

# Planning and Development Committee Agenda

**Date:** Tuesday, 11 December, 2018

**Time:** 2:30 pm

**Location:** Council Chamber  
Forum North, Rust Avenue  
Whangarei

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

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

<b>1. Declarations of Interest</b>	
<b>2. Apologies</b>	
<b>3. Confirmation of Minutes of Previous Planning and Development Committee Meeting</b>	
3.1 Minutes Planning and Development Committee 15 November 2018	5
<b>4. Petition</b>	
4.1 Petition - Parua Bay Residents and Ratepayers Group	9
<b>5. Decision Reports</b>	
5.1 New Road Name - RMA Consents - Totara Parklands	43
<b>6. Information Reports</b>	
6.1 Planning and Development Capital Projects Report for the month ending 31 October 2018	49
6.2 Planning and Development and Strategy Operational Report December	53
<b>7. Public Excluded Business</b>	
<b>8. Closure of Meeting</b>	

## Planning and Development Committee – Terms of Reference

### Membership

**Chairperson:** Councillor G C Innes

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

**Meetings:** Monthly

**Quorum:** 7

### Purpose

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

### Key responsibilities include:

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

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

## **Delegations**

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

## 3.1

### Planning and Development Committee Meeting Minutes

**Date:** Thursday, 15 November, 2018  
**Time:** 9:00 a.m.  
**Location:** Council Chamber  
 Forum North, Rust Avenue  
 Whangarei

**In Attendance** Cr Greg Innes (Chairperson)  
 Her Worship the Mayor Sheryl Mai  
 Cr Stu Bell  
 Cr Gavin Benney  
 Cr Crichton Christie  
 Cr Vince Cocurullo  
 Cr Tricia Cutforth  
 Cr Shelley Deeming  
 Cr Sue Glen  
 Cr Phil Halse  
 Cr Cherry Hermon  
 Cr Greg Martin  
 Cr Anna Murphy  
**Not in Attendance** Cr Sharon Morgan

**Scribe** Jennie Thomas (Democracy Adviser)

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#### 1. Declarations of Interest

There were no declarations of interest.

#### 2. Apologies

Cr Sharon Morgan (absent)  
 Her Worship the Mayor, Crs Vince Cocurullo and Anna Murphy (early departure)

**Moved By** Cr Greg Innes (Chairperson)

**Seconded By** Her Worship the Mayor

That the apologies be sustained.

**Carried**

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

**3.1 Minutes Planning and Development Committee 18 October 2018**

**Moved By** Cr Sue Glen

**Seconded By** Cr Vince Cocurullo

That the minutes of the Planning and Development Committee meeting held on Thursday 18 October 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 New Road Name - RMA Consents - Lakeside Business Park**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Shelley Deeming

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

**Carried**

**4.2 New Road Name - RMA Consents - Juffermans Charitable Trust**

**Moved By** Cr Greg Martin

**Seconded By** Cr Vince Cocurullo

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

**Carried**

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

**Moved By** Cr Shelley Deeming

**Seconded By** Cr Phil Halse

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.

**Carried**

## 5. Information Reports

### 5.1 Otuihau / upper Hatea project report

**Moved By** Cr Tricia Cutforth

**Seconded By** Cr Stu Bell

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

**Carried**

*Cr Cocurullo left the meeting at 9.09am during item 5.1*

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

**Moved By** Her Worship the Mayor

**Seconded By** Cr Anna Murphy

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

**Carried**

### 5.3 Planning and Development and Strategy Operational Report

**Moved By** Cr Tricia Cutforth

**Seconded By** Cr Cherry Hermon

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

**Carried**

*The Chairperson requested that Murray McDonald's assistance to the business owners effected by the Waipu fire, be acknowledged.*

*Her Worship the Mayor left the meeting at 9.37am during item 5.3*

*Cr Murphy left the meeting at 9.40am during item 5.3*

## 6. Public Excluded Business

There was no business conducted in Public Excluded.

**7. Closure of Meeting**

The meeting concluded at 9.53am

Confirmed this 11<sup>th</sup> day of December 2018

Councillor Greg Innes (Chairperson)



## 4.1 Petition – Parua Bay Residents and Ratepayers Group

**Meeting:** Planning and Development Committee  
**Date of meeting:** 11 December 2018  
**Reporting officer:** Dominic Kula (General Manager Strategy and Democracy)

### 1 Purpose

To present to the Committee a petition received from the Parua Bay Residents and Ratepayers Focus Group.

### 2 Recommendation

That the Planning and Development Committee notes the petition from the Parua Bay Residents and Ratepayers Focus Group.

### 3 Background

The Parua Bay Residents and Ratepayers Focus Group have presented a petition outlining community concerns in regard to potential adverse effects from possible high density subdivisions in the Rural Village Sub-Environment at Parua Bay. The petition also outlines the community groups expectations of council prior to any high-density housing development proceeding.

The Chief Executive received the petition (including the supplementary petition) within the requisite timeframe specified in council's Standing Orders.

Under Standing Order 16.2 the petitioner may speak to the council for 5 minutes (excluding questions) about the petition.

### 4 Significance and engagement

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

### 5 Attachments

1. Letter of explanation
2. Petition
3. Supplementary Petition



**TO: WHANGAREI DISTRICT COUNCIL**

**PARTIAL SUBMISSION OF PETITION FROM PARUA BAY COMMUNITY AND ENVIRONS**

**WITH REGARD TO POTENTIAL HIGH-DENSITY SUBDIVISIONS WITHIN RVRE 21 HA EXPANSION ZONE – PARUA BAY**

The Parua Bay Residents and Ratepayers Focus Group respectfully tables the accompanying petition. Time being of the essence, the petition is being tabled prior to its intended completion date and final planned coverage of the potentially affected area. At this stage the petition comprises approximately 300 signatures (including two sheets still with canvassers). On completion, it is anticipated this number will be in-excess of 400 since the community appears to be almost unanimous in its concerns. A supplementary submission of the additional signature petition sheets will be made in the next ten days.

High-density subdivisions in the Expansion Area will almost certainly result in more than minor adverse effects for the entire Parua Bay community through loss of sense of character and environmental amenity, social implications for Parua Bay Primary School and adverse traffic congestion and increased safety risks within the Village and on Whangarei Heads Road, already regarded as serious by the community. A major concern is the absence of planning by the Council and appropriate assessment of impacts of such subdivision developments.

The community expects that, prior to Council approval of any high-density subdivision application:

- a planning survey be carried out, which will also assess potential impacts on the community
- consultations be undertaken with the Parua Bay Residents and Ratepayers Association (currently being formed to represent the entire Parua Bay community)
- the approval process be carried out in a transparent manner.

Submitted on behalf of the Parua Bay Residents and Ratepayers Focus Group.



## Community concerns over major impacts on:

- ### Community expectations prior to high-density housing development:

- [illegible]

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

### Petition regarding potential HIGH-DENSITY subdivisions in Parua Bay 21 ha RVRE expansion zone

#### Community concerns over major impacts on:

- Traffic effects on Village and Whangarei Heads Road
- Social implications for Parua Bay school
- Loss of Parua Bay environmental amenity and character

#### Community expectations prior to high-density housing development:

- WDC planning survey to assess potential impacts
- Consultations with Parua Bay Residents and Ratepayers Focus Group
- Transparent process

NAME	ADDRESS	SIGNATURE
Heather Hintz	761B Kairua - Mangawhai Rd, Hakaru	H.D. Hintz
Aimee Turner	49 Lamb Rd, Whangarei	Aimee Turner
Shane Turner	49 Lamb Rd, Whangarei	Shane Turner
Tricia Mortimore	21 Stuart Rd, McLeod Bay	Tricia Mortimore
SEAN HOWE	80 Lamb Rd, Parua Bay	Sean Howe
Michael Jurjovich	1 Serenity Rd, P. Bay	Michael Jurjovich
Jen Meredith	1065 Whangarei Head Rd	Jen Meredith
Michelle Bairstead	396 Owhiroa Rd	Michelle Bairstead
Tim Hughes	112 Telfer Rd	Tim Hughes
ALAN WILLIAMS	986 OHIWA RD	Alan Williams
Chrissy Palmer	213A Whau Valley Rd	Chrissy Palmer
Ann Lowry	5 Crisp Rd, Parua Bay	Ann Lowry
P. Mary	107 Patana South Rd, Parua Bay	P. Mary
H. J. J. J.	107 Patana South Rd, Parua Bay	H. J. J. J.
Rodan Valentine	15 Bellbird Ave, Orewa	Rodan Valentine
Brian Thomas	15 Bellbird Ave, Orewa	Brian Thomas



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NAME	ADDRESS	SIGNATURE
Babs Prout	153 Franklin Rd.	BA Prout
Gerry Goodwin	97 W/H School Rd Rm 4	[Signature]
Rebeka Remillard	37 Stuart Road	Rebeka Remillard
Tyla Stephenson	155 Campbell Rd.	[Signature]
Kerry Stephenson	981 Whangarei Hds Rd	[Signature]
Melissa Brake	981 Whangarei Hds Rd	[Signature]
Graham Keet	253 Campbell Rd	[Signature]
[Signature]		
DParnett	279 Campbell Road	DParnett
John Miligan	275 Campbell Road	[Signature]
Josie Allen	275a Campbell Road	[Signature]
Beth Hay	277 Campbell Road	[Signature]
John Stuart	301 Campbell Road	[Signature]
Macra Stuart	301 Campbell Road	[Signature]
Leanne Serfonten	321 Campbell Rd	[Signature]
Elyse Lewis	349 Campbell Rd	[Signature]

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NAME	ADDRESS	SIGNATURE
Reine Hagg	85 Ritchie Road	Reine Hagg
Linda Schafl	85 LAMB ROAD PARUA BAY	Linda Schafl
Jackie Nairn	100 Robinson Rd	Jackie Nairn
Jan Davies	2381 Whangarei Heads Rd	Jan Davies
Peter McDonald	33 Stuart Rd McLeod Bay	Peter McDonald
Brian Dwyer	2420 Whangarei Heads Rd	Brian Dwyer
ROS DAVIES	2420 WHANGAREI HEADS RD	ROS DAVIES
Sue Clarkson	16 Sapperton Pl. Parua Bay	Sue Clarkson
Amanda Blackley	90 Tahumatapu Rd	Amanda Blackley
ERROL R. FIELD	907 W/HEAD RD R.D. 4	ERROL R. FIELD
Stephanie Valent	606 Ewhiwa Rd	Stephanie Valent
Lesley A'Court	88 Austin Rd Manu	Lesley A'Court
Nyle Tait	208 Old School Rd	Nyle Tait
Tamryn Andrews	371 Campbell Rd	Tamryn Andrews
Mike Andrews	371 Campbell Rd	Mike Andrews
Laura Bransby	128 Lamb Rd.	Laura Bransby
JOHN BRANSBY	128 LAMB RD	JOHN BRANSBY



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NAME	ADDRESS	SIGNATURE
David & Susan	2482 Whg. Hds Rd	David & Susan
Penelope Dunning	398 Owhiwa Rd	Penelope Dunning
MILITE LAWRENCE	1284 Whangarei Rd Rd	Milite Lawrence
KEITH SIMK	57 UREQUHART BAY RD	Keith Simk
Jim Mahoney	2091 Whangarei Heads Rd.	Jim Mahoney
Robert Broady	2081 Whg. Hds. Rd	Robert Broady
Rae Munn	1916 OCEAN BEACH RD	Rae Munn
Sophia Moly	2289 Whangarei Hds Rd	Sophia Moly
Kathryn Moly	1916 Ocean Beach Rd	Kathryn Moly
Marnie Muirhead	98 Lamb Road	Marnie Muirhead
DEAN HARGREAVES	98 LAMB ROAD	Dean Hargreaves
Aimee Robinson	82 Lamb Rd	Aimee Robinson
Jenny Lawrence	1935 Whangarei Hds Rd	Jenny Lawrence
MARC LAWRENCE.	1935 WHANGAREI HDS RD	Marc Lawrence
Peter Greenhalgh	3 Baytree Lane	Peter Greenhalgh
Barb Greenhalgh	3 Baytree Lane	Barb Greenhalgh
Malcolm Bole	242 Margaret St	Malcolm Bole

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NAME	ADDRESS	SIGNATURE
Mark McCutcheon	604 OWHIWA ROAD	Mark McCutcheon
Tina McCutcheon	604 OWHIWA ROAD	Tina McCutcheon
Jan Bayes	2397 W.H. Rd.	Jan Bayes
Val Mac	2083 Whangarei Rd. mch.	Val Mac
Sue Vette	58 Franklin Rd RD1 Onekahi	Sue Vette
TERRIE (Buckford)	38 Scott Rd Tamateara	TERRIE
JOYMARIE RICHARDS	9 OYSTER LANE	Joy Marie Richards
Sandra Hutter	11 OYSTER LANE	Sandra Hutter
David Colley	78 Beasley Road	David Colley
Jiajie xiao - colley	78 Beasley Road	Jiajie xiao
Eric Collins	685 Owhiwa Rd	Eric Collins
Ross Mann	120 Kauri MAR Rd	Ross Mann
Carol Robinson	39 Parangi Heights	Carol Robinson
MONIROTH HARPER	1304 Whangarei Head	Moniroth Harper
Ulrich Schmid	291 Ody Rd Teurikua	Ulrich Schmid
Natasha Schultz	16 Kiteone Rd	Natasha Schultz
mel Leahy	1947 21st Rd	mel Leahy

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP



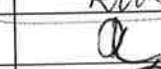
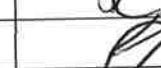





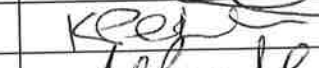
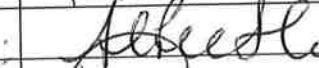
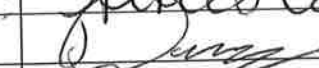





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- WDC planning survey to assess potential impacts
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NAME	ADDRESS	SIGNATURE
Ignacio (Nacho) Iturbe-Stenberg	9 Derwin Lane - Parua Bay	
Rochelle Iturbe Stenberg	" "	
Amelia Lenihan	14 Derwin Lane - Parua Bay	
Adrian Jeger	17 Derwin Lane	
Aleche Steyn	17 Derwin Lane	
PATRICK O'SULLIVAN	10 DERWIN LANE	
BEN FIELDHOUSE	14 RITCHIE RD	
Claire Findlay	14 Ritchie Rd	
Karen Peebles	30 Ritchie Rd	
SHANE PEEBLES	30 Ritchie Rd	
Lee Dainty	41 Ritchie Rd	
Gretchen Dainty	41 Ritchie Rd	
Yvonne Cox	47 Ritchie -	
J. ARROWS	49 - - -	
Sue Arnold	" "	
Barr Slater	59 Ritchie rd	
Janet Ashew	74 Ritchie Rd	



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NAME	ADDRESS	SIGNATURE
JAMES PINCOCK	7 RITCHIE RD PARUA BAY	[Signature]
Ross Clark	29 Ritchie Rd P. Bay	[Signature]
Kyrene KERR	29 Ritchie Rd P. Bay	[Signature]
Dave Bagnon	35 Ritchie Rd.	[Signature]
Luke Malcolm	45 Ritchie Rd	[Signature]
Comie McKeon	4, Sunset Pde	[Signature]
JOHN FELLOWES	4 SUNSET PARADE	[Signature]
DIANE BILYARD	38 RITCHIE RD	[Signature]
Ken Bilyard	38 Ritchie Rd	[Signature]
Robert Brock	42 RITCHIE RD	[Signature]
Thomas WEBBER	52 Ritchie Road.	[Signature]
Jennie Webber	52 Ritchie Road	[Signature]
Barry Skelton	51 Ritchie Rd	[Signature]
Steph Parker	4 Ritchie Rd	[Signature]
ROB PARKER	4 RITCHIE RD.	[Signature]
Ian Tyson	1 Sapphire Place.	[Signature]
Sheila TYSON	1 Sapphire Place	[Signature]

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP




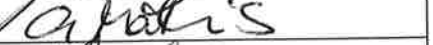











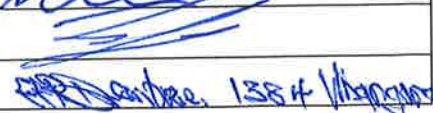
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NAME	ADDRESS	SIGNATURE
Graham Aspin	74 Ritchie Rd	
Angela von der Grinte	68 Ritchie Rd	
Joel Beres	64 Ritchie Rd	
Rod and Jane Fraser	44 Ritchie Rd	
ANITA MATHIS	36 RITCHIE ROAD	
Kay Jenkins	7 Ritchie Rd	
Mrs Stedhouse 105	Our Rd	
Sue Clarkson	16 Sapphire Pl.	
Mrs Dan	18 Sapphire Pl	
Cathie Lepper	8 Ritchie Rd	
Ryan	3 Sapphire Road	
Michelle Adams	3 Sapphire Road	
Glen Butler	12 Sapphire place	
Christina Pickle	12 Sapphire place	
Mike Meerten	9 Sapphire place	
Tricia Bancroft	1384 WHANGAREI HEADS RD	

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NAME	ADDRESS	SIGNATURE
JUAN SCHULTZ	16 KITEONE RD.	Juan. Schultz
JOHN TOBIN	20B Kiteone Rd	John Tobin
CAMERON POWELL	20A KITEONE ROAD	Cameron Powell
STACEY SMIT	20a Kiteone road	Stacey Smit
Veniece Morrell	26b Kiteone Rd	Veniece Morrell
Sylvia Robinson	28 <sup>B</sup> Kiteone Road	Sylvia Robinson
JOHN MORRELL	26B KITEONE RD.	John Morrell
BARRY THOMSON	40 KITEONE Rd	Barry Thomson
Ann Thomson	40 Kiteone Rd	Ann Thomson
Mary Graham	44 Kiteone Rd.	Mary Graham
Helen Soo	38A Kiteone Rd.	Helen Soo
Boyce Kivell	38A Kiteone Rd.	Boyce Kivell
LOUIS DUCROT	1466 WHANGAREI HEADS	Louis Ducrot
Stephanie Ducrot	1466 Whangarei Heads	Stephanie Ducrot
Paul Ducrot	2110 WHANGAREI HEADS	Paul Ducrot
Kelly Ducrot	2110 WHANGAREI HEADS	Kelly Ducrot
Danielle Ducrot	1466 Whangarei heads	Danielle Ducrot



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NAME	ADDRESS	SIGNATURE
Clay D'Anvers	27 Kiteone Rd	Clay D'Anvers
Justine D'Anvers	27 Kiteone Rd	Justine D'Anvers
Lynfa Harris	Patoua South Rd	Lynfa Harris
Renée Haag	19 Bayside Lane	Renée Haag
Amy Sinclair	62 Kiteone Road	Amy Sinclair
Lesley Wilkin	78 Kiteone Rd	Lesley Wilkin
GEORGE WILKIN	78 KITEONE RD	George Wilkin
Rebecca Compston	36 Taihoa Rd	Rebecca Compston
Branda Abernethy	73 Kiteone Rd	Branda Abernethy
John Abernethy	73 Kiteone Rd	John Abernethy
DAMIAN Mahoney	74 KITEONE RD	DAMIAN Mahoney
Sharon Dempsey	74 Kiteone Rd	Sharon Dempsey
Anna & Sinclair	62 Kiteone RD	Anna & Sinclair
Juliet Hollis	65 Kiteone Rd	Juliet Hollis
Mark Hollis	65 Kiteone Rd	Mark Hollis
Nick Chave	63 Kiteone Rd	Nick Chave
Haidee Heffernan	63 Kiteone Rd	Haidee Heffernan

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NAME	ADDRESS	SIGNATURE
Jenny Parker	291 Ody Road	J. G. Parker
Lorna Wuthrich	2113A Whangarei Heads Rd	L. Wuthrich
Sue Crowle	2384 WHANGAREI HEADS RD	S. Crowle
Sue Jackson	2390 Whg Hds Rd	Sue Jackson
Andy Corstie	238 Whg Hds Rd	Andy Corstie
Jeff Foster	24 Muritai Rd	Jeff Foster
Shirley Foster	24 Muritai Rd	Shirley Foster
Warwick Bainbridge	23 Muritai Rd	Warwick Bainbridge
Peter Hayward	23 Muritai Rd	P. Hayward
Hans Verbiesen	5 Bayside Lane	H. Verbiesen
Louise Hocking	1 Serenity Place	L. Hocking
Saskia Verbiesen	5 Bayside Lane	S. Verbiesen
<del>Judy - time</del>		
Gary & <del>Bill</del> Morris	10 Bayside lane	G. Morris
Jill Morris	" " "	J. Morris
Deva Howat	17 Bayside	Deva Howat
Naomi Howat	17 Bayside Lane	Naomi Howat



## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

### Petition regarding potential HIGH-DENSITY subdivisions in Parua Bay 21 ha RVRE expansion zone

#### Community concerns over major impacts on:

- Traffic effects on Village and Whangarei Heads Road
- Social implications for Parua Bay school
- Loss of Parua Bay environmental amenity and character

#### Community expectations prior to high-density housing development:

- WDC planning survey to assess potential impacts
- Consultations with Parua Bay Residents and Ratepayers Focus Group
- Transparent process

NAME	ADDRESS	SIGNATURE
Sarah Clinker	21 Bayside Lane, Parua Bay	See
Jared Russell	21 Bayside Lane Parua Bay	Jared Russell
Norrie van der Merwe	38 Kiteone road, Parua Bay	Norrie van der Merwe
Pamela Ryan	34 Kiteone Rd, Parua Bay	P. V. Ryan
Timothy Ryan	34 Kiteone Rd, Parua Bay	Timothy Ryan
ROGER CHAMBERLAIN	39 Muntai Road P. Bay	Roger Chamberlain
Andy Riley	38 Muntai Rd P Bay	Andy Riley
Shiona Keir	80 Ritchie Road P. Bay	Shiona Keir
Jenny Riley	38 Muntai Rd P. Bay	Jenny Riley
John Keir	80 Ritchie Rd	John Keir
Natalie Hall	2 Oyster Lane	Natalie Hall
Brad Hall	2 Oyster Lane	Brad Hall
Adele Grichton	6 Oyster Lane	Adele Grichton
Alastair Grichton	6 Oyster Lane	Alastair Grichton
Graeme Richards	9 Oyster Lane	Graeme Richards
Christine McMurray	58 Kiteone Road	Christine McMurray
Lola Munro	58 Kiteone Road	Lola Munro

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- Transparent process

NAME	ADDRESS	SIGNATURE
Maisie Bransby	128 Lamb RD	Maisie Kay Bransby
Rachel E. Mackey	1 Campbell Road	RS Mackey
Robert Bower	13 Learmonth Street	R Bower
Jane Barr	42 Scott Rd.	E. Jane Barr
Jill Henderson	39 Scott Rd	J Henderson
Peter Joyce	42 Scott Rd	P Joyce
Amy Bell	38 Campbell Rd.	A Bell
Craig Vaughan	54 Campbell Rd	C Vaughan
KAREN FREY	80 " "	K Frey
Kevin Hollie	88 " "	K Hollie
Robert Heather	"Glenora" Campbell Rd	R Heather
Carla Dawson	9 Campbell Road	C Dawson
Teraine Tooten	106 Campbell Rd	T Tooten
Greg Skiffe	122 Campbell Rd.	G Skiffe

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

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- Transparent process

NAME	ADDRESS	SIGNATURE
Elizabeth Eyers	1397 Whangarei Heads Rd	EA Eyers
Tom York	" " " "	Tom York
DAVE NUTTALL	1263 WHANGAREI HEADS RD	Dave Nuttall
Jenny Nuttall	1263 Whangarei Heads Rd	Jenny Nuttall
Michelle Forster	98 Norfolk Ave, Mangakahu	Michelle Forster
Rose Brown	14 Bay View Place	Rose Brown
Sophia Xiao-Wu	78 Beasley Road	Sophia Xiao-Wu
JUDE COLEMAN	76 Beasley Rd	Jude Coleman
OWEN SCHAFLI	100 Lambd	Owen Schafl
MLO SIELING	105 TARAUNATARA RD	MLO SIELING
Vita Badran	1391 Whangarei Heads Rd	Vita Badran
Aileen Ashman	2294 Whangarei Heads Rd	Aileen Ashman



## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP



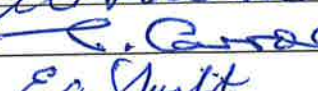
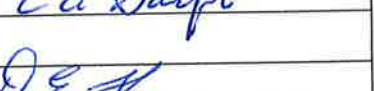



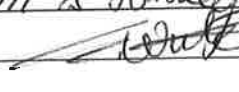
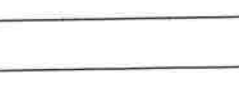
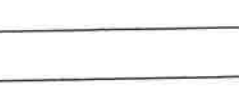



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- Transparent process

NAME	ADDRESS	SIGNATURE
M. Tillet	115 Addison Rd	
R. Tillet	115 Addison Rd	
W. Thorne	5 Markson Ave	
Tom Carroll	8 Sunset Parade	
Elizabeth Swift	18 Markson Ave.	
W. Candell	8 Sunset Ave	
Dennis Thorne	5 Markson Ave	
Carla Rein	46 Ritchie Road	
Neil Rein	46 Ritchie Road	
Jean Bresswell	62A Omerahi Rd	
Whitby Williams	44 Raumati Cres	
MARK BRACEY	36 ADDISON RD	
Ernst Wuthrich	2113A Whangarei Heads Rd	

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

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- Transparent process

NAME	ADDRESS	SIGNATURE
J A. Clunie	24 A Kiteene Rd	J A. Clunie
JUDIE O. CLUNIE	24 A KITEENE RD	Judie O. Clunie
Elizabeth Halford	1398 Whangarei Heads Rd	Elizabeth Halford
PAUL BOTELL	1398 WHANGAREI HEADS RD	Paul Botell
Liana Pearson	1756 Whangarei Heads Rd.	Liana C. Pearson
Melen Beran	1768 Whangarei Hds Rd.	Melen Beran
Frank Wenzeloff	1387 Whangarei Heads Rd.	Frank Wenzeloff
Serhine Ritter	1387 Whangarei Heads Rd.	Serhine Ritter
Ruth Elliott	133 Ross Rd, Parua Bay.	Ruth Elliott
Joyce Reeves	234 Te Rongo Rd	Joyce Reeves
Margaret Pool	468 Whangarei Heads Rd	Margaret Pool
John Pool	468 Whangarei Heads Rd	John Pool
TIM STUBBS	2003 Whangarei Heads Rd	Tim Stubbs

Tony Clunie  
021 720 227

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

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- Transparent process

NAME	ADDRESS	SIGNATURE
M.R. MALONEY	2091 Whangarei Heads Rd	M.R. Maloney
Helen Rozell	19 Stuart Rd McLeod Bay	Helen Rozell
JOHN THOMPSON	12 TIAHO PLACE McLEOD BAY	John Thompson
JOHN NICOLE	96A Addison Road	John Nicole
Lee Orlan	14 Rangi Rd	Lee Orlan
Laurie Brockliss	126 Campbell Rd	Laurie Brockliss
Glenn Lee	1044 Whg Hds Rd	Glenn Lee
Pauline Sieling	105 Tahumatapu Rd	Pauline Sieling
Raywyn Keane	41 Nth Crest Drive	R. M. Keane
Sue Armstrong	2379 Wh. Hds Rd.	S. H. Armstrong
R. Judkins	69 Ritchie Rd.	R. Judkins
D Judkins	69 Ritchie Road	D. Judkins
S Farrant	4 Sapphire Place Rd4	S. Farrant
ROSS FARRANT	4 SAPPHIRE PLACE RD4	ROSS FARRANT



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## in Parua Bay 21 ha RVRE expansion zone

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[illegible]

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP



**TO: WHANGAREI DISTRICT COUNCIL****SUPPLEMENTARY SUBMISSION OF PETITION FROM PARUA BAY COMMUNITY AND ENVIRONS****WITH REGARD TO POTENTIAL HIGH-DENSITY SUBDIVISIONS WITHIN RVRE 21 HA EXPANSION ZONE – PARUA BAY**

The Parua Bay Residents and Ratepayers Focus Group respectfully submits the accompanying supplementary petition of (81 signatures) to go with one that was submitted approximately ten days earlier. The total number of signatures from both submissions is 357 signatures.

High-density subdivisions in the Expansion Area will almost certainly result in more than minor adverse effects for the entire Parua Bay community through loss of sense of character and environmental amenity, social implications for Parua Bay Primary School and adverse traffic congestion and increased safety risks within the Village and on Whangarei Heads Road, already regarded as serious by the community. A major concern is the absence of planning by the Council and appropriate assessment of impacts of such subdivision developments.

The community expects that, prior to Council approval of any high-density subdivision application:

- a planning survey be carried out, which will also assess potential impacts on the community
- consultations be undertaken with the Parua Bay Residents and Ratepayers Association (currently being formed to represent the entire Parua Bay community)
- the approval process be carried out in a transparent manner.

Submitted on behalf of the Parua Bay Residents and Ratepayers Focus Group.

### Community concerns over major impacts on:

- ### Community expectations prior to high-density housing development:

- **WDC planning survey to assess potential impacts**
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- **Transparent process**

[illegible]

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

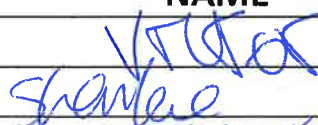
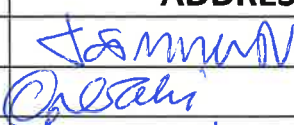
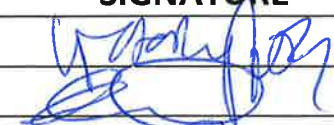

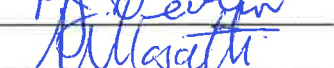
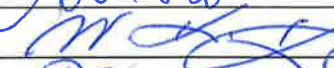
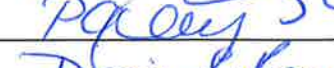







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NAME	ADDRESS	SIGNATURE
		
Jonelle Halkett	Reotahi Rd	
PETER DEVLIN	Reotahi Rd	
Angie Masuthi	Pataua Sth Rd	
Warren King	Darrah Pt Road	
Trish Gray	Tahumatapu Rd	
Frank Pearson	1756 Whangarei Heads Rd	
Geoff Macdonald	49 Stuart Rd	
Bindy Caesar	24 Arakihia Rise	
Simone Ackermann	Cliff Street	
Vaughan Tweedie	Darrah Point	
Madison Grace	Darrah Point	

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP

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[illegible]

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- Transparent process

NAME	ADDRESS	SIGNATURE
Tennette King	228 Nook Rd	Tennette King
Logan Carter	46 Reotahi Rd R.D. 4	Logan Carter
Jenny Butcher	5 Serenity Pl Parua Palms	Jenny Butcher
PHILIP KING	228 NOOK ROAD	Philip King
Nancy Coates	242 Nook Rd	Nancy J. Coates
Peter Coates	" "	Peter Coates
BRUCE JOHNSON	1919 WH HDS RD	Bruce Johnson
Grant Nicholls	1901 WH HDS Rd	Grant Nicholls
Katie Dymond	McLeod Bay	Katie Dymond
Norma Boland	McLeod Bay	Norma Boland
MARIE HALL	KERR ROAD	Marie Hall
Gary Blackwell	123 Kerr Rd	Gary Blackwell
STUART MORRIS	10 Norfolk Ave	Stuart Morris
PETER ROBERTS	2117 Village Hds Rd	Peter Roberts
ALUN EVANS	9 Tiaha place	Alun Evans
Brian Ninton	107 Reotahi Rd	Brian Ninton
KEITH MILTON	24 OUR ROAD	Keith Milton

## PARUA BAY RESIDENTS AND RATEPAYERS FOCUS GROUP



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NAME	ADDRESS	SIGNATURE
Pamela Blackmore	54 KITEONE ROAD	P. Blackmore
CAROL JESSOP	50 KITEONE ROAD	C. Jessop
BARRY JESSOP	50 KITEONE ROAD	B. Jessop
Sam Frost	45 Kiteone RD	S. Frost
Rosie Frost	" "	R. Frost
Steve Frost	" "	S. Frost
Hannah Frost	" "	H. Frost
Ngaine Fisher	108 Timperley Rd.	N. Fisher
Sue Webster	224 Harambee Rd	S. Webster
Carol Vernal	47 Harambee Rd	C. Vernal
Wayne Christiansen	67/71 MANGAWERE Pt. RD	W. Christiansen
Susan Christiansen	67/71 Mangawere Pt Rd.	S. Christiansen
Jaye Brown	103 Keotahi Rd	J. Brown
Bill Anderson	47 Harambee Rd	B. Anderson



## 5.1 New Road Name – RMA Consents – Totara Parklands

**Meeting:** Planning and Development  
**Date of meeting:** 11 December 2018  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a private road and extension of two public roads in the Whangarei District.

### 2 Recommendation

That the Planning and Development Committee approve the name of the new private road off Lake Drive, Tikipunga as Ohau Crescent, and the extension of Wairau Drive and Lake Drive continue to be named Wairau Drive and Lake Drive.

### 3 Background

A road naming application from Totara Parklands has been received on 6 November 2018 for the naming of a new private road and extension of two public roads within the subdivision at Tikipunga (identified as Stage 5b of the development).

#### Consultation

Local Iwi have been consulted at stage 1 of the development, and have approved all names put forth by the applicant.

As no titles have been issued yet for stage 5b of this development the land is therefore owned by the developer, Totara Estate Developments Ltd and no neighbouring properties have been deemed affected by the road names and have not required consultation.

### 4 Discussion

The names for the private road and extension of two public roads have all been considered in accordance with the Council Road Naming Policy.

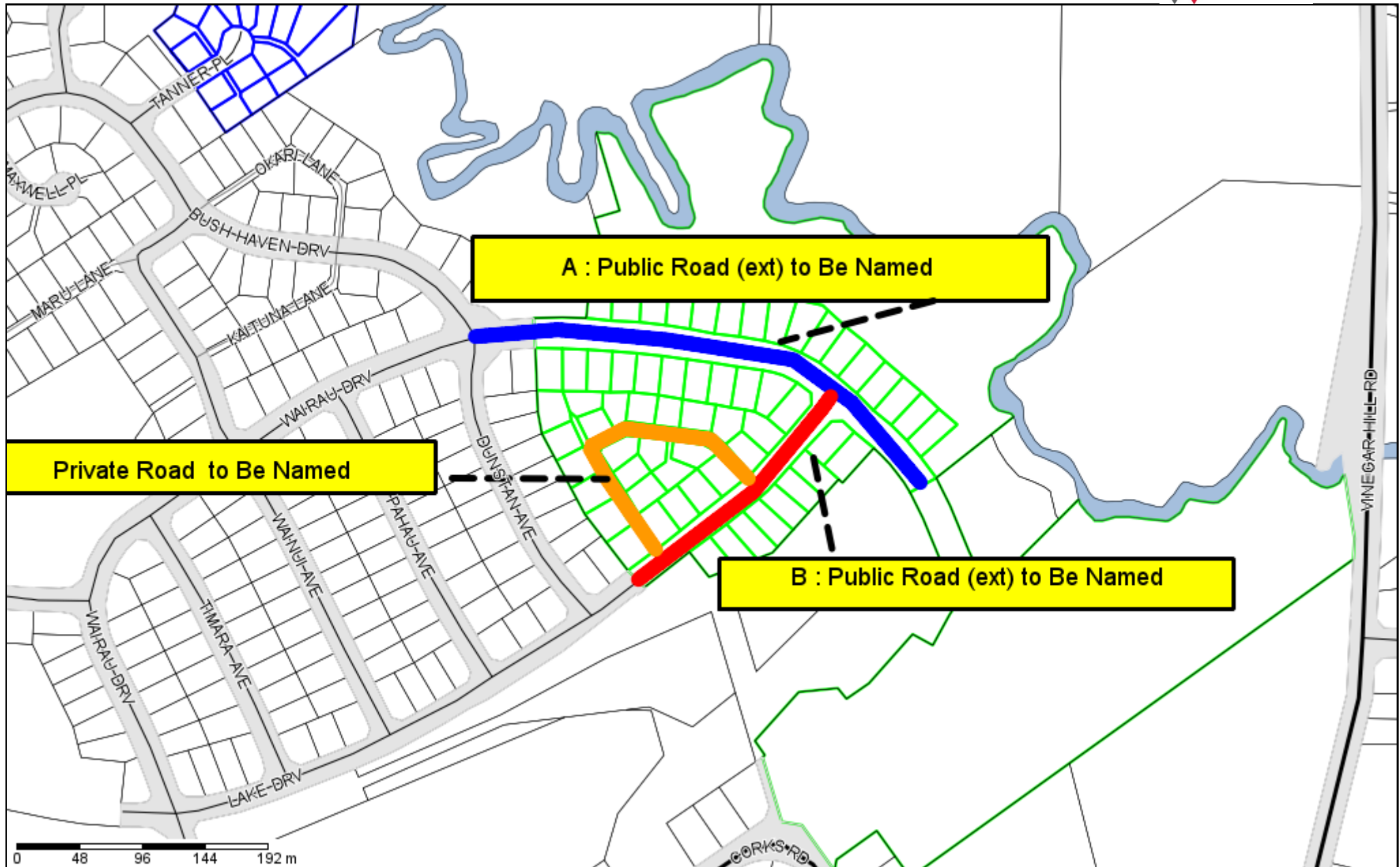
### 5 Significance and engagement

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 – Totara Parklands – Tikipunga
- 2) Application for the naming of a new road – Totara Parklands – Sd1200080







## Application for the naming of a private road and extension of 2 public roads

### Subdivision at Tikipunga (Totara Parklands – Stage 5b)

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 Road	Ohau Crescent	All roads for this development have been named after New Zealand rivers, stream, dams and lakes	Accepted	Yes – all approved by local Iwi at stage 1 of development.
	Rakaia Crescent		Accepted	
	Hawea Crescent		Rejected – duplicate within the district (Hawea Place).	
A: Ext of Public Road (Wairau Drive)	Wairau Drive	Continuation of existing public road, with Wairau Drive originally approved June 2013.	Accepted	
B: Ext of Public Road (Lake Drive).	Lake Drive	Continuation of existing public road, with Lake Drive originally approved June 2013.	Accepted	

### Consultation

Local Iwi have been consulted at stage 1 of the development, and have approved all names put forth for approval.

As no titles have been issued yet for stage 5b of this development the land is therefore owned by the developer, Totara Estate Developments Ltd and no neighbouring properties have been deemed affected by the road names and have not required consultation.

### Recommendation

the new private road off Lake Drive, Tikipunga be named Ohau Crescent, and the extension of Wairau Drive and Lake Drive continue to be named Wairau Drive and Lake Drive.

### Document References

Location Map





## 6.1 Planning and Development Capital Projects Report for the month ending 31 October 2018

**Meeting:** Planning and Development  
**Date of meeting:** 11 December 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 31 October 2018.

### 2 Recommendation

That the Planning and Development Committee note the Planning and Development Capital Projects Report for the month ending October 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 31 October 2018 is currently \$63k 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 \$612k 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 underspent. When we are certain of the amount still needed to complete the remediation of the site, the surplus can be re-assigned to other projects. Progress on the Parihaka Transition Mast Upgrade is continuing, with geotechnical investigation currently underway.

Project planning is underway for the new Animal Shelter (Dog Pound). However, more detailed investigation has determined that the amount of funding estimated for the construction of the Animal Shelter to current required standards, is insufficient. Also, ground conditions on the site which was proposed for the animal shelter has been found to add considerable cost to the project so the project team is seeking a more suitable site which is more cost-effective. A more detailed report on this will be on the February Planning and Development Committee agenda.

## **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 Attachments**

Capital Projects Report - Planning and Development – October 2018.

## PLANNING & DEVELOPMENT CAPITAL PROJECTS REPORT

AS AT 31 October 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
<b>Governance &amp; Strategy</b>								
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	1,047	1,003	45	0	45
Port Road Site Remediation	23	36	(13)	25	650	(625)	612	(13)
Twin Coast Signage	0	0	0	30	30	0	0	0
WAMT Air Conditioning Upgrade	0	0	0	61	61	0	0	0
<b>Economic Growth Total</b>	<b>68</b>	<b>86</b>	<b>(18)</b>	<b>1,666</b>	<b>2,246</b>	<b>(580)</b>	<b>612</b>	<b>32</b>
<b>Planning &amp; Regulatory</b>								
Dog Pound Renewals	0	25	(25)	224	224	0	0	0
<b>Planning &amp; Regulatory Total</b>	<b>0</b>	<b>25</b>	<b>(25)</b>	<b>224</b>	<b>224</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Support Services</b>								
Water Services Building Renewals	0	20	(20)	20	20	0	0	0
<b>Support Services Total</b>	<b>0</b>	<b>20</b>	<b>(20)</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>68</b>	<b>131</b>	<b>(63)</b>	<b>1,910</b>	<b>2,490</b>	<b>(580)</b>	<b>612</b>	<b>32</b>





## 6.2 Planning and Development and Strategy Operational Report

**Meeting:** Planning and Development Committee

**Date of meeting:** 11 December 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 December.

### 3 Discussion

#### Planning and Development

Due to the shortened reporting period this month not all information was available at the time of agenda preparation we do not have complete information for comparative purposes.

This month has been very busy with volumes of new consents rising, especially in the resource consenting area and new opportunities arising in the commercial property portfolio. We have also had to change direction in planning for the new animal shelter which has required extra input from staff over and above the busy operational schedules at this time of year.

However, we are up to full numbers again in the Planning and Development management team and the new District Development Manager is settling in and contributing well. Because of his knowledge and experience of the economic environment of the District and his extensive networks, he brings a valuable 'outside -in' perspective to the economic development role.

Project planning is underway for the new Animal Shelter (Dog Pound). However, more detailed investigation has determined that the amount of funding estimated for the construction of the Animal Shelter to current required standards, is insufficient. Also, ground conditions on the site which was proposed for the animal shelter has been found to add considerable cost to the project so the project team is seeking a more suitable site which is more cost-effective. A more detailed report on this will be on the February Planning and Development Committee agenda.

## Strategy

The November, Council meeting saw the Corporate Sustainability Strategy adopted. This is a key milestone for Council, setting out the data, actions and timeframes to shift towards corporate sustainability. Alongside the strategy, Council adopted a Notice of Motion on Climate Change, inclusive of a recommendation to report on the benefits and implications of seeking to become the most sustainable council in New Zealand. This report will be brought back through the annual plan process. The scope for the next stage of Council's response to climate change, an adaptation strategy, is currently being developed.

A Workshop was held on 13 November 2018 to commence the Annual Plan process for 2019/2020. Key feedback from that workshop related to the approach for engagement and an options report will be provided to the December Council meeting. Council's 4 December briefing will commence the Annual Plan in earnest, covering key assumptions and timeframes for the process.

In addition, the team have been working across Council and alongside key stakeholders, on the review of 30/50 as part of our response to the National Policy Statement for Urban Development Capacity (NPS). A briefing on the review of 30/50 was held on 27th November with Council providing valuable feedback on both the breadth of content/issues to be included in the document, and potential criteria for a future spatial planning programme.

Work on the Active Recreation and Sport Strategy is also well advanced. The development of this strategy has included a multi-faceted consultation programme with close to 500 submissions received and 28 face to face meetings held with various stakeholders. An update on the strategy will be provided to the December Infrastructure Update meeting by Council's Parks and Recreation Manager, along with a summary of key findings and opportunities.

Following the Planning and Development Scoping Meeting on 15 November 2018 further changes will be made to the draft City Core Precinct Plan to reflect feedback, with the amended document being brought back to councillors in the new year.

## 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 – December 2018

## **December Operational Report**

### **Planning and Development and Strategy Operational Report (November 2018 activities)**

#### **District Development**

The new Manager District Development commenced work at the start of November and has focussed on gaining an understanding of the organisation's internal relationships before renewing wider stakeholder engagement although has met with staff of Northland Inc, Chamber of Commerce and several other business associations from throughout the District.

Work has begun on completing a Whangarei District Council – Economic Development Strategy which had partially been developed prior to the Manager District Developing commencing his role. This strategy will provide a consistent and agreed approach to economic activities by Council and will sit within the wider context of Te Tai Tokerau Action Plan. The intention is to articulate a clear and positive role for Whangarei District Council in enabling our District's economy to grow and thrive. At the same time being able to measure what interventions work and don't work. This will be available for input early in the new year.

There has been initial engagement with the Visitor Experience Working Group (VEW) a private sector stakeholder group with an interest in ensuring there is an integrated offer of local visitor experiences supported by the appropriate infrastructure in time for the first cruise ship visit in 2021. This has included meeting with those involved in the industry in the Far North District to understand issues they have had to overcome such as infrastructure, passenger movement, product offers and how collaboration can grow the visitor experience, offer and ship visits.

#### **Economic Development Facilitator**

As well as his continued interaction with Northland Inc., Economic Development Facilitator has been involved in several pre-lodgements meetings with council staff in the last month where private sector parties are undertaking feasibility studies on projects that would bring significant benefit to the District ranging from increased visitor capacity, a project likely to benefit housing supply along with increased employment and re-purposing old commercial space. Input also continues with the Te Tai Tokerau Action Plan Working Group.

#### **District Promotions**

##### **2019 Whangarei Visitor Map**

Production of the Whangarei Visitor Map is completed and will be 'on the shelves' in December.

The map highlights visitor focused routes and visitor destinations, activities and attractions and includes Central Whangarei and Town Basin maps. It is the key tool used by consultants at the Whangarei Information Centres, alongside the Whangarei Visitor Guide, to sell and direct visitors around the District including our coastal areas.





## Promotional Image Library

Seasonal photoshoots are underway at different locations to continue to update our promotional image library.





## Whangārei District Love It Here!

The revitalisation of this brand has provided a fresh, bright new colour palette. New tee-shirts and bags have been produced. The tee-shirts are available for purchase at the Whangārei Information Centres and the bags will be available before Christmas.



## Commercial Property

### Town Basin

With Christmas fast approaching, the festive season will be celebrated with the installation of the Town Basin Christmas tree. The Venues and Event team are coordinating Christmas at the Town Basin on Friday 30 November 2018. This includes acts from locals and the annual Boatshed fashion show.

Maintenance at the Town Basin has now been completed so businesses can operate uninterrupted for the summer season and locals/visitors can enjoy the weather without the irritation of scaffolding and work noise. Recent heavy rainfall has again produced some inconvenience for tenancies. The main issues appear to be the volume of rain in a short period which resulted in gutters overflowing and caused minor surface flooding.

A recent incident involving a bus operator has prompted staff to review the pedestrian interface between Claphams Clocks and the Hub. Bystanders observed the rear overhang of the bus reversing into a bus bay, was on a collision course with diners at one of the outdoor tables. The operator has not been identified however staff raised the incident with known bus operators and the café owner.

The Hundertwasser construction project continues with very little impact being reported by tenants. On lookers are using the raised grass embankment as the best advantage point to view the construction in progress.

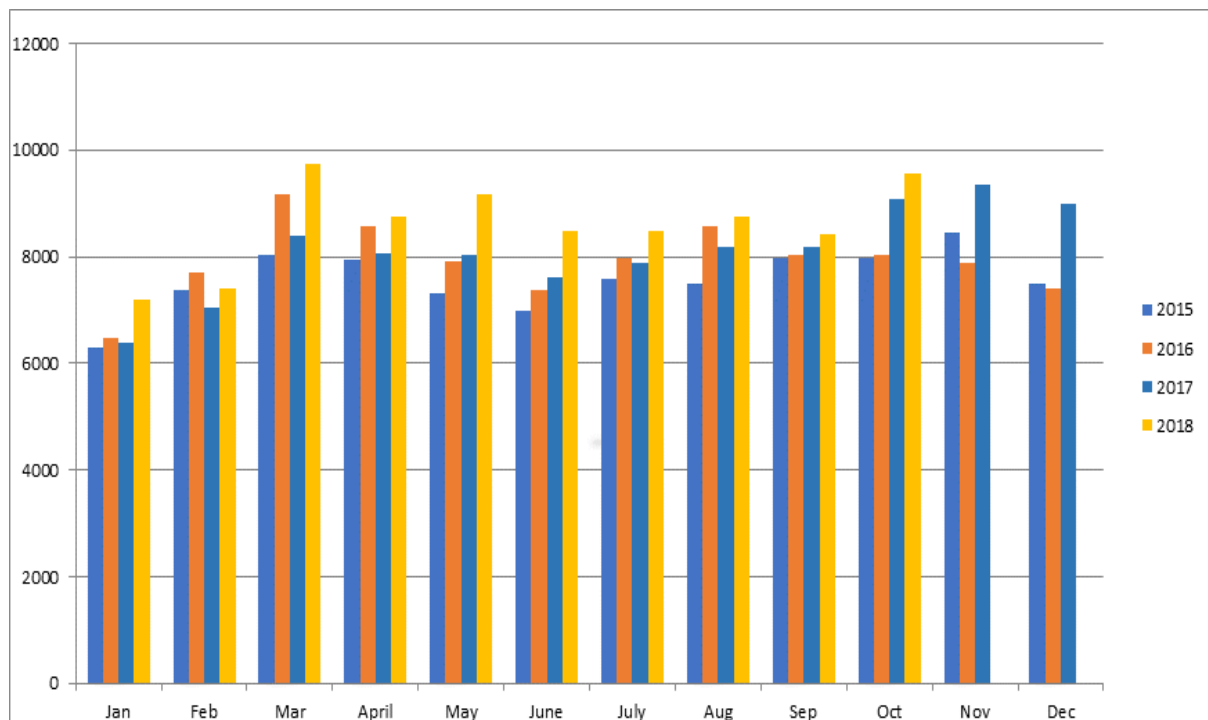
## Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both ground and commercial freehold leases. Staff are working with tenants through the process.

## Airport

Passenger numbers for October reached the second highest for all months over the past four years. Due to the shortened reporting times November's numbers were not available at the time of the report.

### Monthly Passenger numbers



## Ministry of Transport

A meeting is scheduled in Wellington, between the Joint Venture Airports and members of the Ministry on Thursday 13 December 2018. The Whangarei District Airport manager will be attending alongside other managers from Whanganui, Whakatane, Taupo and the West Coast. Concerns were raised regarding current and future capital support from the Joint Venture partners to ensure sustainable regional infrastructure. The meeting has been organised and will be facilitated by the Airport Association.

## Air New Zealand

Members of Air New Zealand Operational team will visit Whangarei on Wednesday 12 December 2018. A review of operations into all uncontrolled airports across the country is being completed. It provides an opportunity for staff to discuss safety/operational process and to meet members of the Air NZ network team.

## Safety Management System (SMS)

The Safety Management System (SMS) implementation remains on track.

## Airport Operations

- Barrier Arm equipment have been purchased and is expected to arrive early December and installation will be completed in early 2019.
- Project for the storage area for Air NZ is also underway. Building consents have been lodged by the contractor with completion expected before 1 January 2019.
- Coastline road markers have been on site to refresh some paint markings on roads and car park.
- The automatic weather broadcast station relocation has been completed and transmission quality markedly improved.
- The Pilot Activated Lighting (PAL) control module is now updated.

## 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 draft document was presented at a Council Briefing held on 24 October followed by a second draft of the plan at the Planning and Development Scoping Meeting on 15 November 2018.

Following further Councillor feedback, the document has been amended and will be brought to Councillors in the New Year.

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.



## Climate Change Strategy

The Whangarei District Council Corporate Sustainability Strategy was adopted by Council on 29 November. The strategy was developed in an integrated way with input from across Council and in particular from our Infrastructure Teams. Alongside the strategy, Council adopted a Notice of Motion on Climate Change, inclusive of a recommendation to report through the Annual Plan process, benefits and implications of seeking to become the most sustainable council in New Zealand.



Staff are now working through the approach and resourcing required to report back on this recommendation, while also working with 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 worked through with councillors.

### Annual Plan

A Council Workshop was held on 13 November 2018 to discuss the Annual Plan for 2019/2020. A Council Briefing will be held on 4 December which will give more detail for the Annual Plan process.

## Kaipara Moana Working Party

A presentation on a Business Case for the remediation of the Kaipara Harbour was given to Councillors on at the Planning and Development Scoping Meeting on 15 November. Work is ongoing between staff from Whangarei District Council, Kaipara District Council, Auckland Council and Northland Regional Council to develop a scope for this business case. A draft of the scope will be shared with Councillors.

## 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.

A Council Briefing was held on 27 November. This gave an overview of the work completed to date and the programme for next year.

### Easter Trading Policy

Submissions closed on 28 November with a hearing planned for 12 December and Deliberations to follow on 21 February 2019.





## **Alcohol Control Bylaw**

Deliberations were held on the 13 November. The bylaw will be presented to Council for adoption in December.

In early 2019 a presentation will be given to Council on the ongoing work programme to consider new control areas, such as Hikurangi.

## **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. Further mediation has been completed for the LaBonte and Wildermoth, and Dobbs Appeals.

#### **Consent Orders Approved**

Huband (site specific zoning appeal)

#### **Consent Orders Lodged with Court**

Winstone Aggregates & GBC/ Fonterra (SRIE Traffic Movements)

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)

#### **Consent Orders Circulated to Parties for Signature**

Davies-Kyte (site specific zoning appeal)

Giny Naenae Limited (site specific zoning appeal)

## **Significant Natural Areas Plan Change**

The procurement process for the collaborative mapping project with FNDC and KDC has been completed with Wildlands winning the project work. Contract negotiations are being finalised.

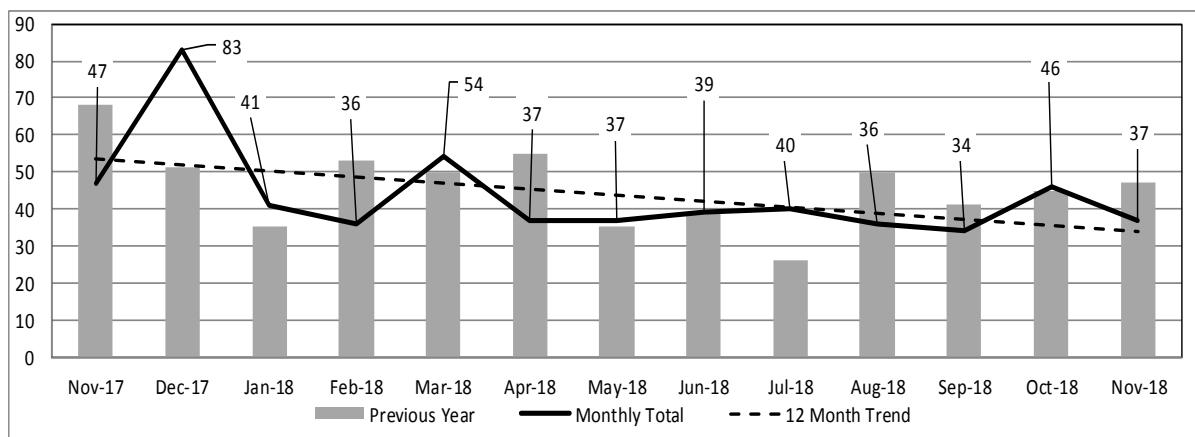
## **PC134 Designations**

The designations plan change summary of submissions was notified for further submission on 5 December 2018. A total of 40 submissions have been received. District Plan staff spent significant time responding to queries from affected parties during the submissions period due to the technical nature of the plan change.

## Resource Consents

### Resource Consent Processing

Due to time constraints with agenda preparation all figures do not include the whole month and are up to 23 November. As such comparisons with previous months is not possible. Thirty-seven (37) applications; and a further 14 other permission applications (7 of which include permitted boundary activities) were received for this period.



### Subdivision

Subdivision applications equated to 73% of the total number of applications. The applications are a mix of rural and residential proposals. These include a 12-lot subdivision of the recently zoned Living 1 land at Te Hape Road, a further 8 lot subdivision at Nova Scotia Estates in Waipu, an 11-lot residential development in Morningside and a 7 lot UTE subdivision at Three Mile Bush Road.

### Landuse

Landuse applications made up 27% of the total number of resource consents for the period.

The resource consent for Adrenalin Adventure Park has been issued following the provision of the final written approval from neighbours.

No hearings were held during November. One commissioner's decision was issued, declining consent to a 6-unit proposed motel at McLeod's Bay.

### Other Permissions

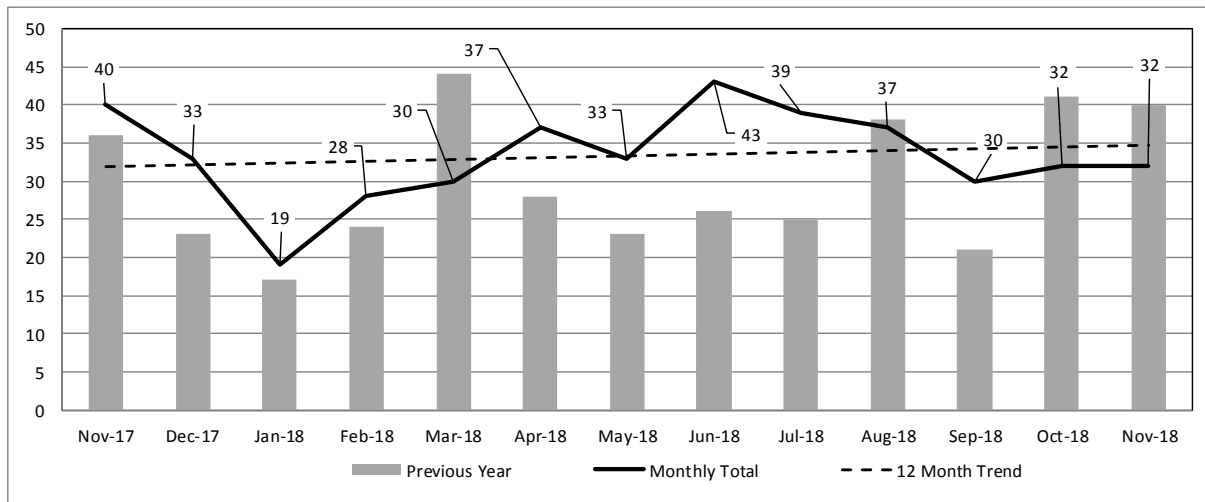
Seven applications were received for permitted boundary activities, as well as 2 liquor licencing certificates, 1 outline plan approval, 1 certificate of compliance application and 3 easement cancellation applications. (Note these are not included in the charted statistics).

### 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 73 meetings with applicants, with 8 meetings held in November.

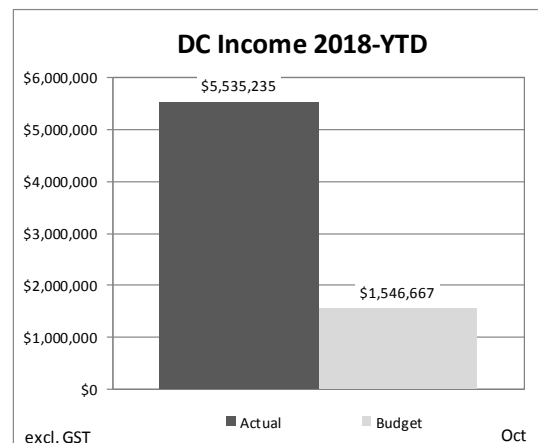
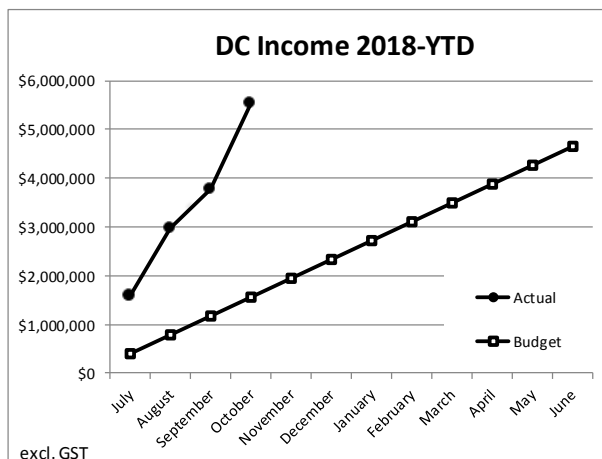
## Post-Approval

November had the same number of post-approval applications as October, down from same period last year. As the weather improves and closing in on the end of year numbers are expected to stay high. This is a reflection of the high current demand for vacant residential sites.



## Development Contributions

Due to this report being prepared prior to the end of November, no totals for the month are yet available. Councillors will be advised verbally of the total at the meeting.



## 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 will have been heard by the Environment Court prior to the December meeting.

## Building Department data set 29 October – 23 November 2018

### Building update (general)

Council proceeded to lay a complaint (CB24840) about a licenced building practitioner; and a hearing and subsequent decision was made by the Building Practitioners Board on 5 November 2018. Whilst the decision found negligent behaviour, the Board found the level of negligence not enough to carry a further disciplinary penalty. This was a worthwhile exercise and places the seriousness of the situation in an appropriate forum.

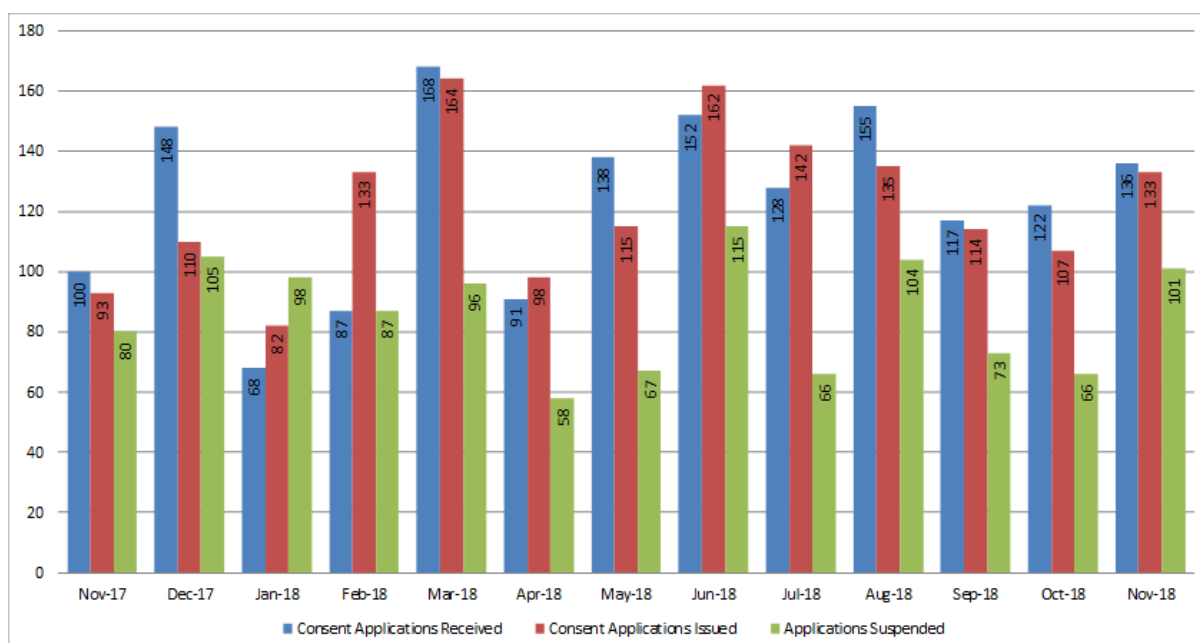
The Industry meeting was held on 21 November 2018 and well attended (approximately 40 people) by the local businesses. There were several presentations and initiatives on the evening. There is a business case being developed in consultation with the industry users to expand the E portal for building consent applications.

### Building Performance Indicators

Building consent applications continued to show a steadiness in activity. The number of consents issued within timeframe has remained high at 95%. LIM's timeframes are substantially compliant at the 10-day requirement whilst the PIM's are under pressure and it is likely the 5day requirement will be extended. Inspection delivery meeting the Annual Plan requirement of 98%.

Performance Indicators		Oct	Year's Average To Date
Building Consents	Issued In 20 Days	95%	94%
LIMs	% Within 7 Days	96%	86%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	70%	73%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	98%	99%

### Building Consent Applications Received, Issued and Suspended

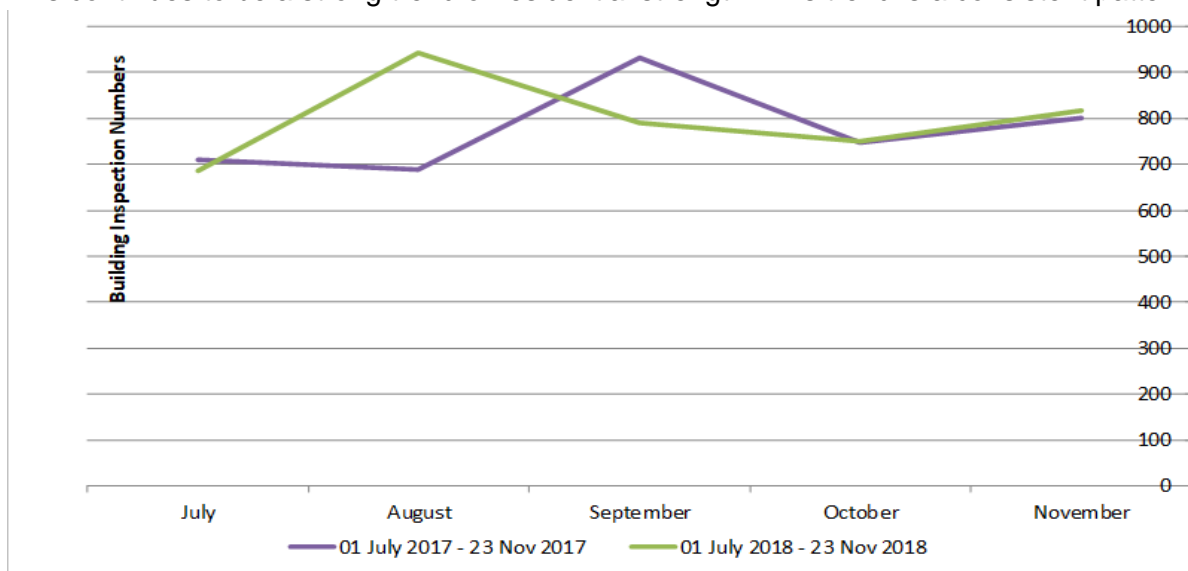


## Inspections

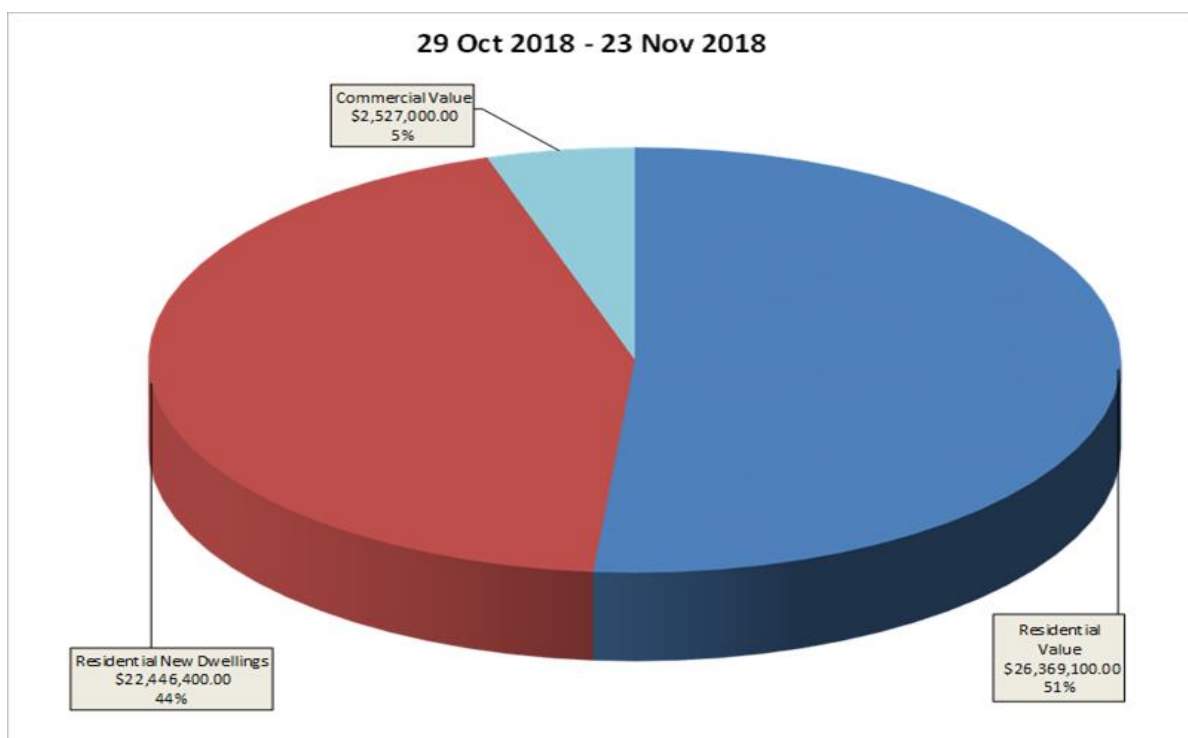
Inspection numbers increased and passed last year's actuals and this area is under pressure.

## Residential and Commercial trends

The residential sector continues to show strength with 95% of the overall work. New dwellings alone are 44% and residential alterations, additions and ancillary buildings 51%. This continues to be a strong trend of residential strength. This trend is a consistent pattern



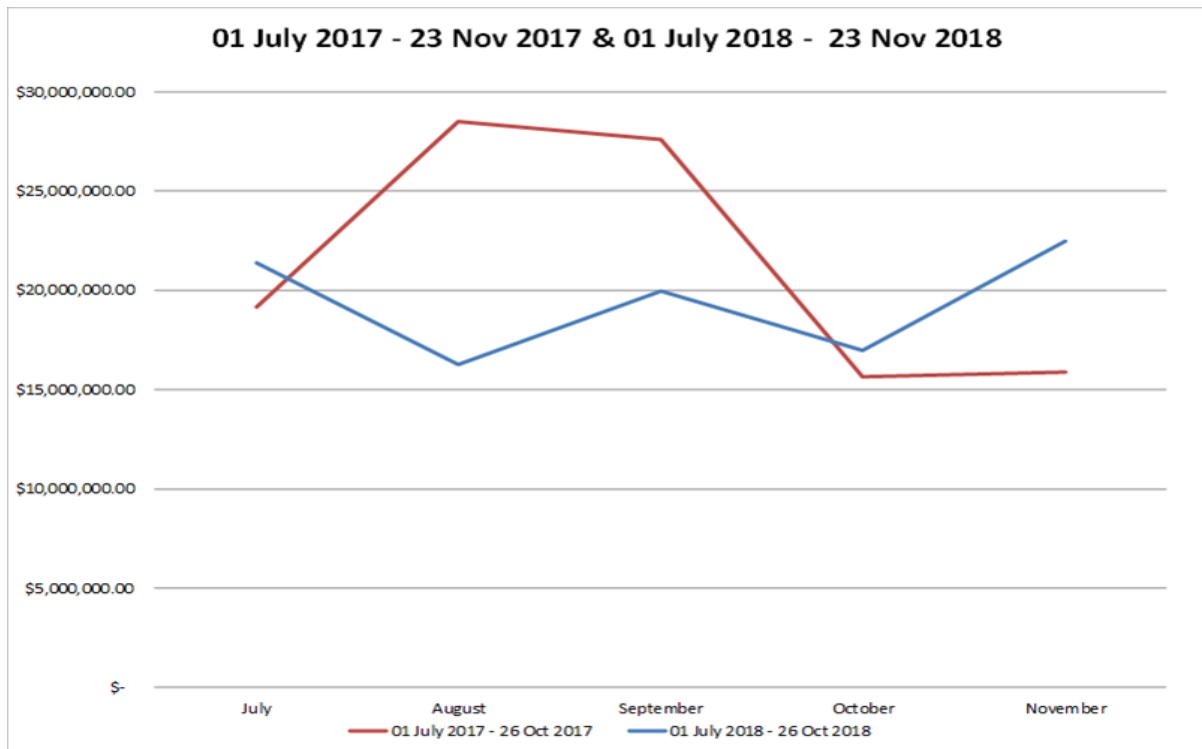
over the last 2-3 years.





## New Dwelling Financial Trends

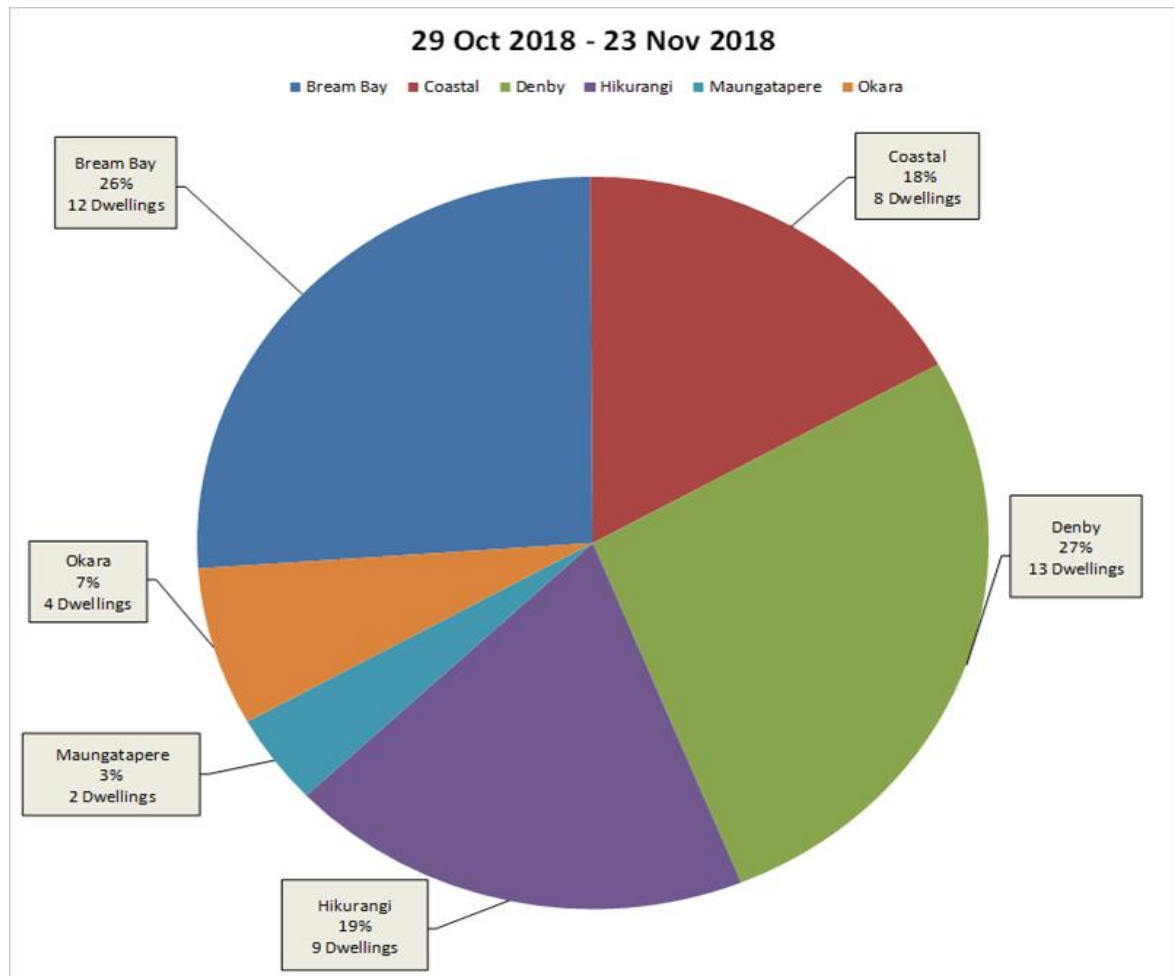
New dwellings had shown a dip in dollar value, however this now trending back to the 20-million-dollar value which aligns with trend for the last two years.



## New Dwelling Geographical Trend

The typical area pattern has seen a shift with the main change being in Hikurangi.

- Bream Bay has shifted from 46% to 26%
- Coastal has shifted from 11% to 18%
- Denby has shifted from 23% to 27%
- Hikurangi has shifted from 6% to 19%
- Maungatapere has shifted from 11% to 3%
- Okara has shifted from 3% to 7%



## Health and Bylaws

### Environmental Health team

30 November 2018 marks the end of a three-year transition period for the Food Act. The team has transferred registrations for more than 500 businesses on the required dates, with about 80 businesses still to transfer, but are confident that we will reach our target. This has been a very time consuming process and was reliant on cooperation from businesses.

To be able to continue to offer Food Act verification (auditing/inspection) services to our food businesses, Environmental Health Officers (Food Act Verifiers) and our Quality Management System have been subject to an independent auditor assessment, which was generally very complimentary about the team and the system that WDC has created and adopted.

The annual Recreational Bathing Water Monitoring Program starting at the end of November in conjunction with the Northland Regional Council.

Killer Prawn restaurant again has changed hands and during the month the team have reported to the District Licensing Committee on the new owners new Temporary Authority application, after meeting with the new management. Issues around the outdoor area, namely fighting and road safety, have been highlighted to the Committee with the recommendation that outdoor use is restricted to day and early evenings only and not for nightclub drinking times/purposes. At the time of writing this report, the Committee had not yet determined this application.

## **Proposed new Animal shelter**

A recent report into the suitability for our preferred new animal shelter site, highlighted substantial issues in relation to both asbestos contamination and soil stability. Due to these cost implications, this site is no longer an option and alternatives, including purchasing new land, are currently being investigated.

The report also looked at the average construction cost of similar projects, elsewhere in the country and highlighted substantial shortfalls within our existing budget for the construction of this new shelter. As a result, additional construction funding would need to be sought and approved during the next round of long term planning.

This will unfortunately delay the planned 2019/20 construction of the new shelter and there are also risks with such a deferral, as the current dog shelter (pound) no longer meets our current needs and more importantly no longer meets recently adopted national animal welfare standards.

However, staff are confident that these risks can be managed, in the short term, through a proactive approach and some minor additional resources.

A full and detailed report, including any progress made in identifying alternative sites and the risk management of the existing shelter, will be presented to Council on 21 February 2019.

**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.*