandums timeframe is substantially compliant at the 10-day requirement, however there are signs that this is under pressure at 7 days. The project information memorandums continue to remain under pressure. Inspection delivery is exceeding the Annual Plan requirement of 98% and is at 99%.

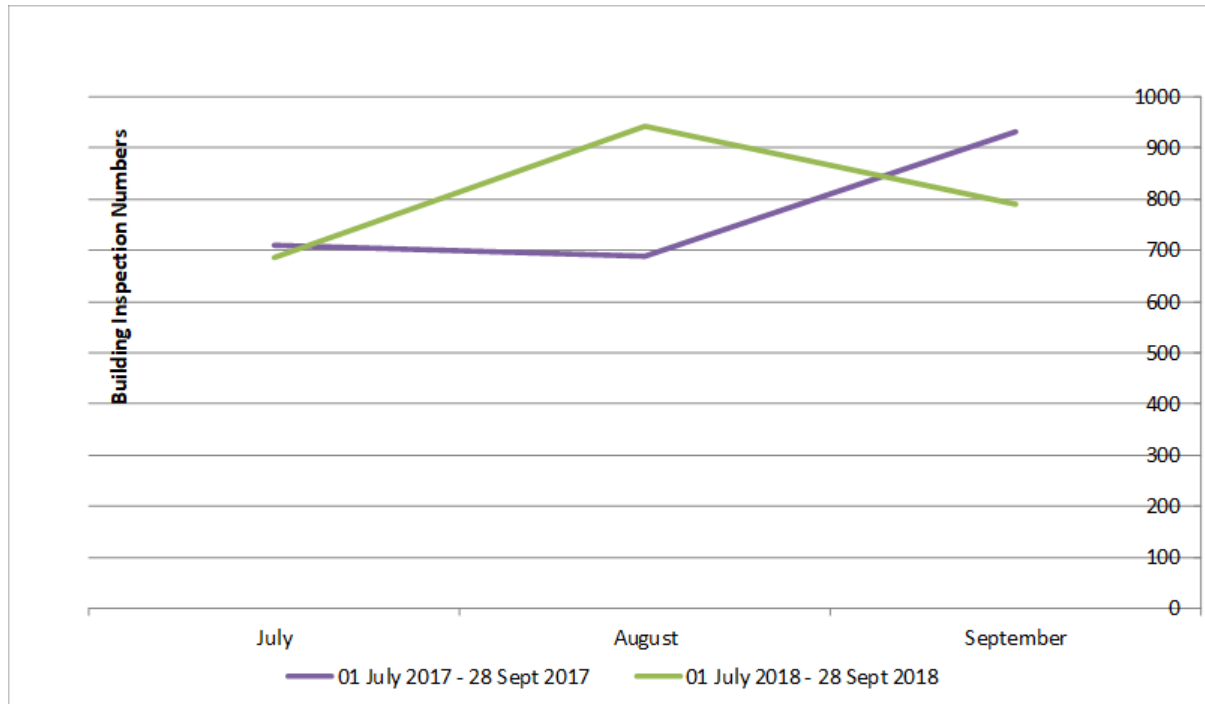
Building Consent Applications Received, Issued and Suspended



Year-to-date January – September 2018 there have been 1104 applications received, 1145 issued and 764 suspended. The split between residential and commercial is 85/15 split with most of the work in the residential 1 and 2 categories. Please note that this includes new dwellings and alterations and additions.

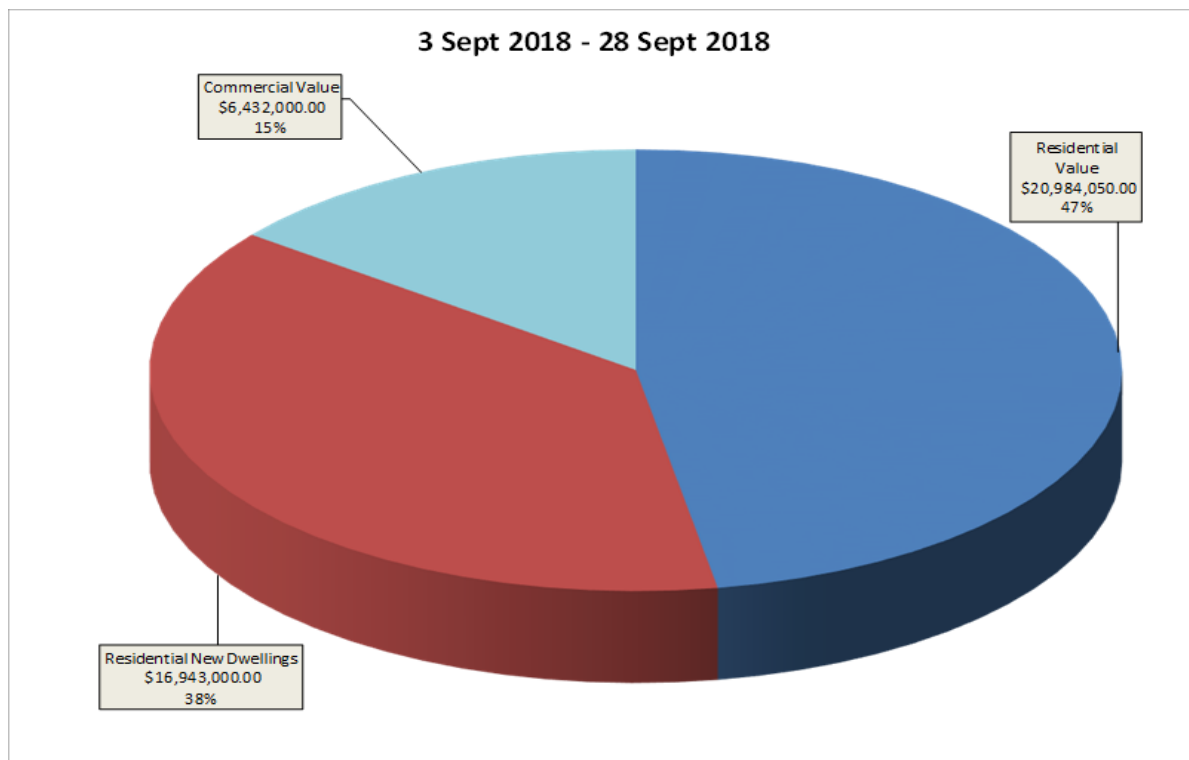
Inspections

Inspection numbers have reduced slightly due to the time of year however, these remain at a high level.



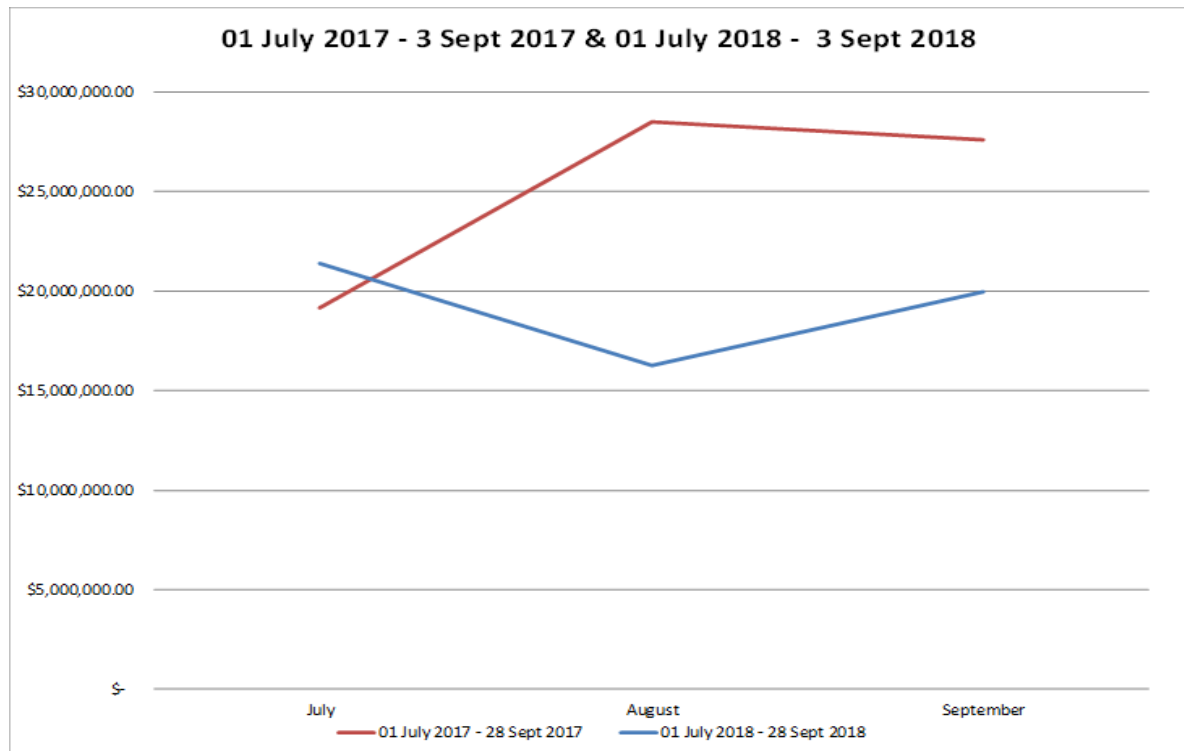
Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 38% and the other residential area of alterations, additions and ancillary being 47%. Residential makes up 85% of building work this month. This continues to be a strong trend of residential strength and the trend follow a consistent pattern over the last 2-3 years.



New Dwelling Financial Trends

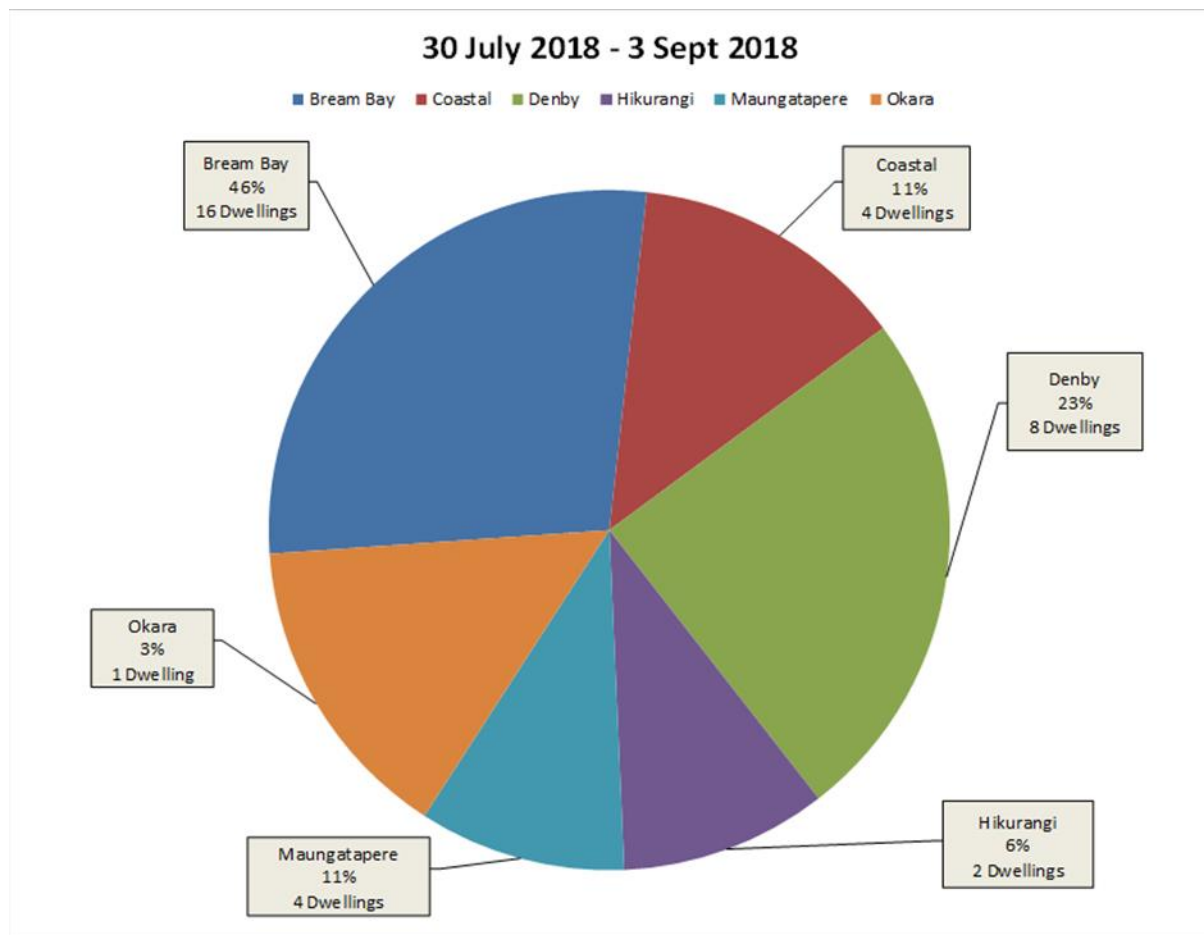
New dwellings have shown a slight dip; however, this is now trending upwards and is expected to continue to increase.



New Dwelling Geographical Trend

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

- Bream Bay from 28% to 46%
- Coastal from 13% to 11%
- Denby from 24% to 23%
- Hikurangi from 10% to 6%
- Maungatapere from 10% to 11%
- Okara from 15% to 3%



Health and Bylaws

During the month, the Environmental Health team wrote to 147 food businesses informing operators of the need to transition to a Food Control Plan, as required by the new Food Act. A further 200 premises must transition by 30 November 2018 to remain 'legal' and the team is working hard to meet this deadline.

The Food Act also requires Council to appoint Environmental Health Officers as "Food Safety Officers" to deal with food safety concerns. Over the last month our Food Safety Officers dealt with eight incidences, of which one premises was closed for two days due to a severe mouse infestation. Unsuitable food had to be discarded from three other food businesses which placed an unusually high (additional) workload on staff.

Staff are coming across an increasing number of food businesses that do not display and even falsify their food grading certificates, where the grade achieved is not an "A". Council's Food Businesses Grading Bylaw requires food businesses to display a current certificate at the entrance to the business. Staff are currently proceeding with legal action against an operator who falsified their "D" grade certificate by changing it to a "B", probably an effort to retain customers who otherwise might have chosen to purchase their food elsewhere. To protect the integrity of the system, it is important that an example be made of such an unscrupulous operator.

The Environmental Health team also joined a working group, comprising of members from the SPCA, the District Health Board and personal carers to investigate and resolve an alleged bird hoarding case within a residential unit. Fortunately, in this instance no public health nuisance was found and the SPCA continues to work with the bird keeper to ensure the welfare of the birds.

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.