

Planning and Development Committee Agenda

Date: Thursday, 15 November, 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, 18 October, 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 Cherry Hermon
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy

Not in Attendance

Cr Tricia Cutforth
Cr Phil Halse

Scribe C Brindle (Senior Democracy Adviser)

1. Declarations of Interest

There were no declarations of interest at this meeting.

2. Apologies

Cr Tricia Cutforth (leave of absence) and Cr Phil Halse (absent)

Moved By Cr Greg Innes

Seconded By Cr Vince Cocurullo

That the apologies be sustained.

Carried

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

3.1 **Minutes Planning and Development Committee meeting held 20 September 2018**

Moved By Cr Sharon Morgan

Seconded By Cr Vince Cocurullo

That the minutes of the Planning and Development Committee meeting held on Thursday 20 September 2018, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

4. **Decision Reports**

4.1 **Plan Change 134 (Designations)**

Moved By Her Worship the Mayor

Seconded By Cr Shelley Deeming

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.

Carried

Cr Cocurullo requested his vote against be recorded.

4.2 **PC129 Notable and Public Trees - Hearing Commissioner**

Moved By Cr Greg Innes (Chairperson)

Seconded By Cr Shelley Deeming

That the Planning and Development Committee

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

Carried

5. Information Reports

5.1 Planning and Development and Strategy Operational Report

Moved By Cr Greg Martin

Seconded By Cr Sue Glen

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

Carried

6. Public Excluded Business

There was no business conducted in public excluded.

7. Closure of Meeting

The meeting concluded at 10.01am.

Confirmed this 15th day of November 2018

Councillor Greg Innes (Chairperson)

4.1 New Road Name – RMA Consents – Lakeside Business Park

Meeting: Planning and Development
Date of meeting: 15 November 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name a private road in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the name of the new private road off Marsden Point Road as Innovate Road.

3 Background

A road naming application for Lakeside Business Park has been received on 5 October 2018 for the new private road off Marsden Point Rd, Ruakaka.

Consultation

No consultation has been undertaken with neighbouring properties as they do not have access to the private ROW, and as such are not affected. No titles have been issued yet for this development and the land is therefore still owned by the developer, Lakeside Business Park.

4 Discussion

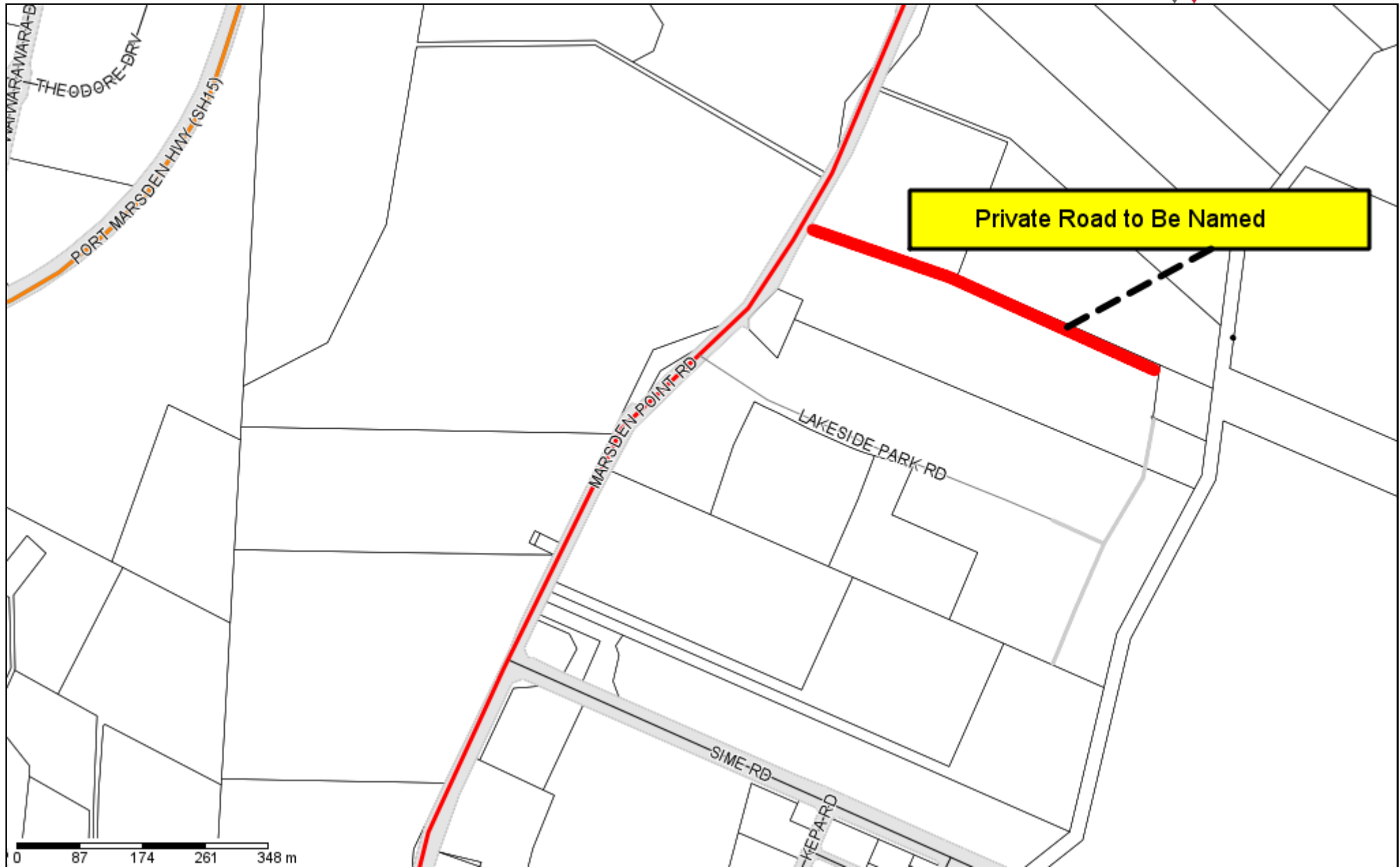
The private road name has been considered in accordance with Council Road Naming Policy. The preferred option from the developer is Innovate Lake Road. Due to the naming of the other private way as Lakeside Park Road, it is recommended that the access be named Innovate Road to avoid any confusion. This is acceptable to the applicant.

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 – Lakeside Business Park – SD1800048
2. Application for the naming of a private road – Lakeside Business Park – Marsden Point



SD1800048
Lakeside Business Park

Private Road to Be Named

15 November 2018
Council Meeting

Application for the naming of a private road

Subdivision at Marsden Point, Ruakaka

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	Innovate Road	The lake that is located onsite is named 'Innovate Lake'. The road name is a representation of this, which also referenced the theme of innovative industrial/commercial development around the central lake.	Accepted	N/A
	Discovery Road	In reference to the lake located onsite. The site is to be foreseen as a place for specific commercial development and design, and a place to encourage a multi-purpose activity zone for newly discovered technologies.	Accepted	N/A
	Lakeside Park Crescent	In reference to existing private ROW <i>Lakeside Park Road</i> , with option for existing private ROW to loop/link with proposed road.	Rejected – deemed a duplicate of the existing ROW 'Lakeside Park Road' and no confirmation of future road formation linkage provided to Council to confirm future road loop proposal of <i>Lakeside Park Road</i> .	N/A

Consultation

No consultation has been undertaken with neighbouring properties as they do not have access to the private ROW, and as such are not affected. No titles have been issued yet for this development and the land is therefore still owned by the developer, Lakeside Business Park.

Recommendation

That the name of the new private road off Marsden Point Rd be named Innovate Road

Document References

Location Map

4.2 New Road Name – RMA Consents – Juffermans Charitable Trust

Meeting: Planning and Development
Date of meeting: 15 November 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name a private road in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the name of the private road off Matapouri Road as Waitokitoki Way.

3 Background

A road naming application from Juffermans Charitable Trust has been received on 29 October 2018 for the private road off Matapouri Rd, Tutukaka.

Consultation

Te Whanau a Rangiwhakaahu Trust has been consulted in October 2018, and all three names proposed have been approved for submission by the Trust.

As no titles have been issued yet for this development and the land is therefore owned by the developer, Juffermans Charitable Trust, no neighbouring properties have been deemed affected by the road name and have not required consultation.

4 Discussion

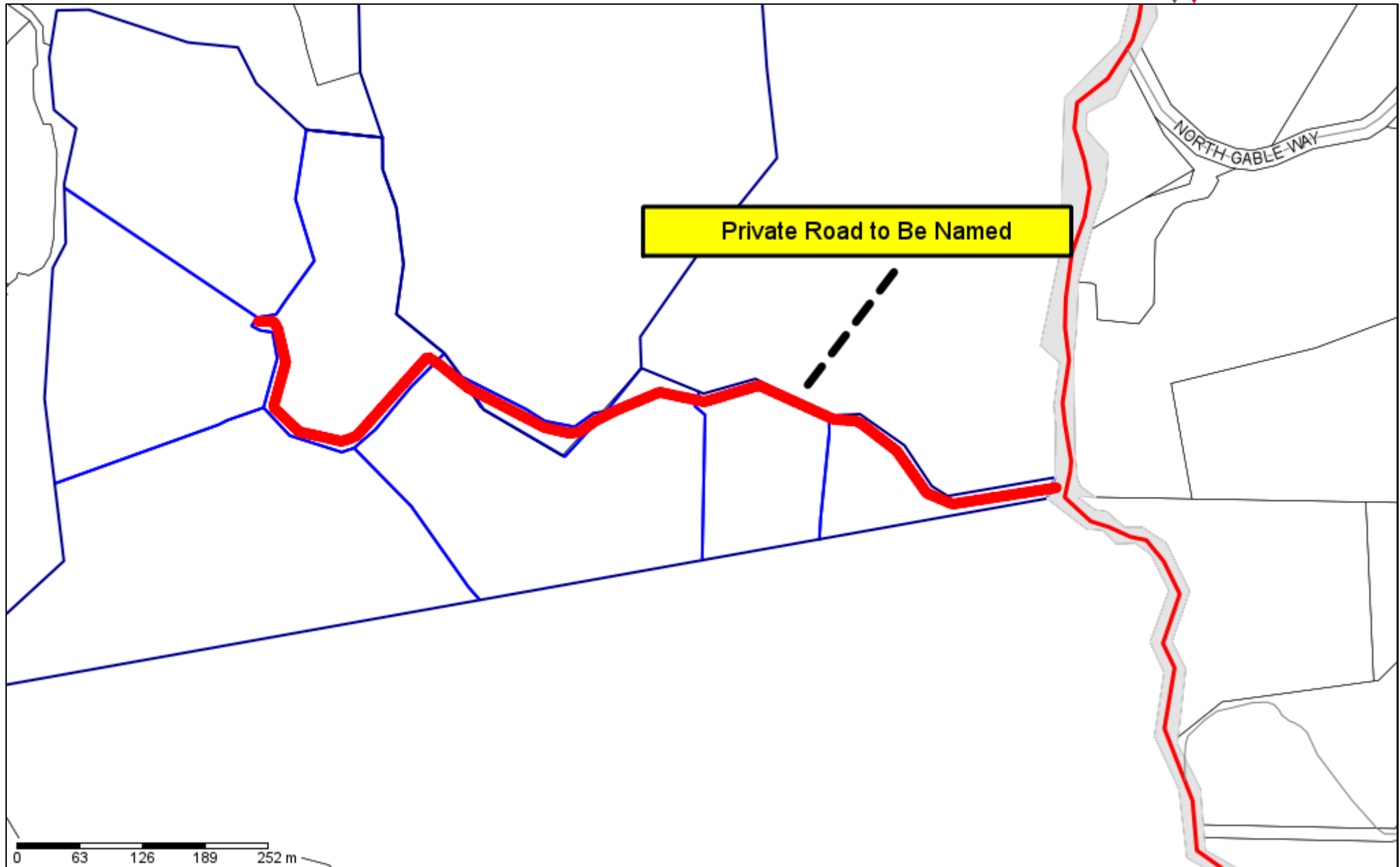
The private road name has been considered in accordance with the Council Road Naming Policy.

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 – Juffermans Charitable Trust – Tutukaka
2. Application for the naming of a new road – Juffermans Charitable Trust – SD1400007



Application for the naming of a private road

Subdivision at Tutukaka

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	Waitokitoki Way	Refers to the name of the nearby river and is named after the tupuna Toki, of who the local hapu of Ngati Toki-ki-te-moananui descend. Toki associated with the conquest of Poor Knights and Matapouri. His descendants through marriage of the Ngai Tahu peoples are the descendants of tribes in Whananaki, Matapouri, Tutukaka, Ngunguru.	Accepted	Yes
	Te Ihu Way	Comes from the broader traditional naming of the area Te Ihu o Manaia. 'The handsome nose of Manaia'. Manaia was one of the earliest explorers and occupiers of Te Tai Tokerau. He lived in many places in the Ngatiwai rohe, including Matapouri.	Accepted	Yes
	Waiparore Way	A name associated with a place on the Poor Knights, and the runs of parore fish which are/were common in our saltwater rivers.	Accepted	Yes

Consultation

Te Whanau a Rangiwhakaahu Trust has been consulted in October 2018, and all three names proposed have been and approved by the Trust and Council.

As no titles have been issued yet for this development and the land is therefore owned by the developer, Juffermans Charitable Trust, no neighbouring properties have been deemed affected by the road name and have not required consultation.

Recommendation

That the private road off Matapouri road be named Waitokitoki Way.

Document References

Location Map – Juffermans Charitable Trust - Tutukaka

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

Meeting: Planning and Development
Date of meeting: 15 November 2018
Reporting officer: Murray McDonald - Manager RMA Consents

1 Purpose

To name an existing legal road in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the name for the existing un-named road off One Tree Point and Takahiwai Roads as Chetham Road.

3 Background

A road naming application from C & K Pyle has been received on 2 July 2018 for the existing un-named road which loops between One Tree Point and Takahiwai Roads. This is due to an approved subdivision that includes access from the road. The total length of the road is approximately 2 km. The subdivision consent requires that the applicant provide three road names in accordance with Council's road naming policy. The names initially suggested are Samuel Marsden Drive, Pipi Flat Lane and Sophia White Lane. Samuel Marsden was an early settler with Marsden Point being named after him. Pipi Flat Lane reflects the pipi bed found in the harbour nearby. Sophia White was a prominent member of the community in the early 1900s and established a small school on her property.

Consultation

Neighbouring properties with frontage to the road have been consulted by the applicant. Initially the applicant consulted only with those property owners whose properties fronted the formed portion of the road. Through this consultation, Annette McLean requested that the road be named after William Chetham, an early inhabitant of the area. Mrs McLean outlined that her husband and her husband purchased the Chetham farm in about 1984. She has outlined that approximately half of the road to be named runs along the boundary of the old Chetham farm. Attached is the letter from Mrs McLean outlining the achievements of William Chetham. As Council's road naming policy includes consultation with iwi, I contacted Julianne Chetham to establish if the Chetham whanau would support the naming of the road as "Chetham" and if Patuharakeke te iwi Trust Board would support such a name. Ms Chetham has advised that the Chetham whanau support the road being named Chetham Road. The Trust Board has also resolved to support the road being named as such. In addition, Ms Chetham has outlined that in 2004 her uncle approached her to liaise with WDC to name the road as Chetham Road after great grandfather William. This didn't proceed as road naming wouldn't occur until subdivision (and formation) occurred.

All landowners fronting the legal road were consulted. There was majority support for the name Samuel Marsden Drive with limited preference for the other options. However, it should be noted that the Chetham Road option was not put to all owners as it occurred following the initial consultation. Details of consultation are included as attachments.

4 Discussion

When considering this matter, guidance from the Road Naming Policy is necessary. It is noted that the policy is generally based on roads to be vested through subdivision rather than existing roads as is the case here. The relevant considerations to the policy are:

- Avoidance of duplication
- Ease of pronunciation
- 15 characters or less (including spaces but excluding suffix)
- Generally, should not be named after any commercial organisation or any living or recently deceased person.

The use of Samuel Marsden Drive does raise some concerns with potential confusion through similar road names (Marsden Bay Drive, Marsden Place, Marsden Point Road and Port Marsden Highway) in the district, although it is not a direct duplication. For this reason, the naming of the road as Samuel Marsden Drive is not recommended.

The policy also applies weighting criteria for names that satisfy the requirements and style guide of the policy. This weighting is based on History (3), Culture (3), Geography (2), Theme (2) and Noteworthy person (1).

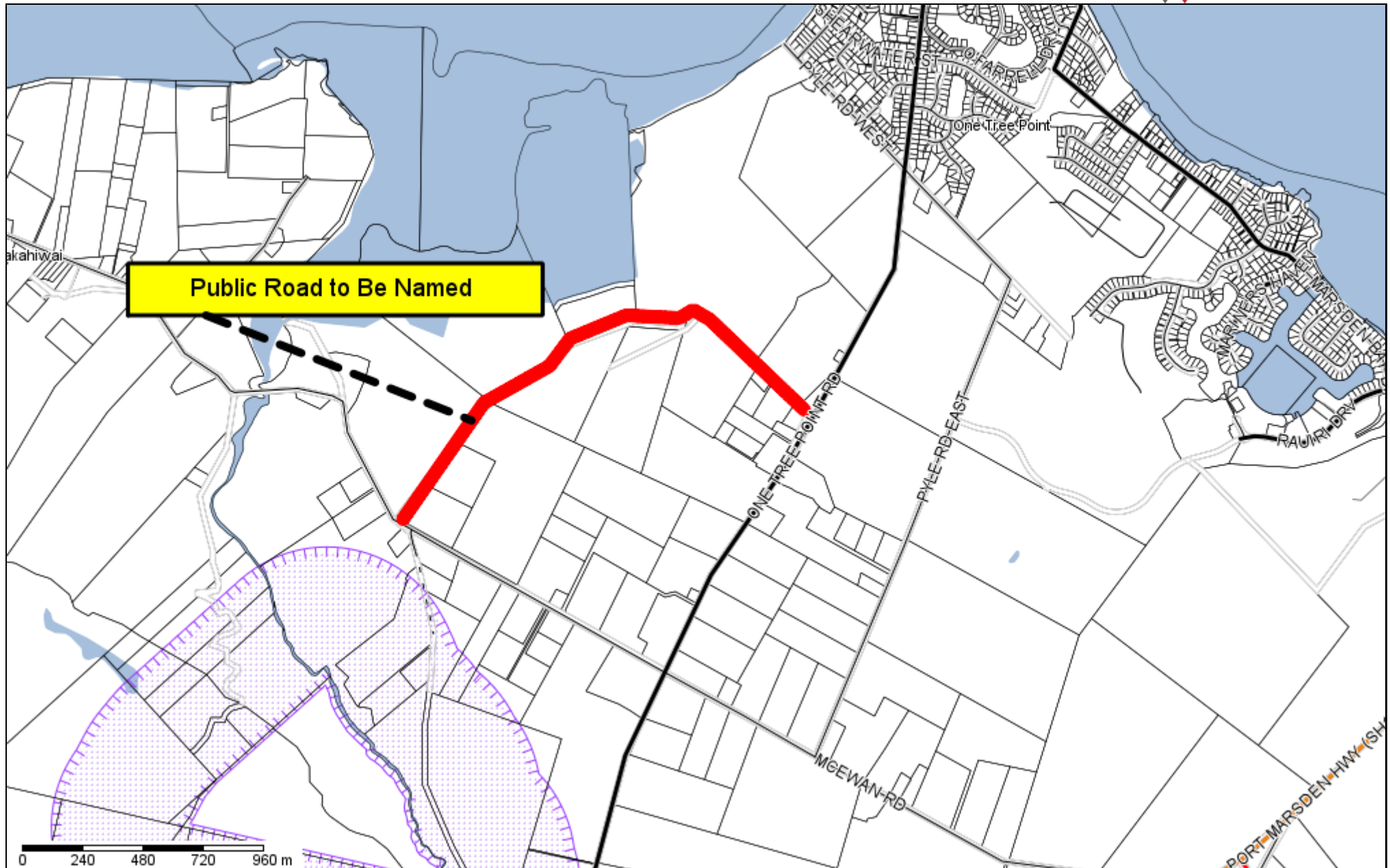
Of the three names (Chetham Road, Sophia White Lane and Pipi Flat Lane), the historical significance of William Chetham and the road's proximity to the original Chetham farm gives favour to it over the other options.

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 – C and K Pyle – One Tree Point
2. Application for the naming of a new road – C K Pyle – One Tree Point
3. Summary of neighbours' preferences
4. Suggested road name - Chetham Drive - A McLean
5. Email correspondence to and from Julianne Chetham
6. Minutes of the meeting of Patuharakeke Te Iwi Trust Board



Application for the naming of a public road.

Subdivision at One Tree Point

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

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public	Samuel Marsden Drive	In reference to the area, with Marsden Point being named after Samuel Marsden.	Accepted	N/A
	Chetham Road	Following consultation, and at the request of a few neighbours, Council has put forth <i>Chetham Road</i> as an option for the Committee to consider. <i>Chetham Road</i> is in reference to Mr. William Chetham, who was a prominent figure in the development of the area.	Accepted	Yes - has been approved by both the Chetham family and Patuharakeke Te Iwi Trust Board.
	Sophia White Lane	Sophia White was a prominent member of the community in the early to mid-1900's, establishing a small school on her property.	Accepted	N/A
	Pipi Flat Lane	Takahiwai River/Creek runs off onto the Takahiwai flats which have been historical pip beds in the past.	Accepted	No

Consultation

Neighbouring properties affected by this public road have been consulted by the agent, Reyburn and Bryant, with the majority in favor of adopting **Samuel Marsden Drive**.

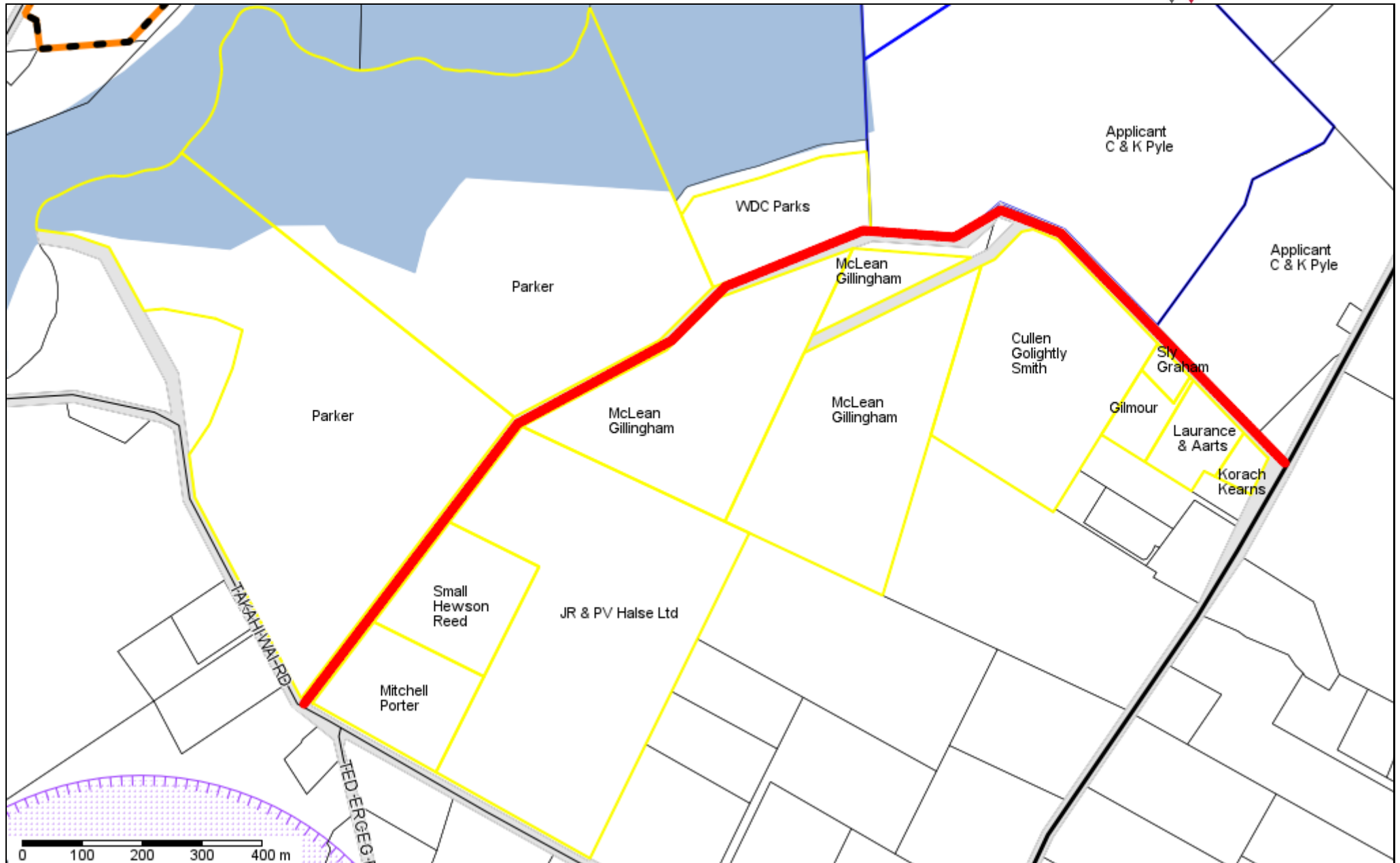
Following consultation, and at the request of a few neighbours, Council has put forth **Chetham Road** as an option for the Committee to also consider. **Chetham Road** is in reference to Mr. William Chetham, who was a prominent figure in the development of the area, and has been approved by both the Chetham family and Patuharakeke Te Iwi Trust Board.

Recommendation

That the Planning and Development Committee approve Chetham Road for the existing un-named road located off One Tree Point & Takahiwai Roads

Document References

Location Map



Scale: 1:8646
Original Sheet Size A4

Print Date: 1/11/2018 8:37 AM

NZGD2000 / New Zealand Transverse Mercator 2000

Cadastral Information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED
Information shown is the currently assumed knowledge as at date printed.
If Information is vital, confirm with Whangarei District Council, Customer Services

List of Neighbouring Properties Consulted

Site Address	Owner	Preferred name
96 Takahiwai RoadWhangarei	Annette Robyn McLean Desmond Watson McLean Murray Alan Gillingham	Chetham Road (suggested Chetham for road name)
One Tree Point RoadWhangarei	Leonie Pat Cullen Andrew James Golightly Michael Bevan Smith	Samual Marsden Drive
646 One Tree Point RoadWhangarei	Angela Graham Craig Edward Sly Julie Maureen Sly Steven Edward Sly	Samual Marsden Drive
648 One Tree Point RoadWhangarei	Colleen Jill Laurence Louie Marinus Aarts	Samual Marsden Drive
652 One Tree Point RoadWhangarei	Colin James Newton Patricia Judith Newton	Samual Marsden Drive
650 One Tree Point RoadWhangarei	Lionel John Korach Hilary Anna Kearns Hamertons Trustee Services Limited	Samual Marsden Drive
Takahiwai RoadWhangarei	JR & PV Halse Limited	Samual Marsden Drive
Takahiwai RoadWhangarei	Esbert Frank Parker Evelyn May Parker	Samual Marsden Drive
100 Takahiwai RoadWhangarei	David Alan Porter Margaret Hilary Mitchell Allan Eric Mitchell	Pipi Flat Lane
Takahiwai RoadWhangarei	Leisa Maree Small Rochelle Jane Hewson Benjamin Frank Reed	Pipi Flat Lane
646A One Tree Point RoadWhangarei	Megan Elizabeth Gilmour	Pipi Flat Lane

Attn. Hillary Malcolm

Re naming the half formed paper road from One Tree Point Road to Takahiwai.

Hi Hillary, I presume that it was you I was talking to on the phone re the naming of the paper road from One Tree Point and Takahiwai. Why I am emailing you instead of ringing is that I have trouble hearing, especially on the phone.

This is just a run down on who I am and why we are putting forward these names.

Annette McLean

Hi, my name is Annette McLean and my husband and I purchased the Chetham farm about 1984. We feel that it would be appropriate to name this road, which about half of it runs along the boundary of the old Chetham farm, after some one that had a great deal to do with the early history of this area.

Here are three names that we would like to put forward and the reasons why.

1. William Chetham Road
2. Chetham Road
3. Chetham Way.

Reasons to support anyone of these names.

William Chetham arrived in One Tree Point /Takahiwai pre 1920 where he farmed. He had been living in the Onerahi area before that. He was born in England but lived in America before he came to NZ, around 1909/1911. In America he was a member of the Engineers Association (railways).

1920 Built his permanent home over looking the harbour. House stood until we demolished it in the 1990's.

He was part of the discussion for an out let road from Takahiwai. The first proposal which he opposed, was for it to run through his property at Takahiwai. *(probably following the paper road.) The road that was built is the Takahiwai to One Tree Point road that joins McEwen Road.*

1928. He was part of a group that wanted a 1000 acres of land between One Tree Point and Ruakaka drained. It was part of 3000 acres of Crown land.

He ran a ferry service between One Tree Point to Whangarei carrying the cream from the local farmers to the Whangarei Dairy Factory, plus passengers. Also took folk on his launch to Auckland etc.

1928. Stood for Parliment for Marsden electorate, for Labour.

1930. He was a member and Treasurer of the local Farmers Union for many years.

1937. He was on the Board of Directors for the new One Tree Point Settlers Domain, which was situated half way between the main Waipu Road and the beach.

(Is that the now the Ruakaka Beach Reserve?)

He wanted the road between Oakleigh and Whangarei concreted.

1939. Was into conservation. he opposed the exploitation of the Kauri forests. He planted on his land olive trees, chestnuts, magnolias (*which still stand today*) plus fruit trees such as pears and crafted oranges and lemons on one tree

William Chetham was very involved in the 'politics' of the area and seem to enjoy debating all sorts of issues and was a great letter writer to the newspapers.

The Chetham family have been very involved in sport in the area , especially Rugby Legaue. There are a number of William Chetham's descendants still living in the area.

Do we need to get signatures of locals for this road naming to happen?

The Debate That Failed

A militant Socialist called **Chetham,**

Saw some “anti’s” and swore he would get ’em;

His sabre he rattled, his challenge he prattled,

As though in two bites he’d have e.at ’em.

The anti’s, with humorous allusion,

Replied to the highbrow effusion,

Declaring that they would much rather stay

In their own little niche —in seclusion.

But the Socialist Cock-of-the-North,

sir, -

Went “onward and upward” in wrath,sir,
 While the anti’s worked still, in their little ,anti-hill,
 Where **Chetham** dare not put a hand forth, sir.

This sate university trainee
 Infers he’s so wonderfully brainee
 That Algie or Adam, compared with our **Chetham**,
 Would be abso-galootly insanee.

A wily opponent is **Chetham**;
 A trap for the anti’s he set ’em;
 But he used the wrong bait, and he got up too late
 From his dreaming, and thus didn’t get ’em.

“Brown’s” a good political “culler” —
 Maungaturoto’s Flower’s no duller;
 And the Cameron beam adds a light to the scheme,
 That makes “National” the Government colour.
 —T. W. Cameron.

Keryn Ryan

To: Keryn Ryan
Subject: FW: Neighbouring properties - owners consulted for new road name - SD1800034 - One Tree Point

From: Juliane Chetham [<mailto:jchetham@gmail.com>]
Sent: Wednesday, 22 August 2018 10:46 PM
To: Murray McDonald <murray.mcdonald@wdc.govt.nz>
Subject: Re: Neighbouring properties - owners consulted for new road name - SD1800034 - One Tree Point

Kia Ora Murray,

With regards to your queries;

I have spoken with my aunts and uncles and they are very supportive of the use of the name "Chetham Road" in this location. As mentioned my uncle Cliff (who sadly passed away earlier this year) had come to me in about 2004/05 or thereabouts when I was working at WDC to ask about having the paper road named after his grandfather William (Bill) Chetham. The book "Ruakaka - a brief history" by Judy Richards mentions some of Bill's achievements such as getting the road to Takahiwai built/metalled. At the time my uncle approached me - he had an agreement with Des McLean (who purchased the Chetham family farm from my other uncle - Trevor) to use that name should he ever subdivide. However as there was no subdivision at that time, after consulting with Mike Henehan, I was told we would just have to wait until that happened. However, last year councillor Halse and Ruakaka Ratepayers had suggested some names of early settlers for use at "the Landing Subdivision" at One Tree Point, one of which was Chetham Road. At the time I consulted my whanau to see what they thought, and although they would have preferred the road name to be used at the old farm location, they were supportive of its possible use at the Landing because of great grandfather's association with One Tree Point (he was instrumental in building the original wharf and ran a passenger launch and cream launch from there). However, the preference remains to have the paper road that runs through the old farm named for him if possible (i.e. in relation to SD1800034).

Secondly, at our Patuharakeke Trust Board Meeting last Friday evening (17th August) I asked if PTB would support use of the name in the location shown on the map you had attached. The board unanimously (with my abstention noted due to conflict of interest) resolved to tautoko the use of the name Chetham Road for the paper road for the road in question. They did not support any of the alternative names provided by the applicant and did not suggest any other preferences. I can provide you with a copy of the minutes (once they are out of draft form and approved if you wish).

I hope this assists you and would much appreciate it if you could keep me abreast of the Council's decision in this regard.

Nga Mihi

Juliane Chetham

On Fri, Aug 10, 2018 at 4:16 PM, Murray McDonald <murray.mcdonald@wdc.govt.nz> wrote:

Kia Ora Juliane,

As per our earlier discussion C & K Pyle have had a boundary adjustment subdivision (2 lots) approved which includes the upgrade of the formation of the start of existing paper road (unnamed) as shown on the

attached plan from the OTP Road end. As part of the conditions of subdivision the road is required to be named. The applicant has suggested 3 names (as per WDC road naming policy) being Samuel Marsden Road, Sophia White Lane (wife of Joseph Pyle, first Pyle to come to NZ & established school in area) and Pipi Flat Road ((in recognition of the pipi beds in the harbour). Consultation with neighbours has resulted in a suggestion that the road be named Chetham Road to recognise the long standing relationship the Chetham family has had with the area.

So my query is in 2 parts:

- i Would the Chetham whanau support the road being named after them? (Please note that Council's Planning Committee will decide the name after considering the matter and I wanted to ensure that there was no opposition from The Chetham Family if that name was chosen):
- ii Does the Patuharakeke Trust Board have any suggested names that they prefer (either from those already suggested or others)?

Thanks very much for your help in this matter,

Regards

Murray McDonald

Manager RMA Consents | Whangarei District Council

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

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Nga Mihi

Juliane Chetham

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Address: 120 Abbey Caves Road, Whangarei, New Zealand



**Minutes of the meeting of Patuharakeke Te Iwi Trust Board held on
17th August 2018 at Patuharakeke Office, Takahiwai**

Present: Gilbert Paki, Joanne Hammon, Guy Gudex, Deborah Harding, Julianne Chetham (by phone), Taimania Toia, Dave Milner (for Tirairaka meeting)



Guests: (Information redacted)

ADMINISTRATIVE

1. Karakia / Mihi / Welcome: G.Paki (followed by waiata)

Guests acknowledged welcome

Apologies: A.Pitman, J.Hammon

Apologies accepted

Moved: D.Harding / Seconded: G.Paki Carried

2. Interests Register and conflicts of interest:

a) information redacted

3. Minutes of the last meeting

Amendments and Matters arising from previous minutes

- information redacted

Resolution: That minutes of the meeting 20th of July be accepted with amendments as a true and accurate record.

Moved: D.Harding / Seconded: G.Paki Carried

5 Correspondence

As attached - **Attachment 1**

Resolution: That the Correspondence report for July 2018 be received.

Moved: D.Harding / Seconded: G.Gudex

Carried

6 Hapu / Community Session - Nothing to report this month

7 PORTFOLIO REPORTS

7.1 Financial Report (Bank statements / Financials from xero)

As attached – **Attachment 2**

(Report overviewed by Deborah at meeting - following are comments in addition to report)

- Information redacted

Resolutions:

Resolution redacted

That the financial report for June 2018 be received and that payments as listed be approved on invoices and receipts supplied to the Board.

Moved: D.Harding / Seconded: G.Paki Carried

7.2 Housing/Asset Management Report – G.Gudex / Verbal Report

- Information redacted

Resolution: That the Housing and Asset Management report for July 2018 be received.

Moved: G.Gudex / Seconded: G.Paki Carried

7.3 Kaitiakitanga Subcommittee Update - As attached - Attachment 3 (Overviewed by Juliane at meeting - following comments are in addition to report)

- Redacted information
- RMU weekend – The RMU team will be at Takahiwai for the next couple of days and agenda includes a ‘kuia and kaumatua’ session tomorrow. Looking to be a great weekend.
- Chetham Road – re: ‘road naming’ section of this month’s kaitiaki report, Juliane is seeking a resolution to support that the paper road be named ‘Chetham Road’. Trustees were in full support.

Resolutions:

1. That the Kaitiakitanga report for July 2018 be received.

Moved: G.Gudex / Seconded: D.Harding Carried

2. Redacted information

Moved: J Chetham/ Seconded G. Gudex Carried

3. That the trustees agree to tautoko (via J.Chethams report) that the Paper Road (in attached map) be renamed Chetham Road.

Moved: G.Paki / Seconded: G.Gudex (J.Chetham abstained) Carried

7.4 Education Subcommittee

Nothing to report this month

7.5 Treaty Claims Subcommittee – G.Gudex / All trustees in discussion

- Redacted information

Resolution: That the Treaty Claims subcommittee report for July 2018 be received.

Moved: G.Gudex / Seconded: G.Paki Carried

7.6 Health and Wellbeing Subcommittee Report (Verbal)

- Gill mentioned about PTB’s previous interest in holding a kuia / kaumatua event – to hold off until next year
- Information redacted

Resolution: That the Health and Wellbeing subcommittee report for July 2018 be received.

Moved: G.Paki / Seconded: G.Gudex Carried

7.6 Economic Subcommittee

- Information redacted

Resolution: That the Economic subcommittee report for July 2018 be received.

Moved: G.Paki / Seconded: D.Harding Carried

8. Strategic Planning and Governance – Nothing to report this month

9. GENERAL BUSINESS

- Sensitive information redacted

General Business Moved: G.Gudex / Seconded: G.Paki Carried.

Meeting closed: 2125

Closing Karakia: G.Paki

Next meeting: 21st September 2018 / Patuharakeke Office, Takahiwai / 6.30 pm

Attachments: (marked as highlighted)

- Attachment 1 – Correspondence
- Attachment 2 – Financial Report (available via Sync – Tai to email link)
- Attachment 3 – Kaitiaki Report + Attachments

These minutes have been accepted as a true and accurate record by the Board of Patuharakeke Te Iwi Trust Board.

ATTACHMENT 1
CORRESPONDENCE

Information redacted

Patuharakeke Trust Board
Financial Report - July 2018

ATTACHMENT 2
FINANCIAL REPORT

Information redacted

Kaitiaki Report July 2018

CIA/Engagement

One Tree Point Erosion Strategy (WDC) ongoing discussions, review of strategy to be carried out once completed.

Refinery dredging hearing – Refinery are appealing the decision – specifically in relation to monitoring conditions and total suspended sediment standards as well as 4 month no dredging window. Kelly and I will work together on preparing a notice to the Environment Court that we will join their appeal as a s274RMA party. We will also investigate applying to the ELA fund for financial assistance for this environment court action.

Northport – Next meeting on development of MOR/MOU to be held 20 August (myself, Skin and Ari in attendance). We are also meeting with NIWA that day to indicate we want to refresh the relationship.

Submissions

Regional Plan Hearings – Evidence was submitted 10th August (see attached). We will be presenting 11 October at Otiria Marae.

RMU/MDF Project

Recruitment process completed, employment agreements in place. We are holding our induction wananga with the team on 18-19th August and trustees are welcome to attend. Agenda will be circulated. Danielle (Grad intern) started a couple of weeks ago and has been assisting me with analysis of the Regional Plan staff report. Ari due to start on 13th August.

Mana Whakahono a rohe

Kelly is reviewing the Draft agreement provided by WDC and the latest response from NRC and will provide feedback. I will also get Danielle to do some work on finalising next draft of WDC agreement prior to recirculating to trustees after which we will set up another meeting with WDC.

PEST STRATEGY TAKAHIWAI HILLS AND FOREST 2018

I have applied for a small community funding grant from the Kauri Dieback Programme, Ari will be liaising with Mere/Luana etc on the community plan to support where necessary and ensure Kauri Dieback policies and procedures are embedded in the plan.

Other – Road naming

In 2004, Uncle Cliff approached me to help him liaise with WDC about naming the paper road that runs through our old farm to Pyles – “Chetham Road” after great grandfather William. He had agreement from Des McLean (who purchased the property from Uncle Trevor) at the time. I talked to Mike Henehan of WDC but he said we couldn’t do anything about the road naming until a subdivision occurred. It appears as though one of the younger members of the Pyle family is now doing a boundary adjustment and is able to put names forward, however, they know nothing of the old agreement and have suggested “Samuel Marsden Lane” or “Pipi Flat Lane” instead. When WDC staff went around the neighbouring properties seeking feedback, they spoke to Auntie Trish and Des Mclean who are both irate at the idea the originally mooted Chetham Road was no longer to be used. Murray McDonald of WDC contacted me to ask my opinion on two fronts (as the developer can put up names but council has to approve them); firstly if the Chetham whanau approved of the use of the name (which we obviously do) and secondly if PTB would support use of the name. Therefore I am seeking a resolution from the board to support that the paper road (see map) be named Chetham Road.

5.1 Otuihau / upper Hatea project report

Meeting: Planning and Development
Date of meeting: 15 November 2018
Reporting officer: Reiner Mussle (Manager Health and Bylaws)

1 Purpose

To provide an update on the Otuihau / upper Hatea project.

2 Recommendation

That the Planning and Development Committee notes the Otuihau / upper Hatea project report.

3 Background

For a number of years there have been concerns about the swimming water quality at Otuihau / Whangarei Falls. Historically, the annual Bathing Water Monitoring Program, which operates during the summer months (December to March), identified that the river water at this location often failed or exceeded the program's levels for safe swimming. Thus, a permanent warning sign has been on display at this location for some time. Staff are currently reviewing the sign's effectiveness and wording to potentially make it more informing and less prone to vandalism.

During March 2015, the Whangarei District Council approached the Northland Regional Council to carry out a scoping study to identify the fencing and planting requirements for tributaries of the Otuihau catchment, with the aim of improving the catchment's water quality. As a result, the Otuihau / upper Hatea project was established.

Staff received a request for an update on this project, which is attached to this item. The author of the report is Lorna Douglas, Farm Plan Manager for the Northland Regional Council and she has agreed to avail herself and answer any questions arising from her report.

4 Significance and engagement

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

5 Attachment

Otuihau / upper Hatea project report

MEMO



Date:	21/08/2018.
To:	Whangarei District Council, c/- Tamsin Sutherland
From:	Lorna Douglas, Farm Plan Manager
Subject:	Otuihau / upper Hātea project report

This report has been provided to the Whangarei District Council on request by Cr. Tricia Cutforth for an overview of the project with regard to further opportunities for water quality improvement in the catchment. The content, data and figures are provided in good faith, based on extensive field work and are as accurate as possible in the timeframes provided.

History of the project

In March 2015, the Northland Regional Council (NRC) received a request from Whangarei District Council (WDC) to carry out a scoping study to identify the fencing and planting requirements for tributaries of the Otuihau catchment (see letter in Appendix A). The WDC-hapu strategic partnership forum, Te Kārearea, had identified improving water quality at Otuihau Falls as a priority focus for both the health and wellbeing of the local community swimming there and because this area is a key tourism site for Whangārei.

An initial NRC/WDC collaborative group formed in May 2015 to initiate scoping of the project. NRC staff Lorna Douglas (Land Management) and Carol Nicholson and Jean-Charles Perquin (State of the Environment monitoring) remain on the group, all WDC staff members have changed. The scoping group was extended to relevant community partners later in 2015, to include Pehiaweri Marae, Tiki Pride, Mountains to Sea Conservation Trust (MTSCT) -Whitebait Connection & Drains to Harbour, Northland District Health Board. This core group (Otuihau Working Group) continues to work together on this project.

The majority of streams in the catchment were surveyed in the spring of 2015 by NorthTec practicum student Jenny Gillanders accompanied by an NRC staff member. Landowners in the catchment were informed of the intended surveys via a mailbox letter drop prior to the surveys starting. Surveying focussed mostly on the presence or absence of stock exclusion fencing, but also noted the presence of stock water troughs and stream bank erosion.

GIS mapping showed that only a small percentage of the catchment had stock exclusion fencing. Approximately 30% (29kms) of waterways in the catchment are in land under pasture. Of those 29kms, approximately 90% did not have effective stock exclusion fencing; i.e. approximately 53 kms of fencing was required to exclude stock from both sides of the tributaries of the falls (including upgrading existing fencing and establishing new fences). Observation also noted that the waterways were being used as stock drinking water in many, if not all, paddocks adjacent to unfenced streams.

This background information helped to inform a decision by the Whangārei Harbour Catchment Group to request a rule in the new regional plan, for stock exclusion of all waterways upstream of identified freshwater swimming sites in the Hātea and Raumanga catchments earlier than in general across Northland. This rule was adopted by Northland Regional Council into the Proposed Regional Plan for Northland and requires all cattle, deer and pigs to be excluded from waterways within two years of the regional plan becoming operative (potentially January 2021).

Funding

NRC has helped fund environmental projects with its Environment Fund since 1996 across Northland (including in the Hātea catchment). Since 2012, the focus of the fund has mostly been on water quality to support the goals of the NPS Freshwater Management. The 2015 survey results also prompted the NRC land management team to apply for the Ministry for the Environment's (MFE) Community Environment Fund for a project centred on improving water quality in the upper Hātea catchment and in 2017 we were granted \$258,000 over three years (2017-2020). The funding is mostly focussed on reducing ruminant bacteria in waterways in the catchment by helping to fund stock exclusion fencing, water troughs in cases where stock are currently reliant on direct access to waterways for drinking water and native riparian plants on private land.

All the Otuihau Working Group partners supported the MFE project application, including WDC. Mayor Sheryl Mai wrote in support of the project, stating: "Whangarei District Council is an active partner in this project, seeing its benefits as supportive of our extensive planning of the past decade to enhance our environment and attract visitors to our district."

This project is managed by NRC, as a financial partner contributing \$50,000 annually (\$150,000 over the three-year life of the project) from the environment fund to the upper Hātea catchment, as well as considerable staff time in project management, managing the funding grants and coordinating the wider Otuihau group.

WDC's support of the project has been staff time (generally one staff member is an active participant in group meetings and provides liaison support and resources), while funding of the Whitebait Connection's work in the Waitaua sub-catchment has been taken as their financial contribution to the wider water quality issue.

WDC has supported Whitebait Connection to host community planting on WDC reserve areas in the Waitaua sub-catchment of the upper Hātea catchment since 2009. For the previous two financial years (2016-17 and 2017-18) WDC funded the Waitaua Awa restoration project by an average of \$45,000/year for community engagement (including water quality monitoring) and riparian restoration planting. This funding has been reduced for the current financial year, with a proposed contribution of \$26,000 for five community engagement days planting 5000 plants as opposed to previous years' programme targets of 20 community engagement days planting 10,000 plants.

The other members of the Otuihau Working Group are non-financial supporting partners. They are currently actively working on the project's other main goal of erecting signage at the falls reserve to show the journey of the waterways in the catchment, including ecological and community values. The design of this sign is currently underway, with input from the wider Otuihau Working Group members. The issue of reducing bacteria from wild birds is much more difficult to manage than that of livestock, but signage asking the public not to feed ducks at the reserve is planned and may help reduce duck numbers and therefore faecal matter in the water.

Water quality monitoring results

A key focus of water quality monitoring in the Hātea catchment is faecal contamination (tested by levels of *E. coli*) because of human health concerns for swimming. Monthly monitoring has been done at Whangārei Falls since 2004 and four other sites upstream of the falls since 2014. All sites are sampled monthly on the same day and at the same time. Measurements include water temperature, dissolved oxygen, visual clarity (black disc), conductivity, turbidity, *E. coli*, nutrients and faecal source tracking. Over the sampling period, bacteria levels were below guidelines¹ of <540 *E. coli* per 100mL at the falls for 64.3 percent of the time.

Microbial source tracking (MST) results for the falls site identified wildfowl and ruminants as the sources of contamination causing elevated *E. coli* levels. Both ruminants and wildfowl were also identified as faecal sources in the Waitaua and Mangakino Streams which are the two main tributaries of the Hātea. The most recent Hātea water quality monitoring update is included as Appendix B at the end of this report.

The WDC-funded community monitoring undertaken in the 2017-18 financial year aimed to complement the existing NRC regime. It highlighted some issues particularly with elevated nitrogen, in the form of nitrate, nitrite, nitrogen (NNN) at two sites and elevated dissolved reactive phosphorous (DRP) at one site in the Waitaua catchment. The waterways above these sites will be investigated further over the following months by NRC staff and a NorthTec student undertaking her practicum placement with us. Potentially these results could be linked to non-compliant greywater (or similar) discharges or be influenced by naturally occurring effects of local geology. The results from this extra monitoring have therefore been useful to NRC by highlighting specific areas to investigate to further understand what is influencing water quality in the upper Hātea catchment. Pastoral land remains the main source of *E. coli* in the catchment however.

Progress to date

This project has been promoted via letters, offering funding assistance for fencing, troughs and plants, sent in 2017 and again in June 2018, directly to landowners whose properties are over 1ha and have grass/pasture and a mapped waterway. There have also been media releases, advertisements in local newspapers and on social media, articles in local media (including several in WDC's centre spread of the Whangārei Leader) and by NRC, WDC and NDHB staff attending events such as Whangārei A&P show and the Whanau at the Falls annual community event at the falls reserve.

Despite this promotion, up-take of the offer of funding to help landowners become compliant with forthcoming rules has been slow. This is possibly because the date of the proposed rules becoming operative seems to be quite some time in the future and the lifestyle block owners don't have an industry sector to advise or motivate them to undertake sustainable farming practices. In the first year of the MFE-funded project (to June 2018) approximately 5.2kms of fencing had been completed, 13 contributions to stock water provided and approximately 1800 native plants funded (approximately 2,200m²). The western side of the catchment (around Three Mile Bush Rd, Dip Rd area) has had very few landowners taking up the funding offer, possibly because those landowners don't identify with the falls in the same way as people living closer do.

¹ Ministry for the Environment (MfE) and Ministry of Health (MoH) Microbiological Water Quality Guidelines for Marine and Fresh Water Recreational Areas (2003)

So far this financial year, funding applications for approximately 5.5kms of fencing, 2,500 plants and 12 stock troughs have been approved. Direct targeting of specific landowners (owning larger properties or in specific areas) will be ongoing and has previously seen some good results.

Plans for future promotion of this project include promotional signs at properties where fencing has been completed via the environment fund and direct targeting of landowners in the western catchment by volunteers door-knocking to discuss options, which may be undertaken by Pehiaweri Marae hapu members.

The Otuihau Working Group surveyed the local community about their understanding of water quality issues at the falls late in 2017. The 38 responses showed a range of understanding and ideas about water quality issues at Otuihau. About two-thirds of all respondents were concerned that the water is dirty to some degree, with the rest thinking the water was relatively clean. Most people believed that humans, cattle, land management and stormwater were the biggest factors influencing water quality.

Solutions proposed by survey respondents included work already being undertaken, such as fencing cattle away from the streams and planting the riparian margins. Other areas of concern noted in the survey responses focus on stormwater and sewage discharges and issues with litter (including fly tipping) getting into the waterways.

Future possibilities

NRC and NDHB staff have attended the last three Whanau at the Falls community events at the Otuihau reserve, with information stands promoting water quality awareness and funding options available. This event seems to be mostly attended by the local Tikipunga community and tourists who happen to be visiting the falls. Interaction by the NRC/DHB team with attendees has focussed mostly on urban water issues and there haven't been any lifestyle block or farm owners from the catchment engaged at any of the three events attended.

Although the general educational opportunity for water quality at the event is useful, it is more relevant to WDC than NRC's land management team. Messages relating to individual action to be taken, including keeping detergents and other pollutants out of the stormwater system and being responsible with litter and other waste, are more pertinent messages in that context.

WDC funding for the Whitebait Connection-coordinated community water quality monitoring was removed from the 2018-19 budget, as it did not fit within the new LTP goals. Monitoring at those sites over the coming financial year will be done by NRC staff. However on-going community involvement in 'citizen science' as an educative tool, especially where it relates to water quality in urban communities would be relevant to WDC and would complement the work undertaken by NRC in the rural space.

Conclusion

This small catchment has been the focus of a lot of attention and resources by many agencies and the community. For some years it has had the worst water quality of any of the swimming sites monitored by NRC, resulting in considerable resources being put into improving the situation. While we hope to see some positive trends in the nearish future, improving water quality can be a slow process and will not be seen immediately.

However trend analysis of monitoring results will be able to be started next July, covering five years of monitoring results.

NRC will continue to promote sustainable land management practices and the funding available until the end of the MFE project (March 2020). Post that time it is likely the level of intensity of focus will be reduced considerably, as we reallocate time and resources to other areas of Northland. Ongoing public education based on urban water quality issues would be useful to continue to manage stormwater contaminant and litter issues.

APPENDIX A



Forum: North, Private Bag 9023
Whangarei 0148, New Zealand
Telephone: +84 9 430 4300
Facsimile: +84 9 430 7832
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

In reply, please quote

Otuhau Tributaries

Or ask for

Solomon Tipene/Cr Williamson

5 March 2015

Malcolm Nicholson CEO
Northland Regional Council
Private Bag 9021
Whangārei Mall Centre
Whangārei 0148

NORTHLAND
REGIONAL COUNCIL

-9 MAR 2015

FILEN4.

WDC

Dear Malcolm

Otuhau Tributaries

Whangarei District Council has formed a relationship forum with hapu of Whangarei called Te Karearea Strategic Partnership Forum. From this Te Karearea forum there were a number of priorities that both partners agreed were important to work collaboratively with. One of these priorities is the health and well-being of the Otuhau Tributaries, which has the Otuhau Falls as the main attraction.

Last year 29 July 2014 a meeting was organised with the assigned Te Karearea members (Cr John Williamson, Mike Kahe (Pehiaweri Marae), Hona Edwards (Nga Kaitiaki o Nga Wai Maori) and John Baillinger from Northland Regional Council (NRC).

The purpose of that meeting was to discuss the condition of the swimming levels and identify what contaminants have contributed to the high levels of contamination. Therefore, the general consensus from the meeting was to ensure the swimming area is of a high safety standard.

More recently, I understand Cr John Williamson met with you to discuss this matter and how the two Councils can approach this collaboratively. Cr Williamson advised that you were very supportive and indicated that his Council were considering their role in improving the quality of Otuhau and as it relates to Whangarei Harbour.

The purpose of the letter is to raise with NRC a formal request to carry out a scoping study to identify the fencing and planting requirement for the tributaries to Otuhau, with the objective that we consider a partnership approach to a project and funding plan to improve the water quality of the Otuhau waterway.

There has been interest from the local marae Pehiaweri to incorporate walkway project which links their kaitiaki status to the waterways passing the marae. This will allow them to provide tourism ventures from the marae in connection with the current walkway projects in Whangarei.

We look forward to your response.

Yours faithfully

Mark Simpson
CEO

cc: Cr Williamson, Hona Edwards, Mike Kahe, Sheryl Mai, Pita Tipene and Andre Hemara

APPENDIX B

MEMO



Te Kaunihera a rohe o te Tai Tokerau

Date: 30th May 2018

To: Lorna Douglas – Farm Plan Manager

From: Pania Te Whaiti EMO -Water & Air and
Carol Nicholson – EMO -Freshwater Ecology

Subject: Hātea catchment water quality results July 2014 – May 2018

This memo updates interim water quality results from a previous memo produced on the 30th October 2015 for the Hātea River catchment. Five monitoring sites (Table 1 and Figure 1) have been sampled as part of the Whangārei Harbour priority catchment programme since July 2014. The aim is to identify water quality problem areas within the Hātea catchment, in particular sources of faecal contamination (indicated by levels of the indicator bacteria *E. coli*) commonly occurring at the popular swimming site at Whangārei Falls.

Since this time, additional monitoring has been undertaken by the Waitaua Awa Restoration Project. The Waitaua Awa Restoration Project was formed in 2009 to bring the community together with a common goal to improve the health of the Waitaua Stream. This project was inspired by the plantings already started by Te Kura Kaupapa Māori o Te Rawhitiroa and the Whitebait Connection in 2003. Five additional Waitaua sites are now monitored by Whitebait Connection (Table 2, Figure 2). The aim of this monitoring is to establish sources of contamination within the Waitaua sub-catchment of the Hātea as well as monitor any water quality improvement associated with the restoration work.

All sites are sampled monthly on the same day and at the same time. Measurements include water temperature, dissolved oxygen, visual clarity (black disc), conductivity, turbidity, *E. coli*, nutrients and faecal source tracking. This memo concentrates on *E. coli*, turbidity and nutrient results only.

The Whangārei Falls site is a long-term recreational swimming site and has been tested for *E. coli* levels since November 2004. Over the sampling period, bacteria levels were below guidelines² of <540 *E. coli* per 100mL for 64.3 percent of the time. Over a third of samples exceeded swimming guidelines. Microbial source tracking (MST) results identified wildfowl and ruminants as the sources of contamination causing elevated *E. coli* levels.

Table 1: Water quality monitoring sites in the Hātea catchment

Site Number	Catchment	Site Name
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² Ministry for the Environment (MfE) and Ministry of Health (MoH) Microbiological Water Quality Guidelines for Marine and Fresh Water Recreational Areas (2003)

109795	Hātea	Mangakino at Mangakino Lane
109982	Hātea	Mangakino upstream Waitaua confluence
108738	Hātea	Waitaua at Vinegar Hill Road
105972	Hātea	Hātea at Whangārei Falls
100194	Hātea	Hātea at Mair Park

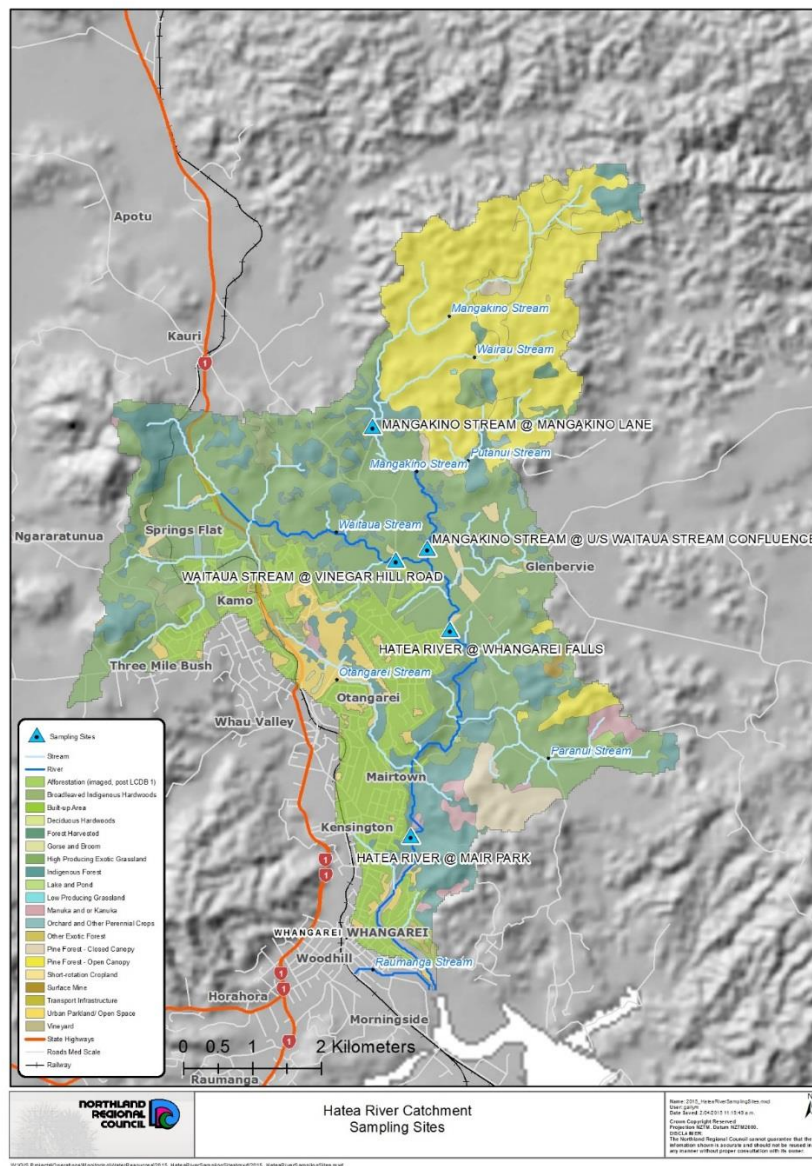


Figure 1: Location of Northland Regional Council water quality monitoring sites in the Hātea catchment.

Table 2: Additional water quality monitoring sites in the Hātea catchment.

Site Number	Catchment	Site Name
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316211	Hātea	Waitaua at Bush Haven Drive
316206	Hātea	Waitaua UT at Dip Road
316207	Hātea	Waitaua UT at Great North Road
316210	Hātea	Waitaua UT at Tuatara Drive
316204	Hātea	Waitaua UT at Waipanga Road

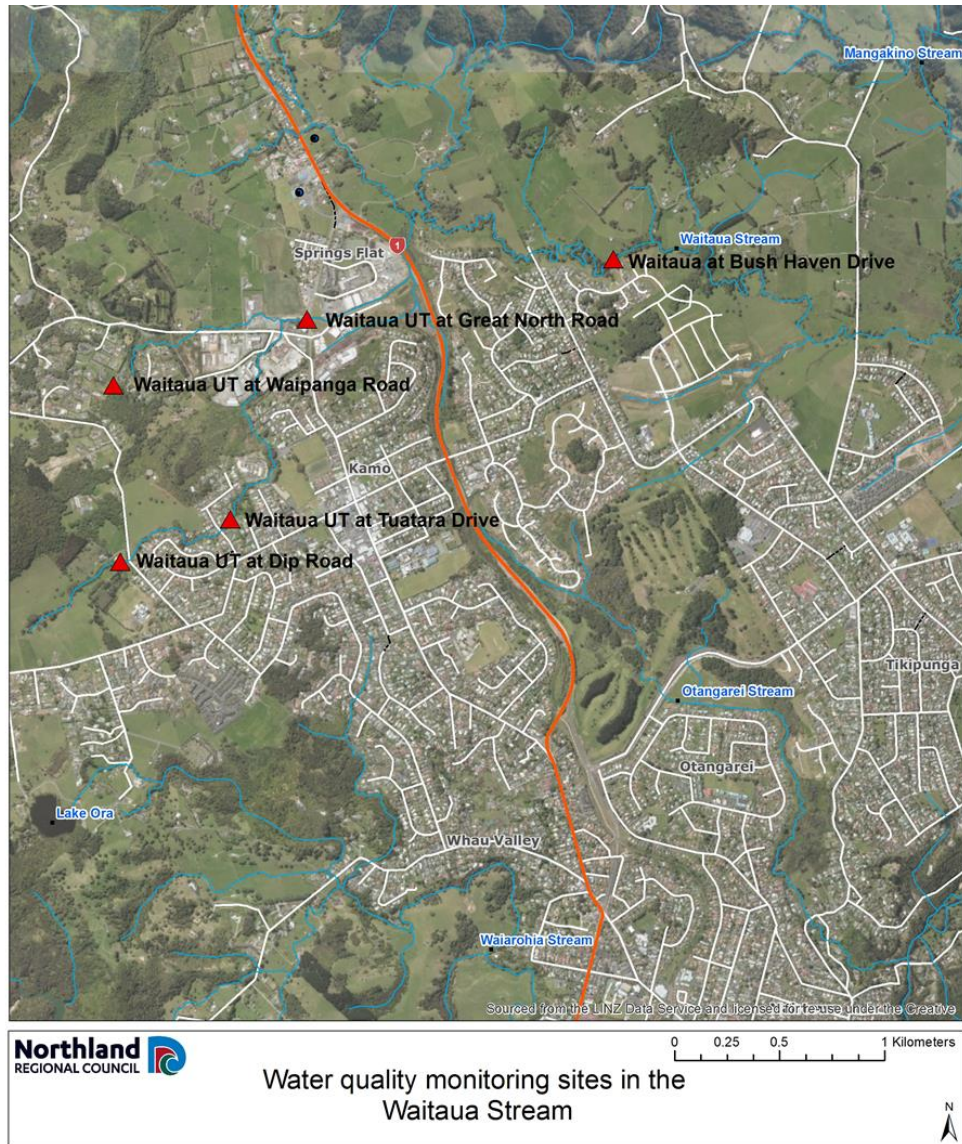


Figure 2: Additional water quality monitoring sites monitored monthly from July 2017 – April 2018 by Whitebait Connection.

The results of the monitoring are summarised below:

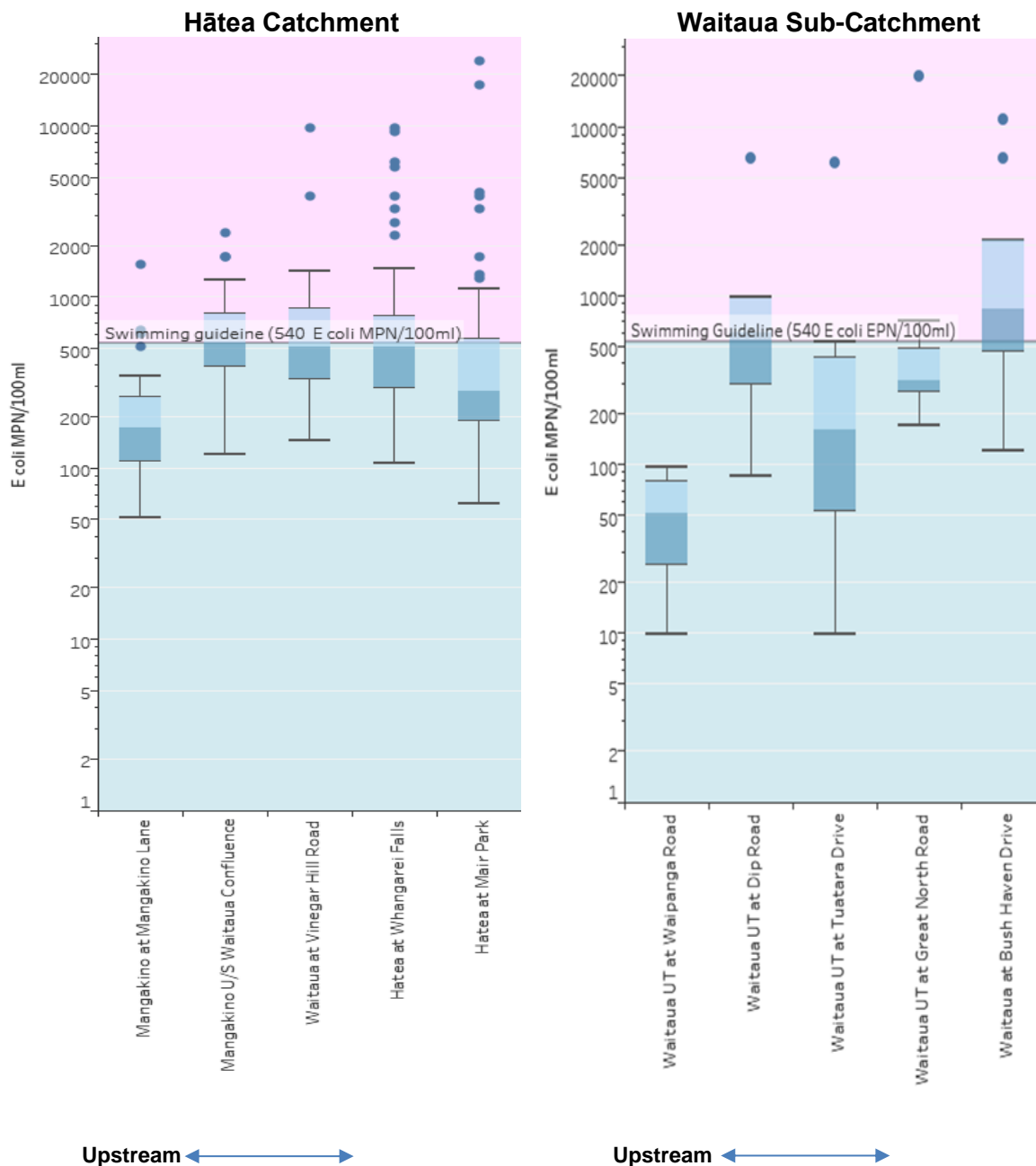


Figure 3: *E. coli* levels in the Hātea catchment and Waitaua sub-catchment measured against the MfE and MoH guidelines – July 2014 - April 2018 and July 2017 - April 2018 respectively.

- Both the Mangakino and Waitaua sub-catchments are contributing similar amounts of *E. coli* to the Hātea River (Figure 3, left).
- *E. coli* levels regularly exceed swimming guidelines at the Mangakino u/s Waitaua Confluence Waitaua at Vinegar Hill Road and Hātea at Whangārei Falls sites.
- In the Waitaua sub-catchment, the Waitaua UT at Dip Road and Waitaua at Bush Haven Drive sites have elevated levels of *E. coli*. Both these sites drain predominantly pastoral land.

- While most samples are within guideline levels for *E. coli*, the Hātea at Mair Park (the most downstream site) occasionally has extremely high levels of *E. coli*. This site is downstream of a sewage pump station. Source tracking is to be undertaken at this site to determine the source.
- The Mangakino at Mangakino Lane site, the most upstream site draining exotic forest, and the Waitaua UT at Waipanga Road located in native bush, have the lowest levels of *E. coli*.
- Microbial source tracking to investigate the source(s) of contamination at sites with elevated faecal indicator bacteria levels has been undertaken at Hātea at Whangārei Falls, Mangakino U/S Waitaua Confluence and Waitaua at Vinegar Hill Road. Results from both Hātea at Whangārei Falls and Mangakino U/S Waitaua Confluence indicate ruminant and wildfowl contamination. Results from Waitaua at Vinegar Hill Road indicate predominantly wildfowl contamination and some ruminant contamination. Human faecal contamination has been detected on one occasion at both Mangakino U/S Waitaua Confluence and Waitaua at Vinegar Hill Road monitoring sites (Figure 4).

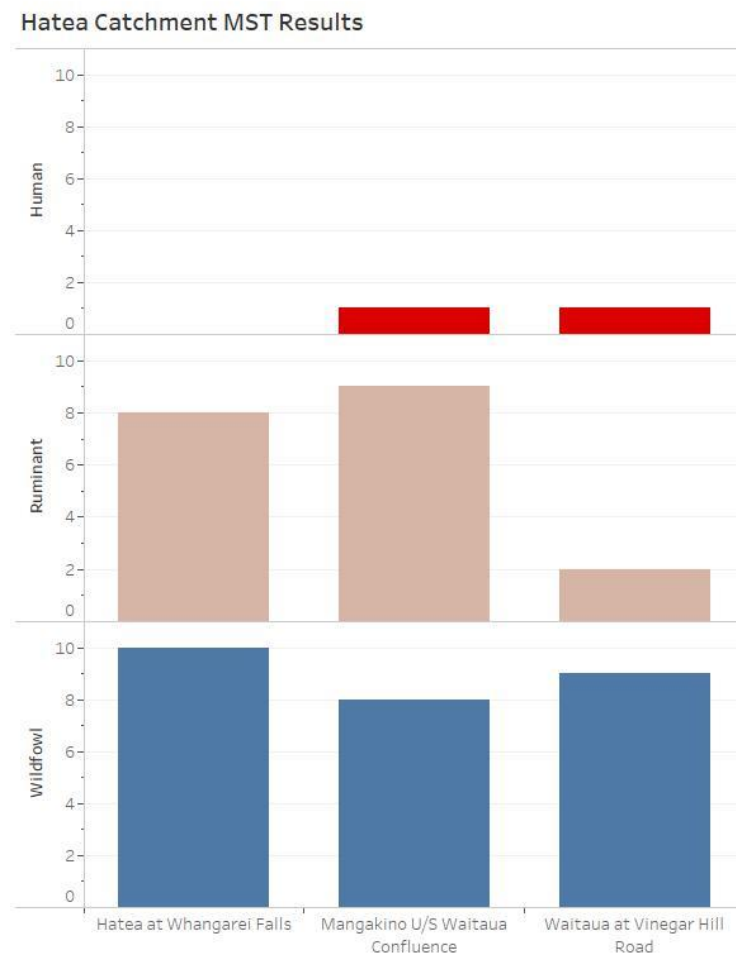


Figure 4: Sources of faecal contamination in the Hātea catchment July 2014 - April 2018.

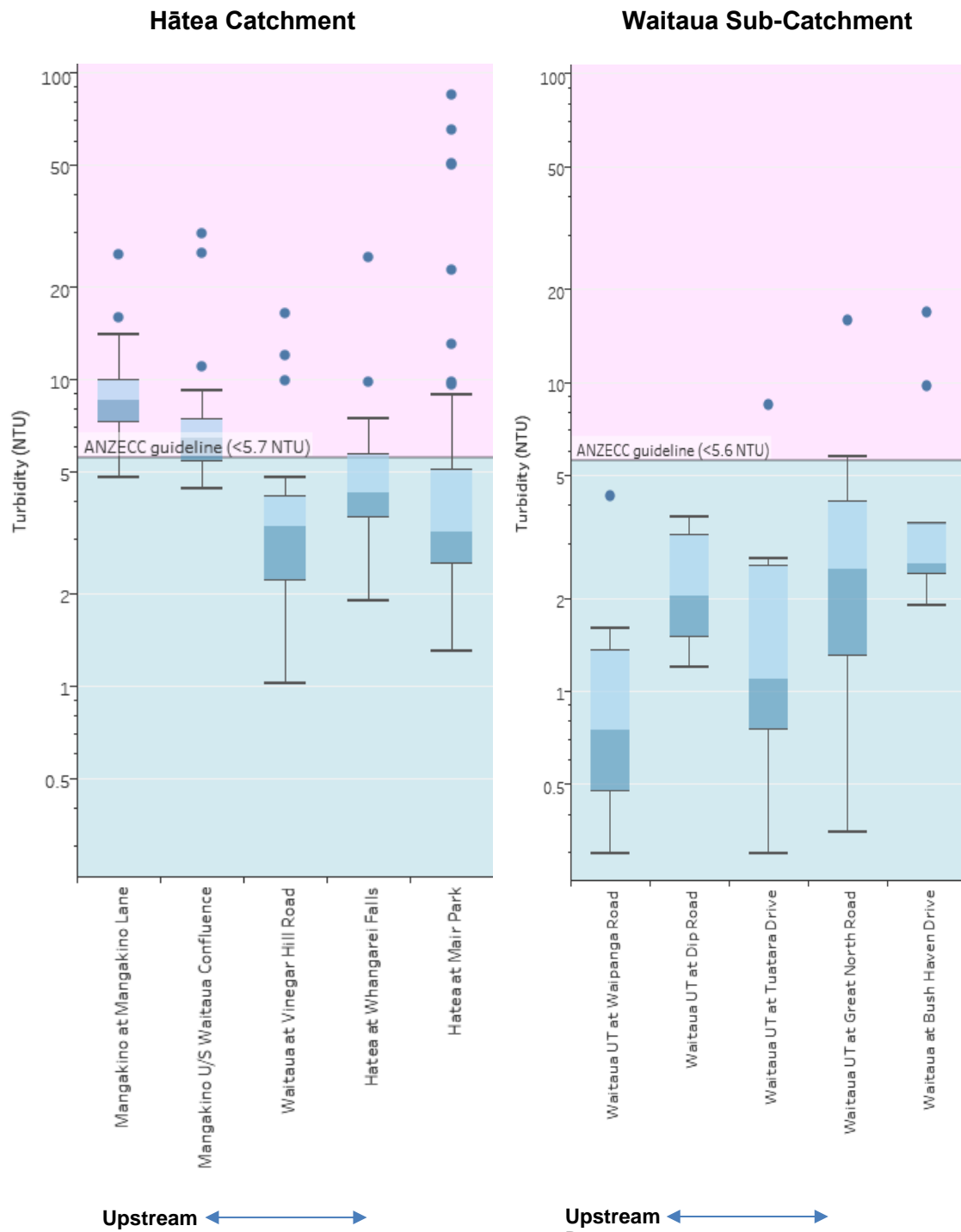


Figure 5: Turbidity levels in the Hātea catchment and Waitaua sub-catchment measured against ANZECC 2000 guidelines – July 2014 - April 2018.

- The Mangakino Stream is a major source of sediment within the Hātea catchment (Figure 5). Both Mangakino sites have high turbidity levels which consistently exceed ANZECC 2000 guidelines, particularly the most upstream site at Mangakino Lane just downstream of the Glenbervie forest. This is likely to be associated with forestry activities.
- Turbidity levels in Waitaua sub-catchment are low.

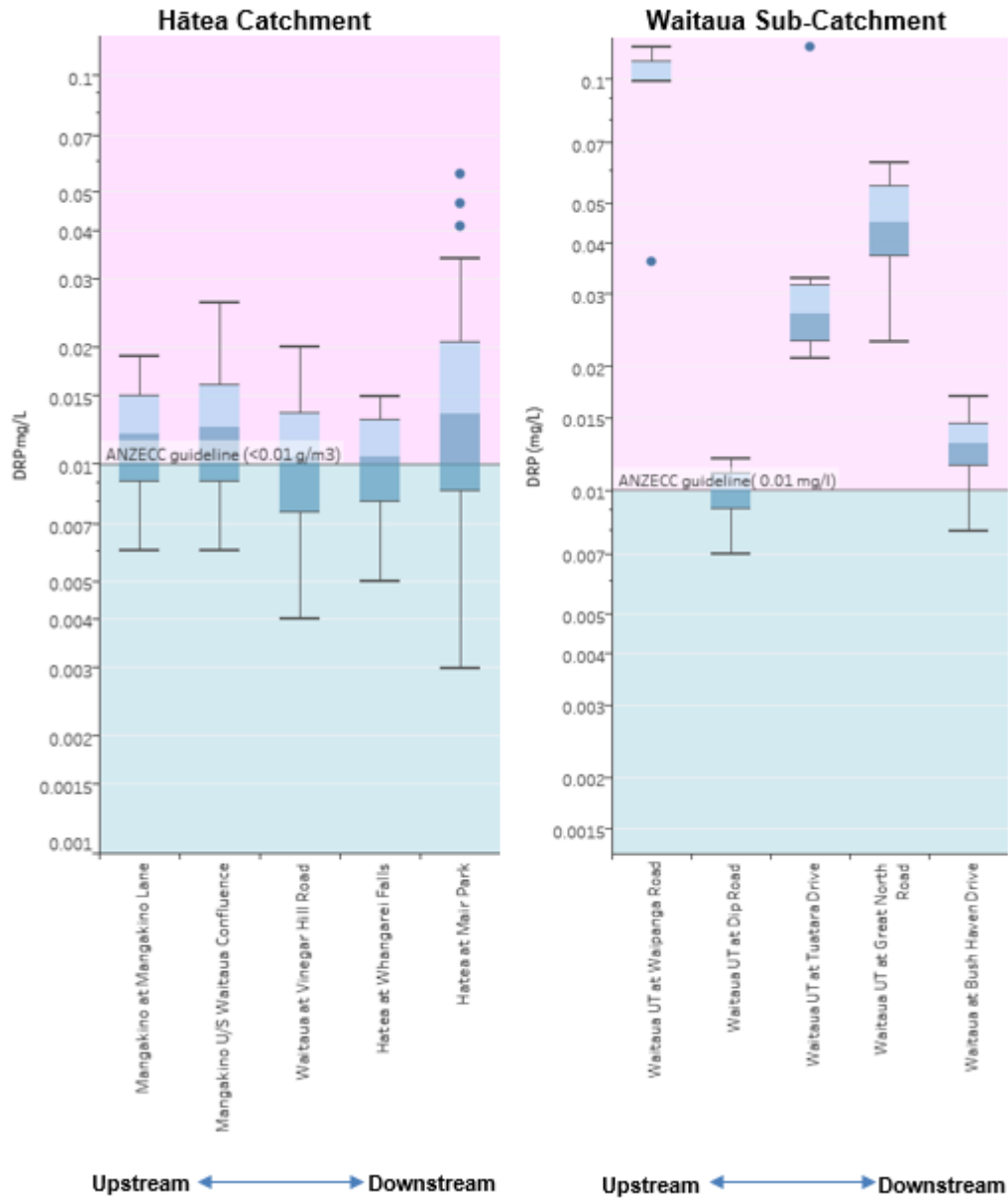


Figure 6: Dissolved Reactive Phosphorus (DRP) concentration in the Hātea catchment and Waitaia sub-catchment measured against ANZECC 2000 guidelines – July 2014 - April 2018.

- Dissolved reactive phosphorus (DRP) levels are often elevated above ANZECC 2000 guidelines at all sites in the Hātea catchment (Figure 6)
- Except for Waitaia UT at Dip Road, sites in the Waitaia sub-catchment have levels well in excess of guideline levels.

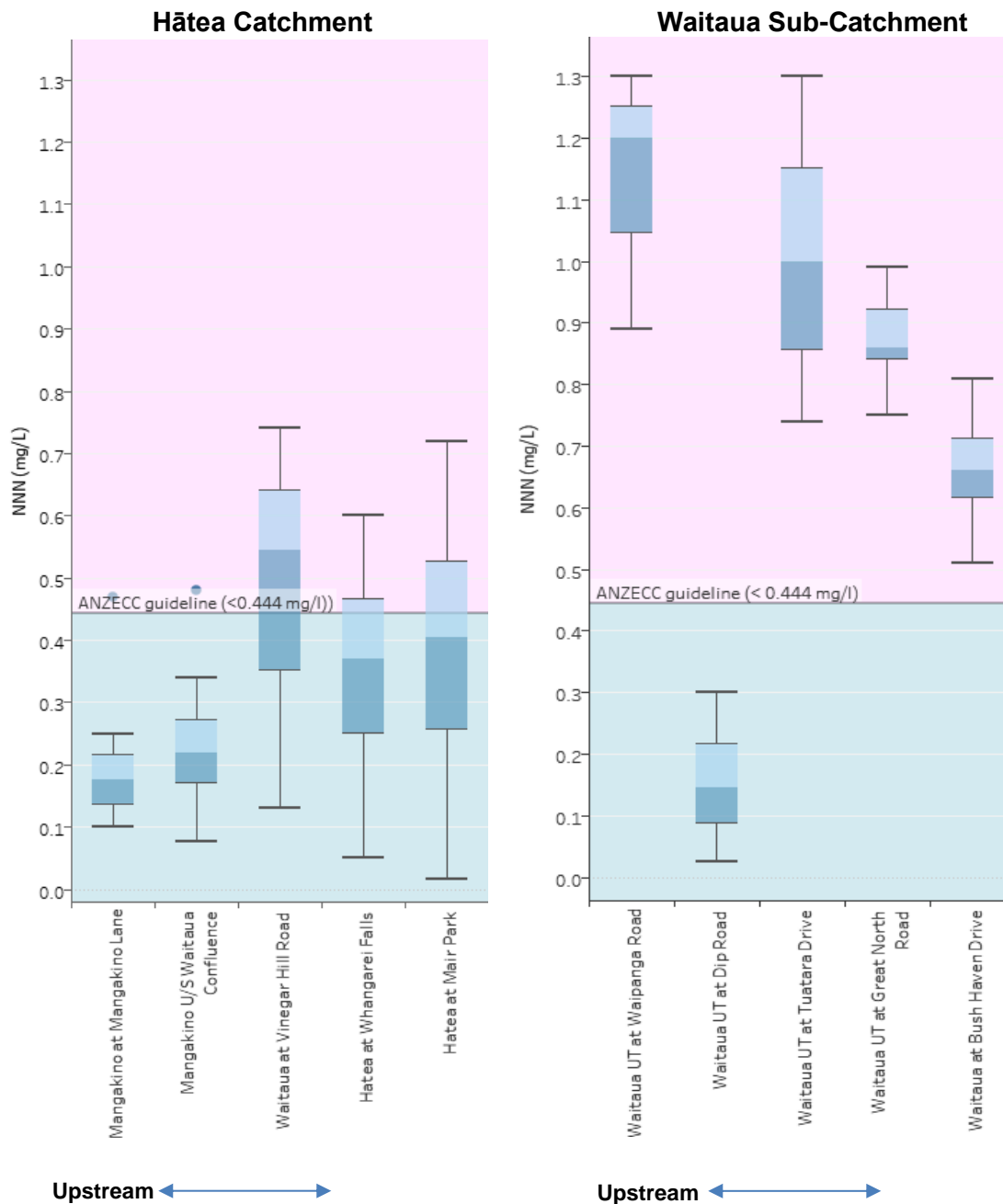


Figure 7; Nitrate Nitrite Nitrogen (NNN) concentrations in the Hātea catchment and Waitaua sub-catchment measured against ANZECC 2000 guidelines – July 2014 - April 2018 and July 2017 - April 2018 respectively.

- The Waitaua catchment is a source of elevated nitrogen in the Hātea catchment in the form of nitrate, nitrite, nitrogen (NNN) (Figure 7). Waitaua Awa data indicates the main sources are the Waipanga Road and Tuatara Drive sites, influencing downstream levels at the Great North Road and Bush Haven sites. Nitrate nitrite nitrogen levels rise considerably between the Dip Road and Tuatara Drive site indicating a source of contamination between these two sites.

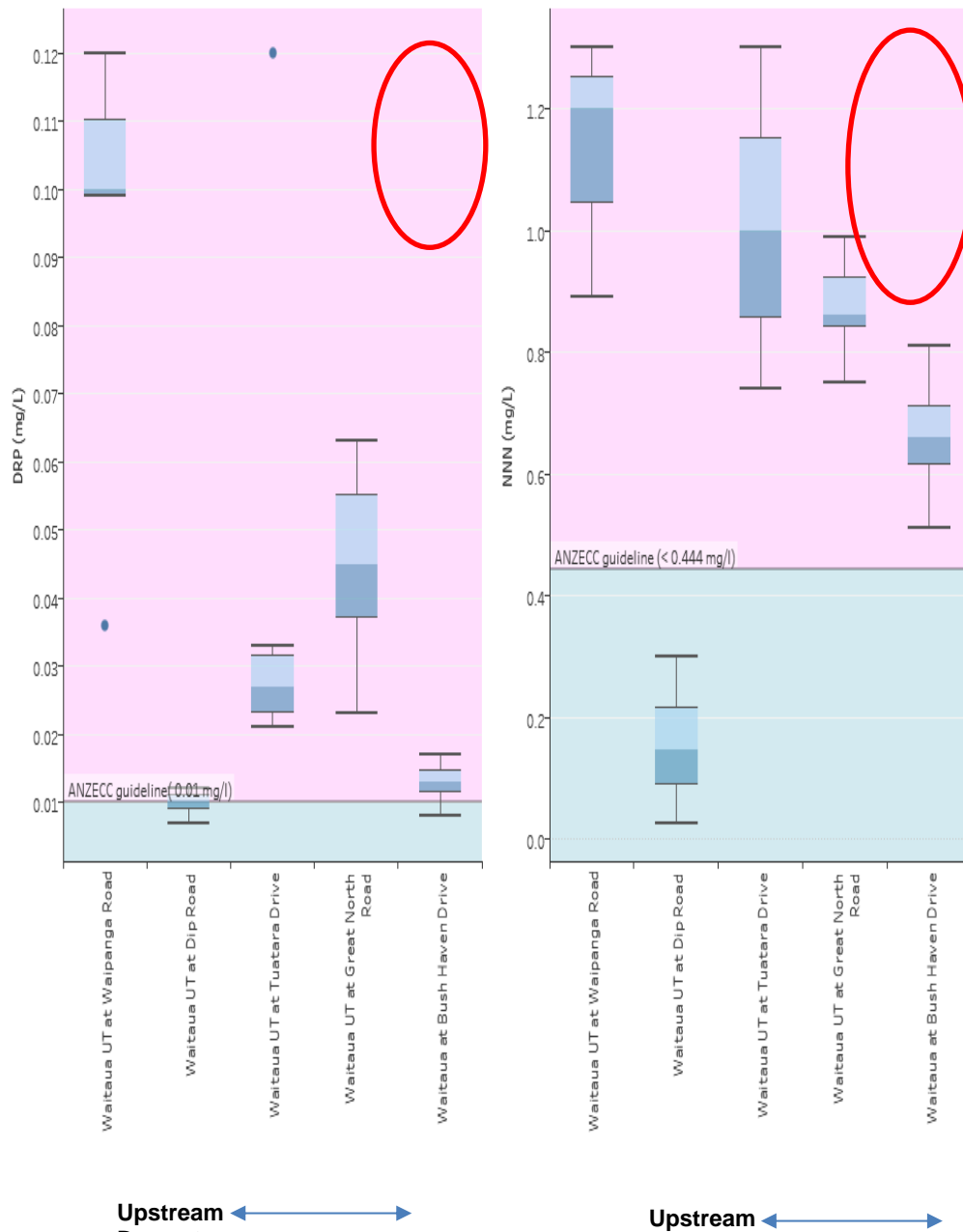


Figure 8: Dissolved Reactive Phosphorous and Nitrate Nitrite Nitrogen (NNN) concentrations in the Waitaua sub-catchment measured against ANZECC 2000 guidelines – July 2017 - April 2018 showing elevated nutrient levels at the Waipanga Road site

- The Waitaua sub-catchment is a major source of nutrients in the Hātea; both dissolved reactive phosphorous (DRP) and nitrate, nitrite, nitrogen (NNN) are well in excess of ANZECC guideline levels at most sites particularly at the Waitaua at Waipanga Road site (Figure 8).

5.2 Planning and Development Capital Projects Report for the month ending 30 September 2018

Meeting: Planning and Development
Date of meeting: 15 November 2018
Reporting officer: Alison Geddes – Group Manager Planning and Development

1 Purpose

To provide the Planning and Development Capital Projects Report for the month ending 30 September 2018.

2 Recommendation

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

3 Background

This Report provides an update on Planning and Development Capital Projects expenditure to date compared to budget, as well as the forecast spend for the year and carry forwards against budget.

4 Discussion

The Capital Projects expenditure for Planning and Development as at 30 September 2018 is currently \$38k less than budget. Planning and Development is forecasting to spend a total of \$1.9m against the \$2.5m budget, with forecast carry forwards of \$600k to the next financial year. This is due to the budgeted amount set aside for the demolition and remediation of the site at Port Road being under-spent. The demolition and environmental testing is complete. However, until we know what the future development will be on the site, we are unsure what further remedial work will be required.

5 Significance and engagement

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

6 Attachment

Capital Projects Report - Planning and Development – September 2018

PLANNING & DEVELOPMENT CAPITAL PROJECTS REPORT

AS AT 30 September 2018

(Figures include both Operating and Capital Expenditure)

	Actual YTD \$000	Revised Budget YTD \$000	Variance YTD \$000	Full Year Forecast \$000	Full Year Revised Budget \$000	Forecast (Underspent)/ Overspent \$000	Forecast Carry Forwards \$000	Total (Underspent)/ Overspent \$000
Governance & Strategy								
Central City Carpark Upgrades & Improvements	0	0	0	201	201	0	0	0
District Development Projects	0	50	(50)	300	300	0	0	0
Parihaka Transmission Mast Upgrade	45	0	45	1,003	1,003	0	0	0
Port Road Site Remediation	22	35	(13)	19	650	(631)	612	(19)
Twin Coast Signage	0	0	0	30	30	0	0	0
WAMT Air Conditioning Upgrade	0	0	0	61	61	0	0	0
Economic Growth Total	67	85	(18)	1,615	2,246	(631)	612	(19)
Planning & Regulatory								
Dog Pound Renewals	0	0	0	224	224	0	0	0
Planning & Regulatory Total	0	0	0	224	224	0	0	0
Support Services								
Old Harbour Board Building Development	0	0	0	0	0	0	0	0
Water Services Building Renewals	0	20	(20)	20	20	0	0	0
Support Services Total	0	20	(20)	20	20	0	0	0
Total	67	105	(38)	1,859	2,490	(631)	612	(19)

5.3 Planning and Development and Strategy Operational Report

Meeting: Planning and Development Committee

Date of meeting: 15 November 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 November.

3 Discussion

Planning and Development

We welcome our new Manager District Development, Tony Collins, who was previously the Chief Executive of the Northland Chamber of Commerce. Tony has come to us with extensive experience and knowledge of the business environment in the district and has strong existing networks which will help him to “hit the ground running”.

The District is preparing for year-end and the onset of summer. Flower beds in the Town Basin have been replaced and maintenance and cleaning is being completed in preparation for the summer season.

Resource consent applications have increased and it is expected that inspections will ramp up to the Christmas break. Our annual education and enforcement program has kicked off for the 2018/19 season and a freedom camping ambassador program which will focus on education and public engagement is being implemented.

The Te Tai Tokerau Papakainga Toolkit was awarded a commendation for the Commonwealth Association of Planning awards that were held at the Planning Africa conference last week. It is very pleasing to see our initiatives receiving international recognition.

The Strategic Commercial Property Project has gained momentum and further work has been done on the feasibility of the second tranche of proposals put to Council last month. Work has also begun on the third and final tranche and will be presented to Council in early December. This is being integrated with work on the City Core Precinct Plan and other strategic initiatives across the council.

Strategy

The City Core Precinct Plan remains a key focus for the team, with a briefing held on 24 October to work through key issues and initiatives, alongside an early internal draft of the document.

Feedback received from the briefing is currently being considered for a revised draft to be brought to the November scoping meeting. As highlighted above this plan is being developed alongside, and is complimentary with, the Strategic Commercial Property Project.

Last month's Council meeting saw the Smoke Free Policy adopted and the Easter Trading Policy adopted for consultation. Alongside these initiatives work continued on the Corporate Sustainability Strategy which will be sent to Council in November. The scope for the next stage of Council's response to climate change, an adaptation strategy, is currently being developed.

In addition, the team have been working across Council and alongside key stakeholders, on both the Active Recreation Strategy and the review of 30/50 as part of our response to the National Policy Statement for Urban Development Capacity (NPS).

Of particular note is the input and support of Infrastructure staff through the review of 30/50, which has been invaluable in progressing this project. The team have also received positive feedback from Ministries involved on both work done to date, and the proposed approach going forward.

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 Attachment

Planning and Development Operational Report – November 2018

November Operational Report

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

Economic Development

The Economic Development Facilitator continues to assist a number of development projects through the Council pre-application process.

District Promotions

Destination Marketing

Promotions on Facebook in October have included paid posts to Auckland and Northland (excluding Whangarei) showcasing Whangarei as a desirable destination, with an invitation to enjoy a weekend escape. Response included:

- 16,342 Engagements (the number of times the advert achieved its outcome)
- 94,395 Reach (the number of people who saw the advert at least once)
- 201,031 Impressions (how often the advert was on screen for our target audience)

Comments indicating the ability to influence holiday destination decisions include:

- 'Another plan for our summer wknds!!!'
- 'wanna go for a drive xx'
- 'plan for long weekend 😊😊'
- 'Next time when we go there!'
- '👉 👉 👉 👉 next trip planning'
- 'Looks so good'
- 'i want to go!!!!!!'

Whangarei District Love It Here
Written by Stephen Grant-Jones [?] · October 31, 2018 at 11:55 PM · 🌐

😊 Escape for the weekend 😎👓

Relax, refresh, refuel - discover new places and be welcomed by fresh faces. Feel the sand between your toes, dive into the ocean, hike a breathtaking coastline, chase a waterfall. Enjoy a meal by the water, discover treasures at markets, wander a subtropical garden and delight at works of art.

Come and visit soon ➡ <http://www.whangareinz.com>



62,768 People Reached 14,038 Engagements [Boost Post](#)

👍❤️👎 616 74 Comments 94 Shares

👍 Like 💬 Comment ➦ Share 🌐

Whangarei District Love It Here
Published by Tania Robson [?] · October 3 at 3:42 PM · 🌐

Discover Whangarei's markets.

Enjoy New Zealand's first growers market, the Artisan Fair market, traditional & contemporary Maori cultural market and night food market, all at the picturesque, waterfront Town Basin.

Explore antique fairs, a market that showcases local mum's-in-business products and services and small local, heartland community markets with treasures to find

Visit them all soon.
➡ <http://whangareinz.com/holiday/about/markets>



48,771 People Reached 8,159 Engagements [Boost Post](#)

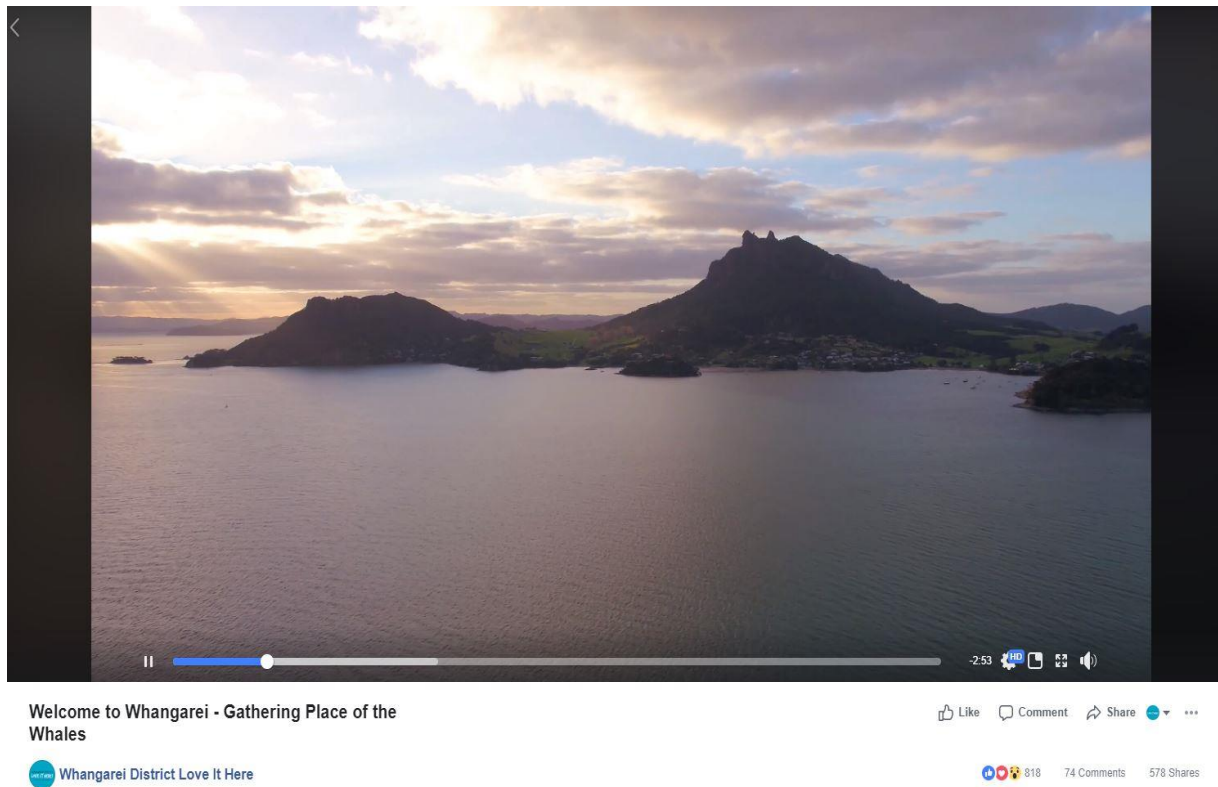
👍❤️👎 Losi Papalii, Glenda Carter and 471 others 19 Comments 60 Shares

Destination Marketing and Local Pride Activity

The Whangarei Cultural video has been promoted on Facebook across New Zealand. As at 31 October, it had been viewed 41,000 times, liked 818 times with 74 comments and shared 578 times.

Comments include:

- 'Nice lookin place def wanna go to nz one day and check it all out'
- 'A magical place; a very special culture'
- 'Whangarei always'
- 'Chur... Whangarei...NZ...!!'
- 'Awesome Whangarei, I love it here....'



Commercial Property

Town Basin

The energy and vibrancy of the Town Basin is building with the onset of summer. Flower beds have been replaced, maintenance and cleaning is nearing an end in preparation for the season. Minor work to increase water supply to one tenancy is programmed including the replacement of water pipes. Air-conditioning work to improve temperature and humidity control is underway at the Whangarei Art Museum.

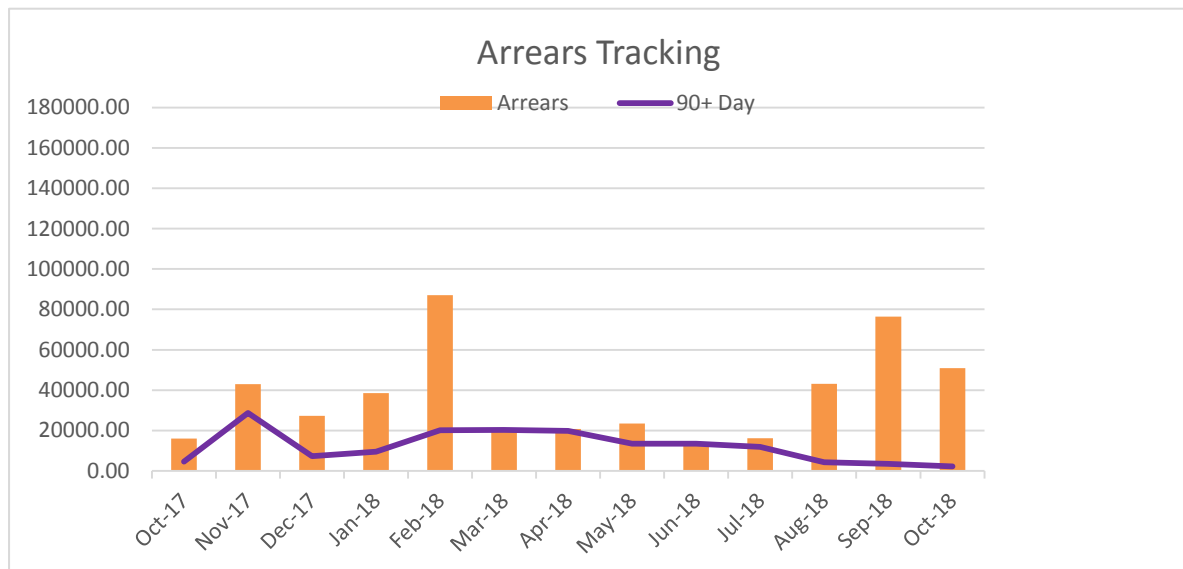
The Hundertwasser construction project continues with very little negative impact reported by tenants. Communication between project staff and adjacent tenancies appears to be well established and working well.

Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both ground and commercial freehold leases. There have been some significant rental increases notified based on market evidence. To date most increases have been adopted with staff working collaboratively with tenants and valuers.

Rental Arrears

Staff continue to work with tenants regarding the recovery of arrears. Approximately 50% of the total arrears are comprised of rentals due for the current month. 90 Day + arrears remain very low.



Commercial Property Review

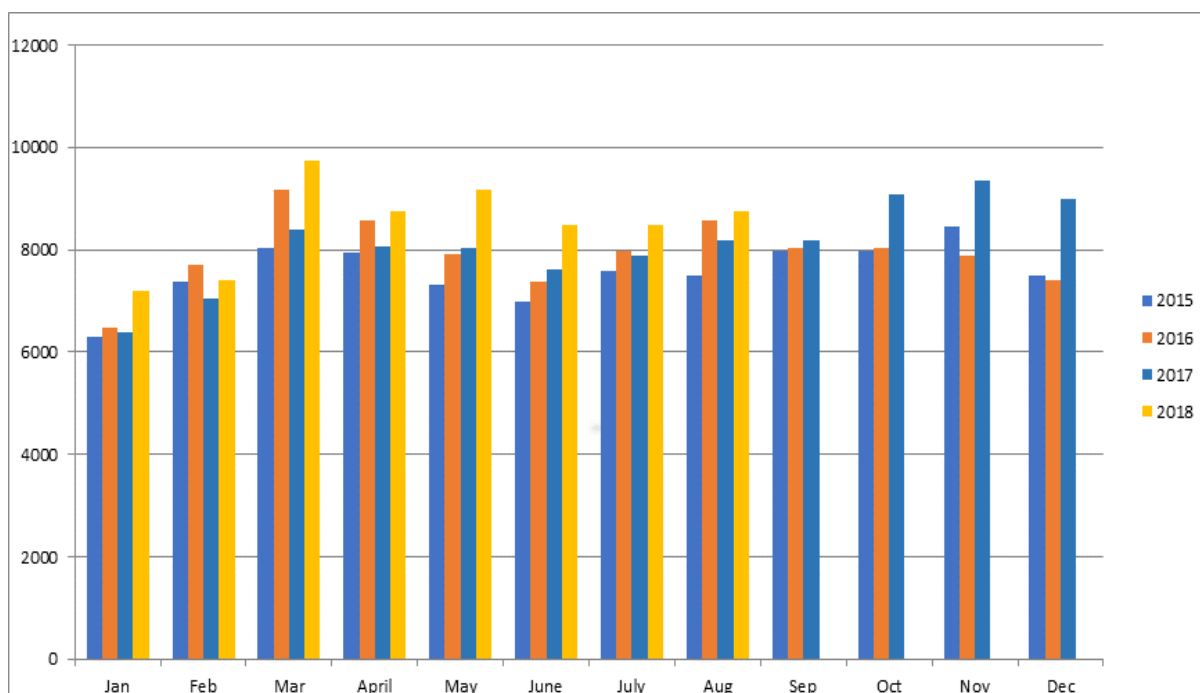
The second tranche of development opportunities have been identified. The Commercial Property Portfolio Manager is working closely with The Property Group team to finalise feasibility data regarding each development. Further presentations to Council will progress those opportunities most likely to be delivered first.

Investigative work is being completed to look at maximising the use and activity of available level one space at the Town Basin. This is a smaller part of the greater water front precinct plan being developed to be presented to Council in the near future.

Airport

Passenger numbers again are exceeding previous years' data on a month by month basis. Numbers across NZ domestic airports have experienced considerable growth over recent years. Occupancy rates average 81% for the year with year-end numbers predicted to exceed 106,000 passengers. This is based on a growth rate of approximately 9%; with Sunair (2400) and the recently started Fly my Sky services; additional numbers will see the highest growth rate for the District Airport in the last decade. The recently held Airport Association annual conference identified a number of airports playing catch up with infrastructure, with several new terminals currently in construction.

Monthly Passenger numbers



Ministry of Transport

Staff attendance at the recent Airport Association conference in Dunedin presented the perfect opportunity to progress the relationship with the Ministry of Transport. Discussions regarding the Joint Venture airports (including Whangarei) were raised in a discussion session specifically around future relationships and budgets specific to capital investment.

Safety Management System (SMS)

The Safety Management System (SMS) implementation remains on track. Elements including Policy/Goals, Document control risk assessment and training are either complete or well on the way to completion. Feedback from the aviation sector is very positive with the deadline of November 2019 very much achievable.

Airport Operations

- Fly My Sky has begun services. Maori TV and Advocate were on scene to welcome the first flight.
- Project for the extended compound and office for Thrifty Rentals is completed.
- Project for the storage area for Air NZ is also underway. Building consents have been lodged by the contractor with completion expected before 1 December.
- Coastline road markers will soon be on site to refresh paint markings on roads and car park.
- The automatic weather broadcast station relocation will be completed on 1 November.
- The Pilot Activated Lighting (PAL) control module is being updated. This is how pilots turn on the runway lights from the aircraft as they approach the airport.
- Minor security breaches have been recorded including some interference to lights and lenses. The situation is being monitored closely.
- A noise complaint from a nearby resident has been received regarding the flight path of a Gyro Copter. The issue has been addressed and the customer updated.



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 continue to provide assistance.

Strategy

Active Recreation and Sports Strategy

Work on this strategy is progressing well between the Strategy and Parks teams. The focus has been on a series of 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

A Council Briefing was held on 24 October, this followed a city walking tour with Councillors on 13 September and the Business Sector Workshop on 4 September.

Following feedback from Councillors, the draft City Core Precinct has been update.



To ensure an integrated approach across the organisation, a number of workshops have been held with teams from Transport, Community Development, District Development, District Plan, Capital Works and Northland Regional Council. An update document will be discussed in the Planning and Development Scoping Meeting on 15 November.

Early work has also begun on the next phase of City Centre Planning with the Waterfront Precinct Plan. Scoping and plan development will be discussed with Councillors in early 2019.

Annual Plan

A Council Workshop will be held on 13 November 2018 to discuss the Annual Plan process for 2019/2020.

Kaipara Moana Working Party

A Kaipara Moana Working Party meeting was held on 24 October, this was co-chaired by Cr Phil Halse and attended by Cr Greg Innes and staff. The focus of the meeting was a new business case for the environmental remediation of the Kaipara Moana. This work is sitting separately from the ongoing treaty settlement negotiations and is intended to make the case for ongoing partnership with central government.

Review of Sustainable Futures 30 / 50 and National Policy Statement on Urban Development Capacity (NPS-UDC)

A series of workshops have been held between infrastructure teams and strategy on the review of Sustainable Futures 30 / 50 to ensure an integrated and aligned approach to the future growth of the District.

On 19 October, a meeting was held between staff and officers at the Ministry for Housing and Urban Development and Ministry for the Environment to discuss our review of Sustainable Futures 30 / 50 and our requirements under the NPS-UDC. Feedback was very positive on work to date and our approach going forward.

A briefing is proposed for late November/Early December to update Councillors.

Easter Trading Policy

Following the October Council Meeting, Consultation has begun on the Proposed Easter Sunday Shop Trading Policy. Submissions close on 28 November with a hearing planned for 12 December.

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.

The first meeting of the Tai Tokerau Climate Change Adaptation Working Group was held on 10 October in Dargaville and attended by staff from the Strategy and Infrastructure teams along with representatives from Kaipara District Council, Far North District Council and Northland Regional Council. The purpose of the group is to achieve better co-ordination across councils in response to Climate Change.

Alcohol Control Bylaw

Following the close of submission on 5 October, Deliberations are scheduled for 13 November.

Smoke Free Policy

A Smoke Free Policy for Whangarei District was adopted by Council in October. Staff are now working with teams across Council on the implementation of this policy and communications to support it.



District Plan

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

Post mediation work continues with drafting and circulation of consent memorandums.

Consent Orders Approved

- Winstone Aggregates & GBC/ Landowners/Royal Forest & Bird Protection Society (SRIE, Minerals provisions)
- Alyward (site specific zoning appeal)

Consent Orders Lodged with Court

- Winstone Aggregates & GBC/ Fonterra (SRIE Traffic Movements)
- Huband (site specific zoning appeal)

Consent Orders Circulated to Parties for Signature

- Davies-Kyte (site specific zoning appeal)
- Waldron (site specific zoning appeal)
- Rural (provisions appeals on Rural Area and Rural Countryside, Rural Living, Rural Village, Rural Urban Expansion Environments)
- Coastal Area and Landscape (provision appeals)

Te Tai Tokerau Papakainga Toolkit

The toolkit was awarded a commendation for the Commonwealth Association of Planning awards that were held at the Planning Africa conference this week. Eight projects were shortlisted, and the overall winner was from New Zealand also (Bay of Plenty Regional Council). The judge's commendation:

The judges felt this demonstrated the valuable role that a non-statutory initiative can play in filling a significant gap. The recognition of Maori disadvantage was a valuable lesson in inclusion. The techniques used are of relevance to many commonwealth partners but not exclusively to indigenous groups' land rights in other colonised commonwealth countries.

The Judges particularly liked the explicit links to the sustainable development goals (SDGs).

The project demonstrated the power of well delivered non-statutory initiatives in planning in shaping good outcomes.

Urban and Services Plan Changes

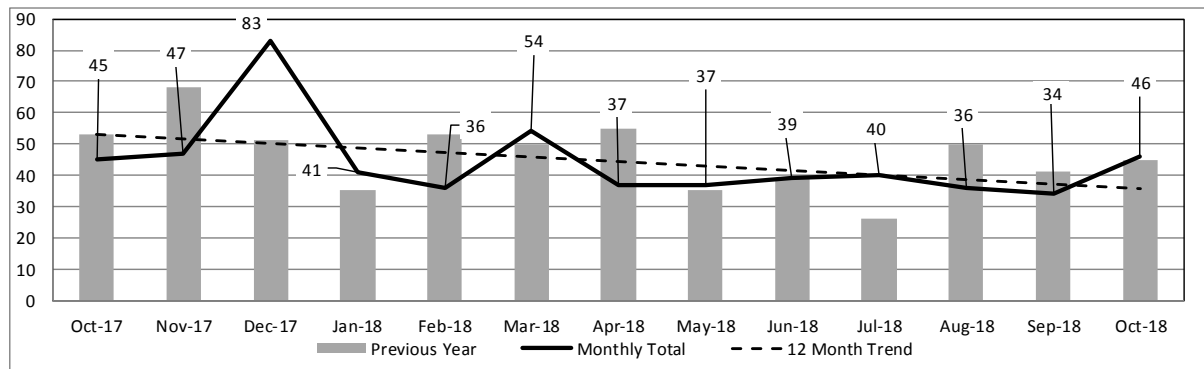
Redrafting of urban plan changes is on-going, with formatting and definitions being amended to fit with the anticipated National Planning Standards. Staff are continuing to work closely with interested parties to inform provisions and zoning options. A site visit was recently held at Northport to discuss proposals for expansion and future planning requirements.



Resource Consents

Resource Consent Processing

October has seen a moderate increase (35%) in application volumes as we approach summer and the end of year. Forty-six (46) subdivision and land use applications were received; and a further 11 other permission applications.



Subdivision

Subdivision applications equated to 46% of the total number of applications.

The applications are a mix of rural and residential proposals, slightly more rural applications than living environment ones. One larger-scale proposal for 37 allotments in Waipu was received, with the remainder of applications being to create between 2 to 10 allotments.

Landuse

Landuse applications made up 37% of the total number of resource consents for the period.

The range of activities this month was reasonably narrow compared with other reporting periods. The vast majority of land use applications received related to bulk and location infringements for residential dwellings (ie setbacks, coverage and daylight angles). There were two applications received for earthworks under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health; and two for farm bridges.

One hearing was held during October, and one commissioner decision was released.

The hearing was for a land use application to establish and operate 6 holiday apartments in Whangarei Heads. The hearing has been adjourned.

The Commissioner granted an application for subdivision to create four allotments at Waikaraka.

Other Permissions

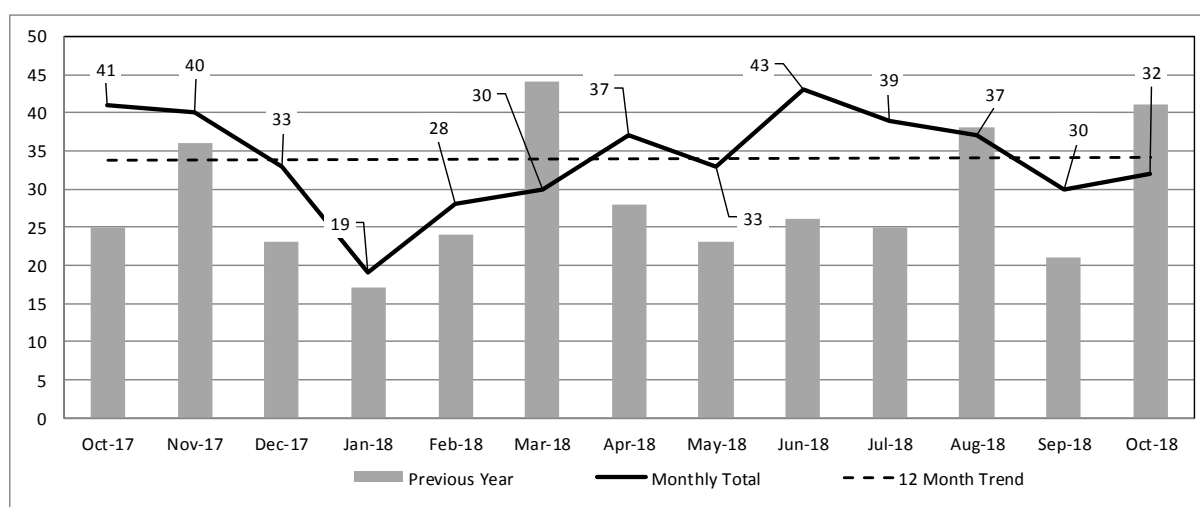
Five (5) applications were received for permitted boundary activities, 2 certificate of compliance applications, and 3 liquor licencing certificates. (Note these are not included in the charted statistics).

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 65 meetings with applicants, with 7 meetings held in October. The majority of these related to land use activity, with two relating to subdivision enquiry.

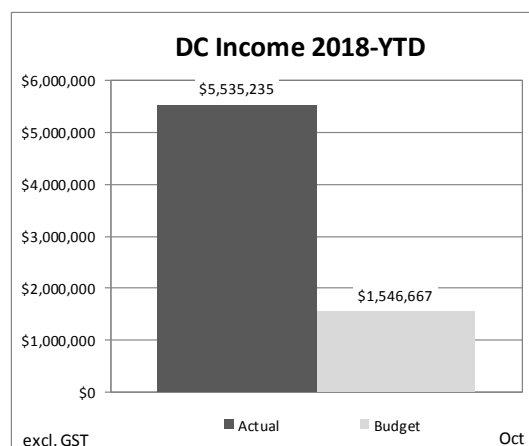
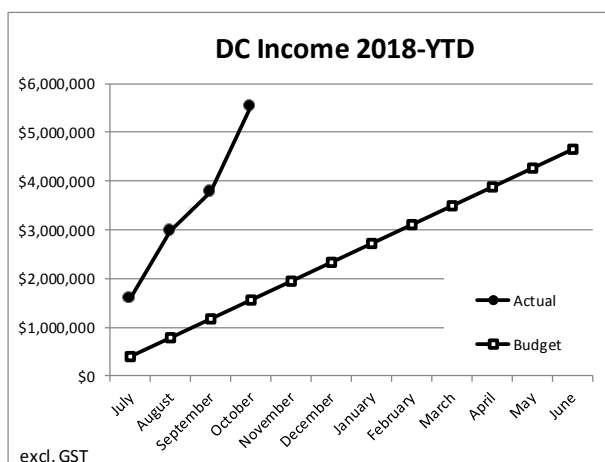
Post-Approval

October saw a slight increase in activity in post-approval applications, but down when compared to the same period last year. As the weather improves and closing in on the end of year numbers are expected to increase. This is a reflection of the high current demand for vacant residential sites.



Development Contributions

The preliminary DC income for the end of this period is \$5.5M, 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 remains set down for hearing by the Environment Court in December.

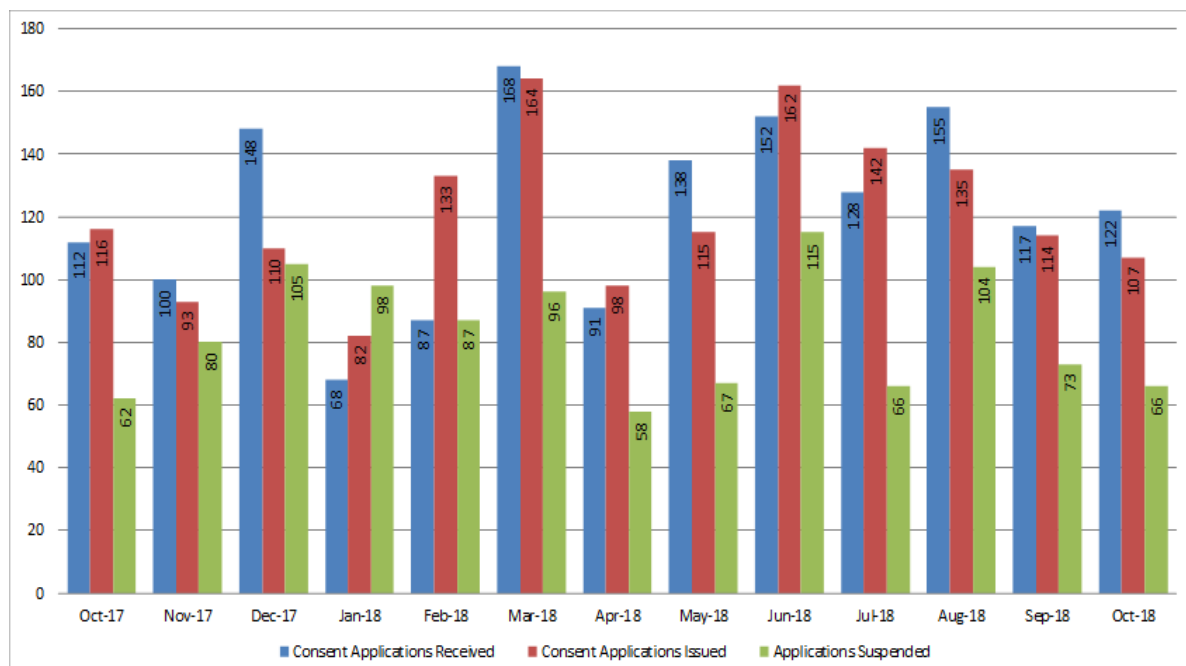
Building Department 1st October – 26th October 2018

Building Performance Indicators

Performance Indicators			
		Oct	Year's Average To Date
Building Consents	Issued In 20 Days	94%	94%
LIMs	% Within 7 Days	56%	83%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	73%	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%. The land information memorandum's time frame 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 from activity. Inspection delivery is exceeding the Annual Plan requirement of 98% and is at 99%.

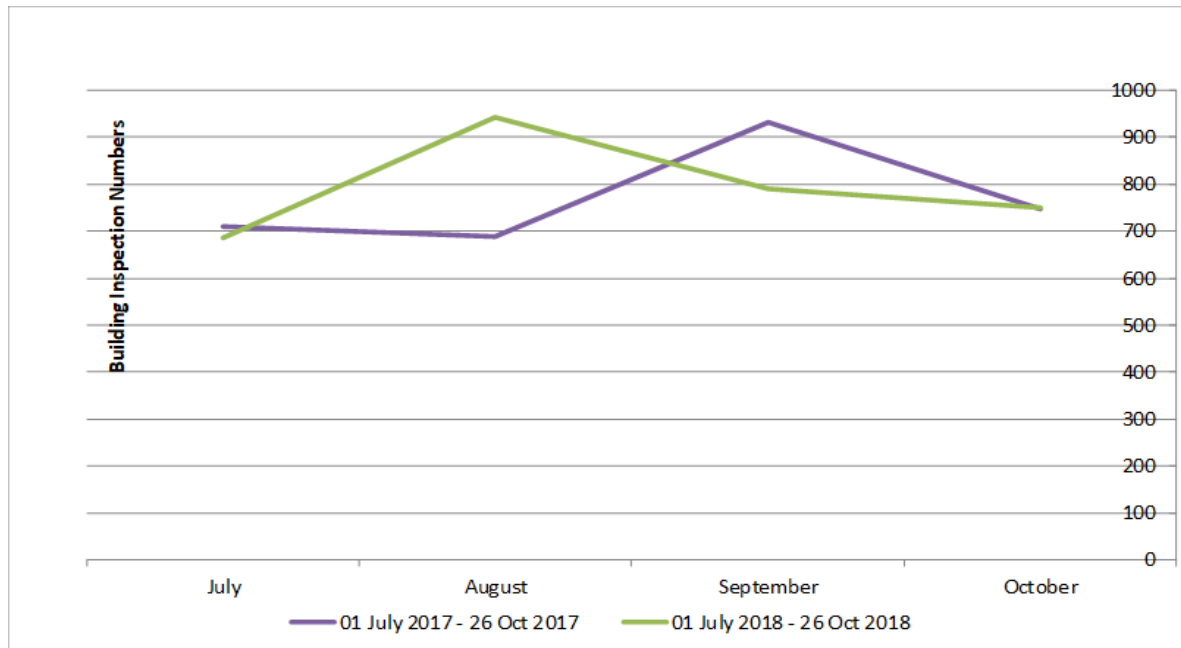
Building Consent Applications Received, Issued and Suspended



Year to date January – October 2018 there have been 1226 applications received, 1252 issued and 830 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 crosses over new dwellings and alterations and additions.

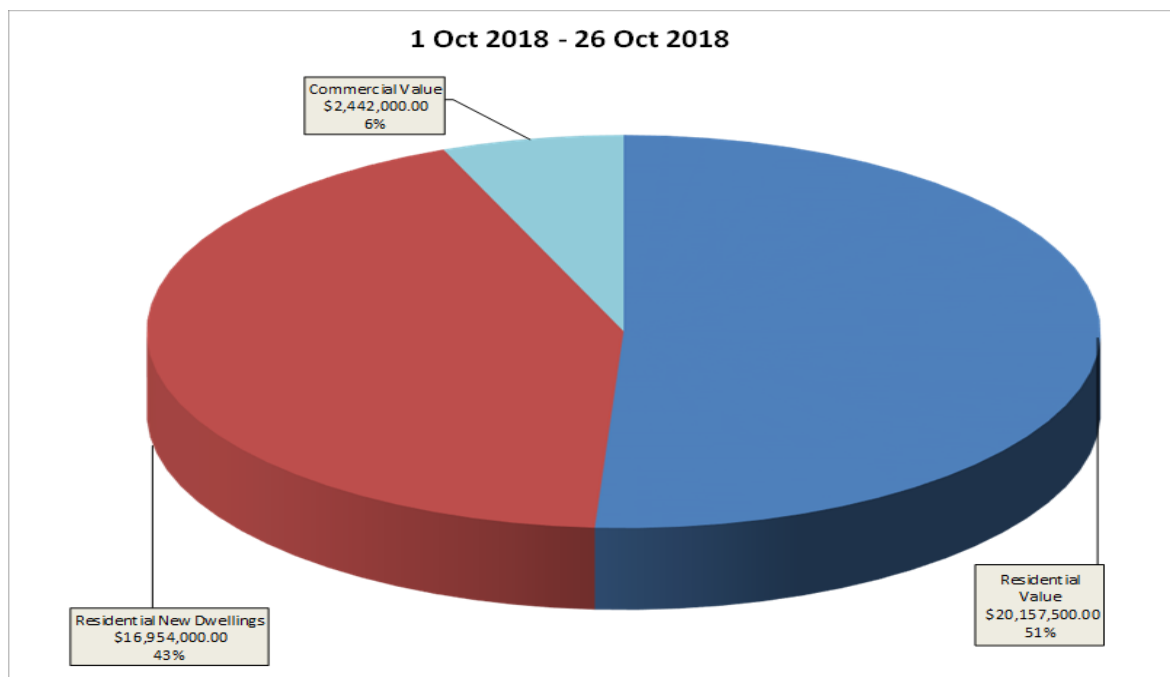
Inspections

Inspection numbers have reduced slightly and are expected now to ramp up to the Christmas period, however these remain at a high level of service with the staff available.



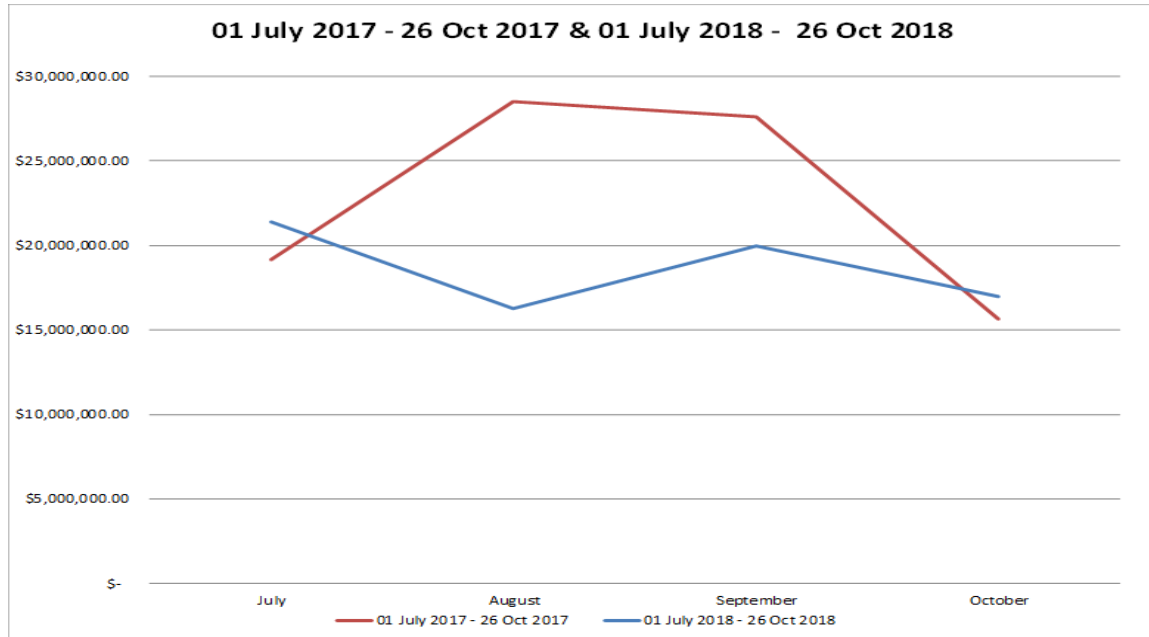
Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 43% and the other residential area of alterations, additions and ancillary being 51%. Residential makes up 94% of building work this month. This continue to be a strong trend of residential strength. This trend is a consistent pattern over the last 2-3 years.



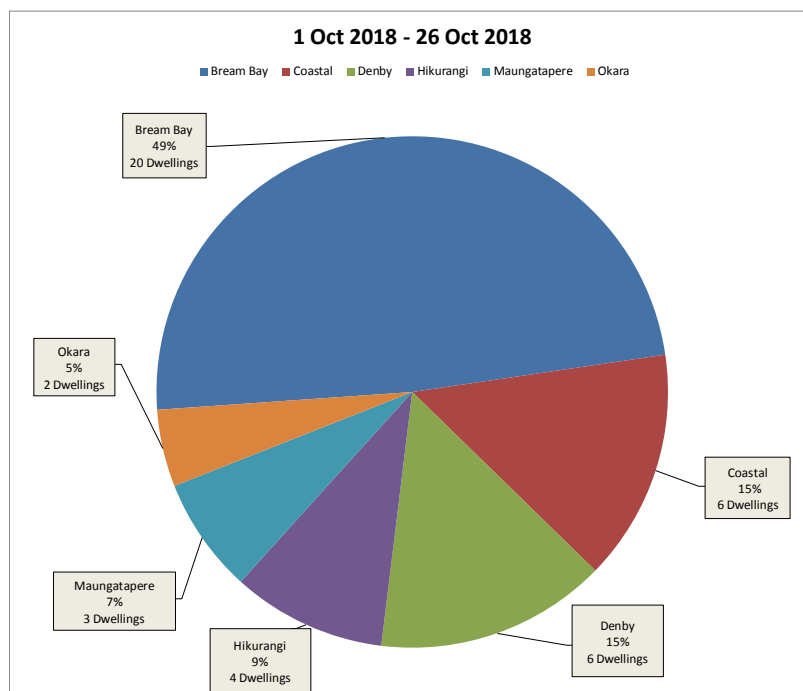
New Dwelling Financial Trends

New dwellings have had a dip; however, this is expected to increase with some of the larger projects coming online and the expected ramp up to Christmas.



New Dwelling Geographical Trend

- The typical area pattern has seen a settling with a minor percentage shift. Bream Bay has shifted from 46% to 49%
- Coastal has shifted from 11% to 15%
- Denby has shifted from 23% to 15%
- Hikurangi has shifted from 11% to 9%
- Maungatapere has shifted from 11% to 7%
- Okara has shifted from 3% to 5%



Health and Bylaws

During the month, our annual Camping in Public Places Bylaw 2017 education and enforcement program has kicked off for the 2018/19 seasons, which this year will see a focus on several previously identified priority sites, as well as the usual complaint investigations.

In addition, and with a financial contribution from the Ministry of Business, Innovation and Employment we are currently working on a freedom camping ambassador program, which will focus on education and public engagement, similar to the 'Summer Safe' car parking ambassador program, which has been successfully operating for several years. It is anticipated that this will kick-off on 20 December and run through to March 2019.

The Whangarei District Licensing Committee (DLC) had heard and declined an application for a further Temporary Authority, as defined under the Sale and Supply of Alcohol Act 2012, by Killer Prawn Limited. A Temporary Authority (TA) is a temporary ability to continue to operate a licensed premise under the previous owner's base licence and until the new owners of the business have applied and been granted their own On-licence. The DLC's refusal to grant a further TA has now closed the business down until such time a report on Killer Prawn Limited's new On-licence application can be determined by the DLC.

The DLC refused to grant the TA after substantial opposition by both the Police and the District Licensing Inspector, with support from our Community Safety Officer and due to ongoing and serious concerns about the owner's apparent inability to operate the tavern in compliance with the Act and licensing conditions, including evidence of breach of the one-way-door system, breach of the liquor ban, intoxication, minors, violence and road safety concerns.

At this stage, it is unclear whether Killer Prawn Limited will pursue its application for a new On-licence, as the matters raised in opposition to the TA application will again be raised in opposition to the new On-licence application; or whether the owners will try and sell the business.

The inspectorate is pleased by DLC's decision, as it signals to other licensed premises operators that breaches of the Act or licence conditions have consequences and won't be tolerated in this district.

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.