

I hereby give notice of the following Ordinary meeting:

Meeting:	Kaipara District Council
Date	Tuesday 23 September 2017
Time	09.00 am
Venue	Northern Wairoa War Memorial Hall, Hokianga Road, Dargaville.

Open Agenda

Membership

Chair: Mayor Greg Gent

Members: Councillor Peter Wethey (Deputy Mayor)
Councillor Anna Curnow
Councillor Victoria Del la Varis-Woodcock
Councillor Julie Geange
Councillor Libby Jones
Councillor Karen Joyce-Paki
Councillor Jonathan Larsen
Councillor Andrew Wade

Seán Mahoney
Democratic Services Manager
09 439 3602
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**Ordinary Meeting of Kaipara District Council, Tuesday 23 September 2017 in
Dargaville**

1 Opening

1.1 Karakia

1.2 Present

1.3 Apologies

1.4 Confirmation of Agenda

The Committee to confirm the Agenda.

1.5 Conflict of Interest Declaration

Elected Members are reminded of the need to be vigilant to stand aside from decision-making when a conflict arises between their role as Mayor and Councillors and any private or other external interest they might have. It is also considered best practice for those members to the Executive Team attending the meeting to also signal any conflicts that they may have with an item before Council.

1.6 Register of Members Interest 6 Monthly Update

Kaipara District Council

Register of Members Interests

Updated 19 September 2017

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1 Mayor Greg Gent

Mayor or Partner declared business interests	Mayor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Southern Cross Health Care Group, Chair FMG Director Plant & Food Research, Deputy Chair Dairy Holdings (a group of 70 companies), Chair Six O Farms Limited, Director/Shareholder Delann Limited, Director/Shareholder Double Two Dairies Limited, Director/Shareholder Gent & Flood Family Trust, Trustee. Pukehau Limited, Director/Shareholder 	<ul style="list-style-type: none"> Ruawai Boating Club Most equestrian organisations Friends of the Kauri Museum (Ann Flood my wife). 	<ul style="list-style-type: none"> Ratepayer in the Raupo Drainage District.

2 Councillor Peter Wethey (Deputy Mayor)

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Wethey Consulting Limited, Director/Owner Malolo Lailai Lagoon Resort Club Inc, Chair Archangel Trust, Beneficiary. 	<ul style="list-style-type: none"> Mangawhai Golf Club, Member Mangawhai Boating & Fishing Club, Member. 	<ul style="list-style-type: none"> Mangawhai Harbour Water Quality Panel, Volunteer Community Advisor Mangawhai Community Wastewater Scheme Panel, Volunteer Community Advisor.

3 Councillor Anna Curnow

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Sole Trader: Anna Curnow Consulting, no current contracts but recent work has been with Northland Inc and Ministry for Primary Industries Preston Farms Partnership Limited, my partner Garth Preston is a shareholder and director Southern Sky Diaries Limited, my partner Garth Preston is a shareholder and director Blue Mountain Dairies Limited, my partner Garth Preston is a shareholder and director Rapuwai Limited, my partner Garth Preston is a shareholder and director RG Preston Family Trust, my partner Garth Preston is a Trustee. 	<ul style="list-style-type: none"> Kaipara Community Health Trust, Chair Dargaville Community Development Board, Board member Ruawai Promotions Development Group, Committee member Northland Chamber of Commerce, member Institute of Directors, member Ruawai Rugby Club, my partner Garth Preston is the President Ruawai Tokatoka War Memorial Hall, my partner Garth Preston is a Committee member. 	<ul style="list-style-type: none"> My partner Garth Preston and I have a current building consent with Council.

4 Councillor Victoria Del La Varis-Woodcock

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Love Kaipara Ltd. Sole shareholder and director. Love Kaipara Ltd receives \$10,000 (GST exclusive) per annum from Council for the provision of waste minimisation education and promotion services for the years 2017/2019. Partner in the Del la Varis Woodcock Partnership. Robin Del La Varis Family Trust, Trustee 	<ul style="list-style-type: none"> Toastmasters Dargaville. 	<ul style="list-style-type: none"> Current building consent lodged with Council BC141424 As Love Kaipara Director I interact with the Infrastructure Technical Officer, about matters concerning recycling and waste recycling and waste minimisation and promotion services provided by Love Kaipara Ltd under the Waste Minimisation Act 2008.

5 Councillor Julie Geange

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Wakeling and Geange Family Trust – Trustee. Kai Iwi Lakes Country Cottages Accommodation. 	<ul style="list-style-type: none"> Dargaville Squash Club Dargaville Rugby and Sports Club Friends of Kai Iwi Lakes. 	<ul style="list-style-type: none"> Resource Consent RM 160243.

6 Councillor Libby Jones

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Hames Jones Family Trust, Trustee Manganui Farm Taipuha, Partner. 	<ul style="list-style-type: none"> Paparoa Medical Society, Deputy Chair Paparoa Sports and Recreation Association, Chair (and Pete Hames my husband, Committee member) Paparoa Tennis, Committee member (and Pete Hames my husband, Treasurer) Otamatea High School Board of Trustees, Deputy Chair Friends of Kai Iwi Lakes, Committee member Northland District Health Board, Director Rural Support Trust, Deputy Chair Rural Health Alliance Aotearoa NZ, Friend Volunteering Northland, Trustee Jigsaw North Family Services Whangarei, Manager part time Paparoa Lions, Pete Hames my husband is Treasurer Paparoa Progressive Inc, Pete Hames my husband is a Committee member Paparoa Community Charitable Trust, Pete Hames my husband is a Trustee. 	<ul style="list-style-type: none"> Nil.

7 Councillor Karen Joyce-Paki

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> Department of Conservation (DOC), Senior Community/Iwi Ranger Te Roroa, Relationship Manager/Co-ordinator for Treaty Settlements Te Roroa, Te Toa Whenua Working Group DOC Rep Te Uri o Hau, Relationship Manager/Co-ordinator for Treaty Settlements Kaitiaki Kiwi (Community Group, Funds Manager (DOC Funding) Nga Kaitiaki o Te Wai (Te Uri o Hau) Funds Manager (DOC Funding) Public Services Association (PSA) Union Delegate on behalf of DOC PSA Members 	<ul style="list-style-type: none"> Justice of the Peace Kauri Coast Justices, Secretary Dargaville Club, Member Northern Wairoa RSA, Member Kapehu Marae, whanau Naumai Marae, whanau Oturei Marae, whanau Te Houhanga Marae, whanau Ripia Marae, whanau Marriage Celebrant Warranted Issuing Officer, Search Warrants working with Police and Corrections William Paki, Husband (Police Officer, Dargaville) 	<ul style="list-style-type: none"> Nil

8 Councillor Jonathan Larsen

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> • Mangawhai Heads Holdings Limited, Director/Shareholder • Libertas Trustees Ltd, Director/Shareholder • Allinge Trustee Ltd, Director/Shareholder • Libertas Trust, Beneficiary • Allinge Trust, Beneficiary. 	<ul style="list-style-type: none"> • Kaiwaka Fitness Centre. 	<ul style="list-style-type: none"> • Submitter on District Plan Change 4

9 Councillor Andrew Wade

Councillor or Partner declared business interests	Councillor or Partner declared Clubs and Society roles	Declared Interactions and transactions with Council
<ul style="list-style-type: none"> • Director of Wade Concrete Products Ltd along with wife Jeanette • -A & J Wade Business Trust- Trustee along with wife Jeanette. 	<ul style="list-style-type: none"> • Chair of Baylys Beach Surf Life Saving. 	<ul style="list-style-type: none"> • Nil.

1.7 Resolution Register and Action Tracker

13/02/2017	6.2	Reserve status land exchange - Mangawhai Golf Course driving range and Greenview Heights section	20	Seeks the approval of the Minister of Conservation to the exchange the Greenview Heights section for a 1.84ha portion of Mangawhai Community Park; and	JB	in progress	
13/02/2017	6.2	Reserve status land exchange - Mangawhai Golf Course driving range and Greenview Heights section	21	Delegates to the Chief Executive responsibility for seeking the consent of the Minister of Conservation to the exchange.	JB		
04/04/2017	6.1	Baylys Beach Community Centre/Public Toilets Encumbrance	7	Recommends that the encumbrance registered on the title of 52 Seaview Road, Dargaville, permitting Council to develop public toilets, is removed; and	SH	In progress	Baylys Beach Community Centre Trust undertaking the registration
04/04/2017	6.2	Maungaturoto Residents Association Development Agreement and Draft Licence to Occupy to Build a Playground in	11	Approves the terms and conditions as outlined in the above mentioned report for a Development Agreement and Licence to Occupy with the Maungaturoto Residents Association in View Street, Maungaturoto (Lot 34 PT 33 35 36 DP 8374 BLK VIII WAIPU SD); and	SH	In progress	Development Agreement sent to Maungaturoto Residents Association
04/04/2017	6.2	Maungaturoto Residents Association Development Agreement and Draft Licence to Occupy to Build a Playground in View Street, Maungaturoto	12	Delegates the Kaipara District Council's Chief Executive to finalise and sign the Development Agreement and Licence to Occupy with the Maungaturoto Residents Association.	SH	In progress	Development Agreement sent to Maungaturoto Residents Association
04/04/2017	8.2	CON682 Road Maintenance: Awarding Separable Portion 4	26	Resolves to award Broadspectrum (NZ) Ltd Separable Portion 4 of Contract 682 (CON682) effective 01 July 2017 to 30 June 2018.	CM		
	8.3	Forestry – EOI Evaluation	32	Negotiates with the recommended bidder(s) in order to determine if an acceptable price for the purchase of the forests can be agreed; and	JB		
04/04/2017	8.3	Forestry – EOI Evaluation	33	Directs the Chief Executive to negotiate with the recommended bidder(s) for a conditional Sale and Purchase Agreement for the possible sale of Council's forests.	JB		
04/04/2017	8.3	Forestry – EOI Evaluation	34	Requests that the Chief Executive bring any finalised conditional Sale and Purchase Agreement back to Council for approval or report if an agreement with recommended bidders cannot be concluded.	JB		
08/05/2017	8.5	Raupo Drainage District section of stopbank: Temporary prohibition of traffic	38	Prohibits the use of the section of road on the stopbank in the Raupo Drainage District from Floodgate 39 at the end of Westlake Road to Floodgate 47 at the end of Simpson Road encompassing Floodgate 45 at the end of Wilsons Landing in Ruawai, as shown on Attachment 1 of the above mentioned report, by all motor vehicles for the period no longer than Easter Weekend to Labour Weekend each year.	CM		
08/05/2017	9.3	Dargaville Library : Library+ Concept – Assessment of Options	67	Accepts Council staff's recommended options, being the further investigation into three viable options.	VA	In Progress	
26/06/2017	7.2	Ruawai Stopbank Cycleway Memorandum of Understanding	17	Agrees in principle with the Memorandum of Understanding between Ruawai Promotions and Development Group Inc and Council to support this community led walking and cycling initiative, and delegates signing to the Chief Executive once the document has been converted to Council's Licence to Occupy Agreement format.	SH	In Progress	
26/06/2017	7.3	Northlink (Formerly Rodney North Harbour Health Trust) Assignment of Lease	20	Approves the assignment of the lease from The Rodney North Harbour Health Trust Incorporated (now Northlink) to Rodney Health Charitable Trust Incorporated; and	JB		

26/06/2017	7.3	Northlink (Formerly Rodney North Harbour Health Trust) Assignment of Lease	21	Delegates to the Chief Executive responsibility for execution of the Deed of Assignment on Council's behalf.	JB		
26/06/2017	7.6	Kauri Coast Community Pool – Licence to Occupy and maintenance grant	34	Agrees to develop Terms of Reference for a joint Council/Trust Kauri Coast Community Pool Management Committee to investigate reducing operating costs, reviewing fee structure, seeking external funding for programmes, improving the range of programmes, improving dedicated times for the elderly and promoting the pool to achieve increased attendance; and	SH	In Progress	
26/06/2017	7.6	Kauri Coast Community Pool – Licence to Occupy and maintenance grant	35	Delegates the Chief Executive to negotiate a Licence to Occupy with the Kauri Coast Community Pool Trust on the standard terms and conditions; and	SH	In Progress	
26/06/2017	7.6	Kauri Coast Community Pool – Licence to Occupy and maintenance grant	37	Re-assesses its involvement in the Kauri Coast Community Pool after the 2017/2018 swimming season.	SH	In Progress	
26/06/2017	7.7	Draft Kai Iwi Lakes Bylaw follow up	41	Directs the Chief Executive to keep in contact with Northland Regional Council through their draft Kai Iwi Lakes Navigational Safety Bylaw 2017 process, so any emerging issues for the Kaipara District Council can be investigated through the General Bylaw review, or if needed, a Kai Iwi Lakes Bylaw covering land-based activities.	VA	In Progress	
PUBLIC EXCLUDED							
26/06/2017	8.2	Contract 844 Maungaturoto Wastewater Treatment Plant Oxidation Pond Desludge: Budget Increase and Contract Award	48	Approves the budget increase for the Maungaturoto Wastewater Treatment Plant Oxidation Pond Desludge project from \$225,000 to \$300,000; and	CM		
26/06/2017	8.2	Contract 844 Maungaturoto Wastewater Treatment Plant Oxidation Pond Desludge: Budget Increase and Contract Award	49	Approves the award of Contract 844, Maungaturoto Wastewater Treatment Plant Oxidation Pond Desludge to Rob Burrell Earthmoving Ltd for the total contract price of \$294,796.02 plus GST.	CM		
26/06/2017	8.3	CON725 P17 Reseals 2013/18: Awarding Separable Portion 4	52	Resolves to award Fulton Hogan Ltd Separable Portion 4 of Contract 725 (CON725) through to 31 March 2018.	HvZ		
26/06/2017	8.4	CON727 Road Marking 2013/18: Awarding Separable Portion 4	55	Resolves to award Downer NZ Ltd Separable Portion 4 of Contract 727 (CON727) through to 31 March 2018.	HvZ		
Meeting Date	Item Number	Item Name	Resolution Number	Details	Assigned	Status	Comments
11/07/2017	1.7.1	Notice of Motion 1	1,2 & 3	a) That Council approve all appointments to current and future plan hearing panels (including variations and changes); and b) That any current delegations be amended to reflect this approval requirement; and c) That these changes take effect immediately.		In Progress	

11/07/2017	1.7.2	Notice of Motion 2	4 & 5	<p>1) That the Chief Executive develop a policy for the appointment of independent commissioners; and</p> <p>2) That the policy include:</p> <p>a) the process for Council appointment to, and removal from the list of commissioners; and</p> <p>b) standardising of commissioner remuneration; and</p> <p>c) the requirement for Council approval of appointments of commissioners for resource consent hearings, and a procedure for appointment including:</p> <p>i) an alphabetical acceptance and refusal process to remove bias; and</p> <p>ii) a public register recording the process followed in point a); and</p> <p>iii) a process allowing applicants to refer disputes over appointments decisions to Council for resolution; and</p> <p>iv) mechanisms to allow qualified elected members to sit on hearing panels if Council decides to do so.</p>	HA	In Progress	
			6	3) That the Chief Executive work with a committee to be recommended by the Mayor in developing the policy and procedure; and	HA	In Progress	
			7	4) That any related current delegations be amended to reflect policy; and	HA	In Progress	
			8	5) That the policy be presented to Council for approval at 09 October 2017 meeting.	HA	In Progress	
11/07/2017	1.7.5	Notice of Motion 5	12	1) That the Mangawhai Endowment Lands Account (MELA) committee carries out a full review of the MELA policy; and	VA		
			13	2) That the amended policy be brought to the Council at 14 November 2017 meeting for adoption.			
11/07/2017	1.7.6	Notice of Motion 6	14	1) That Council reviews its Reserves Contributions Fund Policy; and	HA	In Progress	
			15	2) That the Chief Executive work with Councillor Larsen (Chair), Wade and Del la Varis Woodcock on reviewing the policy; and	HA	In Progress	
			16	3) That the amended policy be presented to the 26 September 2017 Council meeting for approval.	HA	In Progress	
			55	3 That an appropriate letter be sent to the relevant minister outlining the problems with the current law.	CM		

2 Deputations, Presentations and Petitions

Gordon Hosking – Mangawhai Tracks Charitable Trust

3 Confirmation of Minutes

3.1 Council Minutes 14 August 2017

Democratic Services Manager 1601.22

Recommended

That the unconfirmed Minutes of the meeting of Kaipara District Council held 14 August 2017, be confirmed as a true and correct record.

Kaipara District Council

Minutes

Meeting	Kaipara District Council
Date	Monday 14 August 2017
Time	Meeting commenced at 9.01 am Meeting concluded at 2.11 pm
Venue	Mangawhai Club – Molesworth Drive, Mangawhai
Status	Unconfirmed

Membership

Chair: Mayor Greg Gent

Members: Councillor Peter Wethey (Deputy Mayor)

Councillor Anna Curnow

Councillor Victoria Del la Varis-Woodcock

Councillor Julie Geange

Councillor Libby Jones

Councillor Karen Joyce-Paki

Councillor Jonathan Larsen

Councillor Andrew Wade

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**Ordinary Meeting of Kaipara District Council,
Monday 14 August 2017 in Mangawhai**

1 Opening

1.1 Karakia

Councillor Del la Varis-Woodcock opened with a karakia.

1.2 Present

Mayor Greg Gent, Councillors Peter Wethey (Deputy Mayor), Anna Curnow, Victoria Del la Varis-Woodcock, Julie Geange, Libby Jones, Karen Joyce-Paki, Jonathan Larsen and Andrew Wade

In Attendance

Name	Designation	Item(s)
Graham Sibery	Chief Executive	All
Glennis Christie	General Manager Finance	All
Curt Martin	General Manager Infrastructure	All
Duncan McAulay	General Manager Strategy and Performance	All
Venessa Anich	General Manager Community	All
Peter Marshall	General Manager Corporate Services	All
Dean Nuralli	Regulatory Manager	All
Sue Hodge	Parks and Community Manager	All
Jessica Hollis	Resource Consents Manager	All
Linda Osborne	Administration Manager	6.3
John Burt	Property and Commercial Advisor	7.2
Annie van der Plas	Community Planner	6.4
Peter Thomson	Northland Transportation Alliance Manager	5.1, 6.1
Henri van Zyl	Roading and Solid Waste Manager	5.1, 6.1
Garry McGraw	Senior Asset Engineer - Roading	5.1, 6.1
Sean Mahoney	Democratic Services Manager	All
Lisa Hong	Administration Assistant	All (Minute-taker)

Adjournments

Reason	Start Time	Finish Time
Tea break	10.42 am	10.52 am
Lunch break	12.42 pm	1.09 pm

1.3 Apologies

Councillor Joyce-Paki left at 12.20 pm (after item 6.4) with apologies.

1.4 Confirmation of Agenda

The Committee confirmed the Agenda.

Some items were taken in a different order from the Agenda.

1.5 Conflict of Interest Declaration

Name	Conflict
Councillor Del la Varis-Woodcock	Love Kaipara Educator, item 2.1
Councillor Curnow	Ruawai Promotions Board

1.6 Resolution Register and Action Tracker

The resolution register and action tracker was noted.

2 Deputations, Presentations and Petitions

Mr Blundell spoke in the public forum regarding Cames Road (later in the meeting, at 9.43 am).

Councillor Del la Varis-Woodcock spoke in the public forum regarding the Love Kaipara petition.

2.1 Petition to Ban Single Use Plastic Bags

Democratic Services Manager 1203.01

Moved Jones

That the Kaipara District Council:

- 1 *Receives the Democratic Services Manager's report 'Petition to Ban Single Use Plastic Bags' dated 01 August 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Notes the content of the petition to ban single use plastic bags; and*
- 4 *Passes the petition to the appropriate minister and notes the Kaipara residents who supported the petition.*

Carried

3 Confirmation of Minutes

3.1 Council Minutes 11 July 2017

Democratic Services Manager 1601.22

Moved Geange/Wethey

That the unconfirmed Minutes of the meeting of Kaipara District Council held 11 July 2017 be confirmed as a true and correct record, with the following amendment:

- *The unconfirmed minutes stated that the motion on page 119, 'That item 8.2 'Crown Support' be moved to Open Meeting', was moved by Mayor Gent and seconded by Councillor Geange, and correction was made to reflect that it was moved by Councillor Larsen and seconded by Councillor Geange.*

Carried

4 Performance Reporting

4.1 Chief Executive's Report July 2017

Chief Executive 2002.02.18/July

Moved Wethey/Wade

That Kaipara District Council receives the Chief Executive's Report for July 2017.

Carried

5 Information Papers

5.1 Kaipara District Council Draft 2018/2021 Co-funding Bid to NZ Transport Agency

Senior Roading Asset Management Engineer 4102

Moved Gent/Larsen

That Kaipara District Council receives the Senior Roading Asset Management Engineer's funding report 'Kaipara District Council Draft 2018/2021 Co-funding Bid to NZ Transport Agency', and its attachment, dated 31 July 2017 and the information therein.

Carried

Meeting adjourned at 10.42 am.

Meeting recommenced at 10.52 am.

5.2 Residents Survey 2016/2017 Annual Report

General Manager Corporate Services 2121.1

Moved Curnow/Gent

That Kaipara District Council receives the General Manager Corporate Service's report 'Residents Survey 2016/2017 Annual Report' dated 25 July 2017.

Carried

5.3 Marine and Coastal Area (Takutai Moana) Act 2011

Policy Manager 3834.0

Moved Geange/Joyce-Paki

That the Kaipara District Council receives the Policy Manager's report 'Marine and Coastal Area (Takutai Moana) Act 2011' dated 27 July 2017 and notes the information contained therein.

Carried

6 Decision Papers

6.1 Transportation Procurement Strategy 2017 to 2021

General Manager Infrastructure and Northland Transport Alliance Manager 4106.06

Moved Gent/Geange

That Kaipara District Council:

- 1 *Receives the General Manager Infrastructure's and the Northland Transportation Alliance Manager's report 'Transportation Procurement Strategy 2017 to 2021' dated 04 August 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Approves the Transportation Procurement Strategy 2017 to 2021 (as circulated with the above-mentioned report) subject to the Strategy being updated to include Council's new vision and community outcomes; and*
- 4 *Approves the option for a single local roading Maintenance, Operation and Renewals contract for the Kaipara district; and*

- 5 *Delegates authority to the Mayor and Chief Executive to make changes, if required, to the Transportation Procurement Strategy 2017 to 2021 to reflect changes requested by the other three Northland councils that apply to their respective districts; and*
- 6 *Requests that NZ Transport Agency:*
 - a. *Endorses this Transportation Procurement Strategy; and*
 - b. *Approves the term of the Maintenance, Operations and Renewals contracts at 4+2+1+1 (8 years maximum); and*
 - c. *Approves the use of the Northland Transportation Alliance, established as a Shared Services Business Unit, providing in-house professional services to the four Northland councils.*

Carried

6.2 Mangawhai Community Plan Draft for Approval

Policy Manager 3802.04

Moved **Gent/Del la Varis-Woodcock**

That Kaipara District Council:

- 1 *Receives the Policy Manager's report 'Mangawhai Community Plan Draft for Approval' dated 31 July 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Appoints a sub-committee of Councillors Peter Wethey, Anna Curnow, Jonathan Larsen and Julie Geange, and that the sub-committee will consult with Belinda Vernon and report back to the September Council meeting.*

Carried

6.3 Mangawhai Wastewater Scheme Extension Strategy and Options

General Manager Strategy and Performance 4505.21

This report was circulated separately.

Moved **Wethey/Del la Varis-Woodcock**

That Kaipara District Council:

- 1 *Receives the General Manager Strategy and Performance's report 'Mangawhai Wastewater Scheme Extension Strategy and Options' dated 11 August 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government*

Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and

- 3 *Supports in principle option 4 which will be developed further in conjunction with the impending Long Term Plan 2018/2028, Option 4 being Additional Disposal - extend (existing) disposal system, plus new disposal system (e.g. Mangawhai Community Park or golf course) upgrade existing reticulation, extend reticulation (13 years), augment treatment plant, capacity 4,700 connections.*

Carried

6.4 Kaipara Walking and Cycling Strategy: Adoption

Parks and Community Manager 4101.01

Moved Wade/Joyce-Paki

That Kaipara District Council:

- 1 *Receives the Parks and Community Manager's report 'Kaipara Walking and Cycling Strategy: Adoption' dated 11 July 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Adopts the Kaipara Walking and Cycling Strategy, circulated as Attachment 1 to the above-mentioned report subject to minor amendments.*

Carried

Meeting adjourned at 12.42 pm.

Meeting recommenced at 1.09 pm.

6.5 Whistleblower Policy : Adoption and Implementation

Human Resources Manager 2206.3

Moved Jones/Curnow

That Kaipara District Council:

- 1 *Receives the Human Resources Manager's report 'Whistleblowing Policy : Adoption and Implementation' dated 25 July 2017;*

- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter;*
- 3 *Delegates the Audit, Risk and Finance Committee to review and adopt the final policy as amended at its next meeting.*

Carried

6.6 Quail Way Stormwater

General Manager Infrastructure 4404.0

Moved Wethey/Jones

That Kaipara District Council:

- 1 *Receives the General Manager Infrastructure's report 'Quail Way Stormwater' dated 31 July 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Approves the provision of a new capital budget of \$500,000 + GST in the current 2017/2018 financial year for the provision of stormwater reticulation in Quail Way, Mangawhai.*

Carried

6.7 Community Grants Policy Review and Recommendations

Democratic Services Manager 2109.01.02.05

Moved Geange/Jones

That Kaipara District Council:

- 1 *Receives the Democratic Services Manager's 'Community Grants Policy Review and Recommendations' dated 31 July 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Adopts the Community Assistance Policy (Attachment 1 of the above-mentioned report); and*

- 4 *Reviews the Rates Remission Policy before 2018; and*
- 5 *Creates a clear set of community activities they would like to support in the Long Term Plan 2018/2028; and*
- 6 *Change the Committee's Terms of Reference to allow for delegation of decision-making on future Grants; and*
- 7 *Notes that the current years funding will be transitional and total \$73,850; and*
- 8 *Notes that the current year transitional process will run later than the new policy; and*
- 9 *Instructs the Chief Executive to create a separate budget for resource and building consent grants and adjust Forecast One accordingly.*

Carried

6.8 Budget Carryovers 2016/2017

General Infrastructure 2304.0

Moved Geange/Del la Varis-Woodcock

That Kaipara District Council:

- 1 *Receives the General Manager Infrastructure's report 'Budget Carryovers 2016/2017' dated 04 August 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Adopts the carryover of the following budgets from the 2016/2017 financial year to the 2017/2018 financial year:*

Project	Budget Carryover	Comments
Wastewater Maungaturoto		
Wastewater Treatment Pond Desludging.	\$300,000	This is an OPEX budget however will be loan funded. Resource consent required prior to commencing works.
Wastewater Mangawhai		
10625 Estuary Drive Pump Station Upgrade	\$100,000	Project commenced but delayed due to late supply of equipment.
10543 MCWWS Resource consent variation and 10614 MCWWS Disposal options	\$141,000	Project awarded to Opus and is progressing. The complexity of assessing the options to identify the preferred option has taken longer than anticipated.
Roading		
106 Bridges and Structures Tangowahine Valley Road Bridges 272 and 276	\$339,885	No tenders received for Design and Build contract. Designs in progress and will tender construct-only contracts.

135 Road Works - Minor Improvements - Baldrock Road Slip Remediation RP510 - Pukehuia Road Slip Remediation RP9650 - Pukehuia Road Slip Remediation RP14000	\$612,139	Work deferred due to rearranged priorities after the two cyclone events in April. Resources diverted to emergency works. Baldrock Road contract has been tendered.
152 Footpaths and Berms	\$55,056	Generally savings from projects undertaken in 2016/2017 - propose to add to 2017/2018 budgets to maximise available subsidy where possible.
163 Roding Network and Asset Management	\$40,017	
164 Emergency Works and Preventative Maintenance	\$17,212	
234 Roding Community Programmes and Road Safety	\$37,358	
248 Roding Infrastructure - Unsubsidised	\$76,767	
252 Road Works - Drainage	\$150,908	
281 Traffic Services	\$20,153	
Other		
10637 Library planning and design.	\$6,000	Initial design not completed. Delay while new library is considered.
10649 Mangawhai office extension	\$36,000	Issues with contractor availability. Completed early 2017-2018
10403 Tinopai playground	\$40,000	The community changed its mind about the location. Consultation has confirmed new site and community project now underway.
10271 Website redesign	\$65,000	Project commenced but not complete at 30 June 2017
10203 Purchasing	\$19,000	Project commenced but not complete at 30 June 2017
10042 Contract Management/ Project accounting	\$20,000	Project commenced but not complete at 30 June 2017
10041 Contact centre 10648 Telephony upgrade	\$54,000 \$69,000	Projects are interlinked. Supplier delays have slowed completion, now expected early 2017/2018.
Flood protection		
10510 Floodgate replacements	\$9,000	80% complete.
10511 Stopbank improvements	\$40,000	Delayed, awaiting agreement to proceed.
10541 Floodgate 53 replacement	\$74,000	The works could not be completed due to weather.

Carried

6.9 Proposed marine protection in Northland

Policy Manager 2117.01

Moved Wethey/Del la Varis-Woodcock

That Kaipara District Council:

- 1 Receives the Policy Manager's report 'Proposed marine protection in Northland' dated 04 July 2017; and
- 2 Believes it has complied with the decision-making provisions of the Local Government

Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and

3 *Directs the Kaipara District Council Chief Executive to send a Letter of Support to the Northland Regional Council for:*

- *a marine reserve in the Bay of Islands;*
- *converting the existing Mimiwhangata Marine Park into a marine reserve; and*
- *a mixed use marine park off the Tutukaka Coast.*

The vote was tied at 4:4 and in the absence of a casting vote, the motion was lost.

6.10 Private Plan Change 3: North City Developments

Policy Manager 3807.09.03

Moved Geange/Curnow

That Kaipara District Council:

- 1 *Receives the Policy Manager's report 'Private Plan Change 3: North City Developments' dated 28 July 2017; and*
- 2 *Confirms it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Approves Private Plan Change 3 in accordance with Clause 17 of the First Schedule of the Resource Management Act 1991; and*
- 4 *Directs Council officers to amend the Operative District Plan (Rule 14.10.5, Rule 14.10.30, Planning Map 55 and any necessary consequential amendments) in accordance with the Independent Hearing Commissioner's Decision on Private Plan Change 3 dated 26 May 2017; and*
- 5 *Resolves to delegate to the Chief Executive the authority to publicly notify the 'operative date' (intended to be 01 October 2017) at least five working days beforehand.*

Carried

6.11 Waste Management and Minimisation Plan Hearing Panel

Democratic Services Manager 4201.03

Moved Larsen/Jones

That Kaipara District Council:

- 1 *Receives the Democratic Services Manager's report 'Waste Management and*

Minimisation Plan Hearing Panel' dated 31 July 2017; and

- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Rescinds the 'Waste Management and Minimisation Plan Hearing Panel' resolution of 08 May 2017 that states "Appoints a Hearing Panel consisting of the following Councillors: Julie Geange, Anna Curnow and Victoria Del la Varis-Woodcock"; and*
- 4 *Appoints a Hearing Panel consisting of the following Councillors: Julie Geange, Anna Curnow and Andrew Wade.*

Carried

6.12 Assignment of Lease - Dargaville Plunket

Property and Commercial Advisor

Moved Geange/Jones

That Kaipara District Council:

- 1 *Receives the Commercial Property Manager's report 'Assignment of Lease - Dargaville Plunket' dated 21 July 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of section 79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Approves the assignments of leases required to effect the transfer of leases from the existing Societies to Plunket National Society and then to the Plunket Charitable Trust once it has been established; and*
- 4 *Delegates to the Chief Executive responsibility for the negotiation of the terms and conditions of the Deed of Assignments required; and*
- 5 *Delegates to the Chief Executive responsibility for the execution of these Deed of Assignments.*

Carried

7 Public Excluded Council minute items: 14 August 2017

The meeting went into Public Excluded session at 1.47 pm.

Moved Geange/Curnow

That the public be excluded from the following part of the proceedings of this meeting namely:

- Confirmation of minutes 11 July 2017
- Forestry Sale - Offers

The general subject matter of each matter to be considered while the public is excluded, the reasons for passing this resolution in relation to each matter and the specific grounds under s48(1) of the Local Government Official Information and Meetings Act, 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered:	Reason for passing this Resolution	Ground(s) under Section 48(1) for the passing this resolution:
Confirmation of minutes 11 July 2017	Section 7(2)(i) enables any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
Forestry Sale - Offers	Section 7(2)(i) enables any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

Carried

8 Open Council Agenda Monday 14 August 2017

The meeting moved back into Open Session at 2.10 pm.

Moved Curnow/Jones

That the public be re-admitted to the meeting and resolutions made whilst in Public Excluded be confirmed in Open Meeting once the relevant parties have been informed.

Carried

9 Closure

The meeting closed at 2.11 pm.

Confirmed

Chair

Unconfirmed

4 Performance Reporting

4.1 Chief Executive's Report August 2017

Chief Executive: 2002.02.18/August

Recommended

That Kaipara District Council receives the Chief Executive's Report for August 2017.



Tuesday 26 September 2017

Chief Executive's Report

➤ Part 1 : Activities Report

- (a) Chief Executive Overview**
- (b) Activities report**
- (c) Contract acceptances**
- (d) Looking forward**

Part 2 : Financial Report

Chief Executive's Report

For the month of August 2017

Part One

- a) Chief Executive's overview**
- b) Activities report**
- c) Contract acceptances**
- d) Looking forward**

Part One:

a) Chief Executive Overview – August

Aranga Coast Road

It was brought to Council's attention that a landslip had occurred at Maunganui Bluff on land owned by Te Roroa and that several boulders were in the trees above Aranga Beach. An independent engineer appointed by the Department of Conservation (DOC) examined the area and concluded that there is a risk that a number of rocks may become loose and could travel down the hillside severely damaging properties. To date there is a report of one rock coming loose and causing damage to a property.

In the interest of safety we served dangerous building notices to those in houses located directly beneath the rocks and have restricted access to the road. We have also worked with families living in the danger zone to find alternative accommodation. The DOC walking track has been closed.

A further verbal update will be provided at the Council meeting.

Matakohe Bridges

The NZ Transport Agency (NZTA) advise they are making steady progress towards the replacement of the two one-lane bridges at Makakohe. This project is part of a revitalisation of the Twin Coast Discovery Highway to support regional tourism. Council has made our recommendation on the notice of requirement for this project. This is currently with NZTA for their comment.

Roading Slips

Council has created an updated register of slips and their action status which has been published for the public to view. It will be updated monthly by the Roothing Team to ensure accurate information on slip management is correctly advertised to the public.

Long Term Plan (LTP)

Council is currently undertaking a review of the LTP process to align this with elected members vision for the district. The review process and recommendations will be forwarded to Councillors shortly and fortnightly reporting to Councillors on workstreams has commenced.

Annual Report

You will see on this agenda the Annual Report for the financial year ended 30 June 2017. A thank you to all staff for the effort that has gone into the completion of this body of work.

This Report

Next month you will notice a slimmed down Chief Executive's report. The presentation of financial information this month has been reduced without compromising what is reported on. Staff will look to offer the same economies next month for operational information that Council receives through this report.

b) Activities Report

1 Community Activities for August

Community Planning

As part of revisiting communities throughout the Kaipara District, a 'Community Conversation' is planned for Pahi on Friday 13 October. It is planned to have a barbeque and informal public open evening for Council staff and the Mayor to engage with the Pahi community, and find ways Council can support local community projects. Ratepayers will be invited via a colourful postcard sent in the post. This engagement method can potentially be rolled out to communities across the Kaipara district if successful.

The Community Planning Team continue to work with community groups across the district throughout the month of August, including the following:

- Supported Baylys Beach Society to have a new welcome sign made and erected at the beach entrance, informing public of the dangers of the beach;
- Met with the Te Kopuru Domain Committee to discuss future plans for the Domain which will take place over Summer;
- Met with the working group seeking to light up the Northern Wairoa Bridge;
- Supported the Hakaru Domain Users Group to work through in-house issues;
- Met with Progressive Paparoa to determine what improvements could be made to encourage drivers to slow and stop through their township;
- Completed a new concrete path and public space area leading to the underpass in the centre of the Kaiwaka township, with planting enhancements still to be carried out;
- Supported NZ Transport Agency (NZTA) to construct a new footpath along the western side of the Kaiwaka township as an outcome of the Kaiwaka Township Improvement Plan;
- Supported NZTA to engage with local Kaipara community groups as part of the Whangarei to Te Hana preliminary social impact assessment discussions;
- Worked with the Mangawhai Harbour Restoration Society to guide them through the new end of year reporting template required as part of their contract for grant funding with Council; and
- Met twice with the Kauri Coast Community Pool Management Committee to review how to get more patrons through the gates and reduce operational costs.

Community Funding

Applications for Creative Communities grants closed on 31 August. The funding committee will meet on Tuesday 19 September to decide on the successful projects.

The funding pages on Council's website have been updated to reflect the new Community Assistance Policy to ensure it is more user-friendly for interested community groups.

Reserves and Open Spaces

Now that Kaipara's Walking and Cycling Strategy has been adopted, project planning is underway on the Dargaville to Donnelly's Crossing cycle trail project. An application has been made to Northland Inc.'s

Investment and Growth Reserve to undertake an economic impact assessment of the project. This will form part of a business case that will be presented to Council. It is anticipated that the business case will cover:

- desired outcome;
- technical feasibility;
- economic impact;
- governance and management options;
- cycle trail budget (ongoing maintenance costs);
- funding options;
- stakeholder analysis and communication plan; and
- risk analysis.

Also following the momentum of having the Walking and Cycling Strategy adopted, staff are working with NZTA to discuss and determine a shared walking and cycling path that will be implemented as part of the Matakoho Bridges project. As well as this, discussions are taking place with Whangarei District Council and Auckland Transport in terms of developing a Heartland Ride cycling route along the eastern coastline, which would include Mangawhai in the Kaipara District.

An application has been made to the Tourism Infrastructure Fund (TIF) for:

- co-funding for a feasibility study on upgrading Waipoua Forest Road;
- sealing the car parking area at the end of Ruawai Wharf Road for freedom camping
- installing a campervan dump station adjacent to Promenade Point toilets; and
- funds to develop a public toilet at Lake Waikare for visitors.

Council will be notified of the outcome of its application in early November.

Pou Tu Te Rangi Harding Park had a blessing of their new interpretation signs. Representatives from the Museum, Te Uri O Hau, the Vintage Machinery Club and Council were in attendance.



The Parks Team are working with Te Uri O Hau and Heritage New Zealand regarding the development of a walking track along the Kainui Esplanade Reserve site in Mangawhai and the processes required to continue this project, ensuring all stakeholders are satisfied.

The first lot of pavers have been installed at the Pioneer Village Project in Mangawhai Community Park and are looking great.

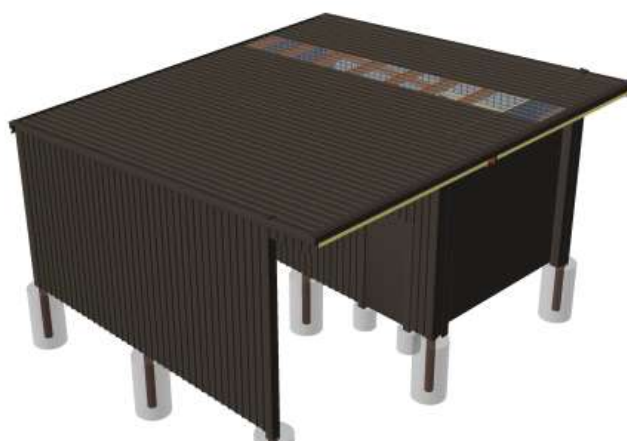


With the continued wet weather maintenance contractors have struggled to keep up with the mowing of grass but hopefully with some sunshine now they will be able to get back on top of this.

Finally, the Parks Team have been busy working on the new contract for Kaipara's Parks and Reserves Maintenance. Five submissions have been received with the registrations of interest process now complete. This has been narrowed down to two companies to go through to the Request for Proposal stage. The evaluation team have reviewed both submissions, worked through the processes and have submitted a recommendation to go to the September Council meeting.

Taharoa Domain

August proved to be very busy in regards to upcoming projects within the Domain, including purchasing of a new tractor and shed (image below). The shed will also provide a secure lock-up for the other various tools, chemicals, trailer and quad bike. The upcoming installation of bollards is also planned for either side of the entrance of Pine Beach to protect recent plantings and stop vehicles from driving on the grass. Two new



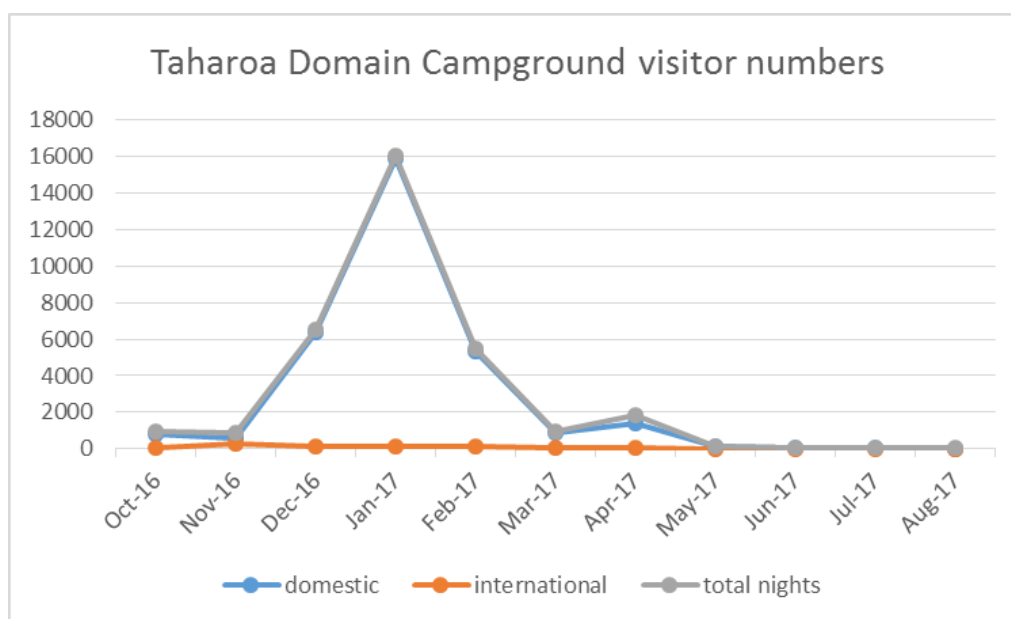
portacom buildings for Pine Beach have also been organised for the new office and night time accommodation. The pest control and Acacia eradication programme continued throughout August, resulting in the removal of a number of pests. Continued track work has taken place at Lake Waikare and is now half completed. This is a joint project with Northland Regional Council.



Track work around Lake Waikare

August campground bookings were very quiet with few campers. This is expected to increase once the days get longer. Summer bookings are already coming in. All the powered camping sites are booked out between 27 December 2017 and 04 January 2018, with a wedding ceremony booked for late March 2018.

The Parks and Community Team are working to improve the current campground website and Kai Iwi Lakes Facebook page to ensure the online presence is consistent and displays the correct information.



Policy

- Proposed Plan Change 3 (North City Developments, Mangawhai). This private plan change (to rezone a site in Mangawhai from Residential to Commercial) was adopted by Council at the 14 August Council meeting. This will become Operative on 01 October 2017, the Plan will be updated accordingly.
- Proposed Plan Change 4 – Fire Rule. The Hearing for this plan change took place over two days (15 16 August 2017). The Hearing Panel was comprised of three Independent Hearing Commissioners. Five submitters were heard over the course of the Hearing, including Fire and Emergency New Zealand (FENZ) who provided technical evidence (a fire engineer and planner) as well as legal submissions. The Hearing Panel formally closed the Hearing in the afternoon of 16 August and are in the process of writing the Decision. It is intended this will be notified before the end of 2017.
- Mangawhai Community Plan (MCP). The draft MCP was presented to Council at the 14 August Council meeting. Council resolved to appoint a sub-committee, comprised of four Councillors, who would review the MCP and make minor amendments. These amendments have been actioned and the draft MCP will be presented to Council at the 26 September meeting for adoption.
- Regional Policy Statement (RPS) Plan Changes. Council staff have completed a draft section 32 Report on one of three identified workstreams necessary to give effect to the RPS. This s32 report will be reviewed by the Policy Team and peer reviewed. Further s32 reports are being prepared for the other two identified workstreams. Council staff, in conjunction with Northland Regional Council (NRC) staff, will discuss these plan changes at a planned RPS workshop with Council in November 2017.
- Regional Plan. NRC have notified their proposed Regional Plan. Council officers will prepare a submission on the Regional Plan, which will be presented to the Council for endorsement at the November Council meeting. This submission, at the direction of the Mayor, will focus on the impact of the Regional Plan upon Kaipara District Council as an asset owner, and will require input from the Infrastructure Team.

2 Roads and footpaths

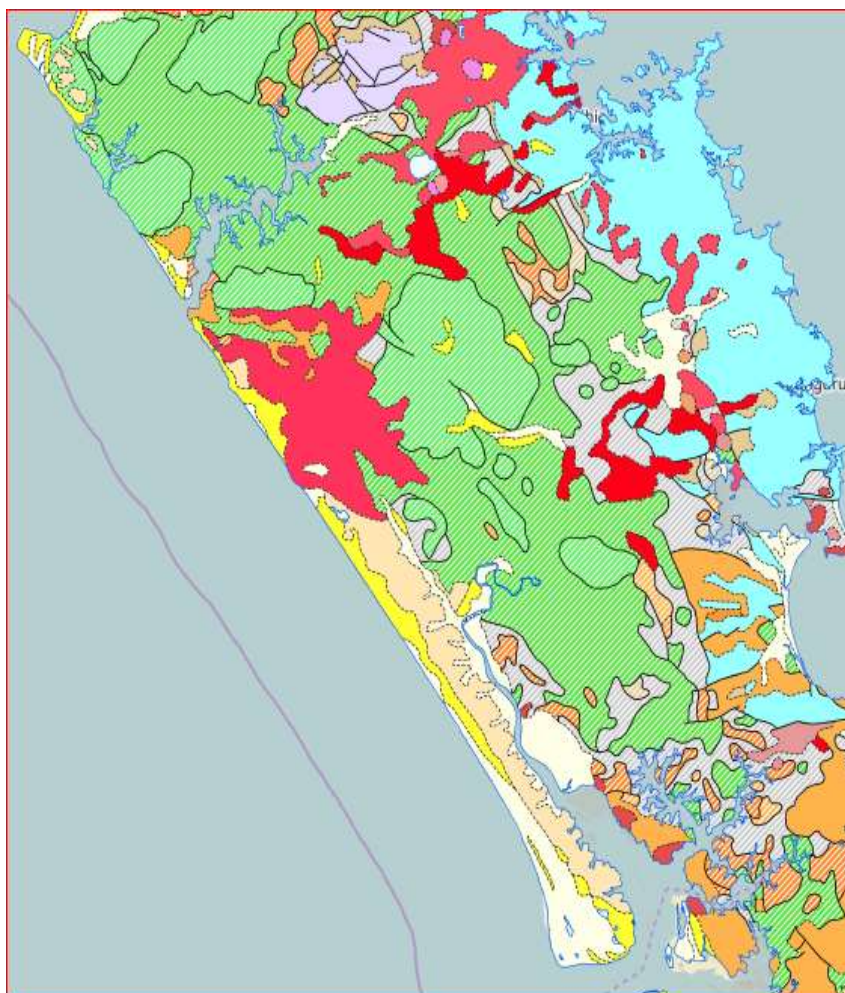
The Northland region consists mainly of low-lying, gently dissected terrain underlain by cretaceous and tertiary sediments. The Kaipara district has a mixture of geological ground conditions (**refer Figure 1**) and is not stable when subjected to environmental, climatic and artificial (such as heavy loading) impacts. The ground is structured around mudstone and lime as shown in Figure 1, which are susceptible to movement when saturated.

On average the district receives 1,000-1,500mm of rainfall annually. The terrain and the geology of the soil presents unpredictable conditions especially for the roading network. In April the district was hit by cyclones Debbie and Cook with 400mm of rainfall resulting in 23 slips. At the end of August the accumulated number of slips on the network requiring capital remediation total 211.










Council has assessed the priority of each slip on the network. While each slip carries a risk to the general public, we have strategically derived a list considering various factors and types of risk associated with each slip to produce a prioritised programme. Council will use this programme to get slips repaired and remedied accordingly. Those slips which are not of higher priority will be monitored and any change in condition will trigger a reassessment and reprioritisation if required.

Each slip remediation goes through a stringent process of investigation and construction. Depending on the solution and the function for each site, the timeframe can range from a few hours to do a temporary one-lane access, to months to design and construct a solution. With some minor slips it might be that they don't get a permanent remedy at all.

Figure 1



Legend

	Basalt pillow lava and sheet flows with subvolcanic intrusive basalt, dolerite and gabbro; local serpentinised peridotite and minor intercalated mudstone and limestone.
	Basalt lava, tuff and lapilli.
	Weakly cemented and uncemented dune sand and associated facies.
	Cemented dune sand and associated facies.
	Loose to poorly consolidated sand in mobile and fixed dunes locally with paleosols and peat.
	Micritic muddy limestone, calcareous mudstone and glauconitic sandstone.
	Volcaniclastic sandstone, mudstone and conglomerate with local intercalated volcanic grit and breccia.
	Melange of mixed Early Cretaceous to Early Miocene lithologies in a sheared mudstone matrix, locally with included tectonic blocks of local and exotic origin; associated with Early Miocene emplacement of the Northland allochthon.
	Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite.

Council takes seriously providing the best and safest infrastructure for the general public's use. The number of slips on the Kaipara network is high but each slip is under consideration and will be reviewed and remedied with time. Where required, lane closures and restrictions are in place to keep motorists and the general public safe from hazards created by the slips. Council asks for the public's patience while we work together with the community to make our roads safer for all users.

July marked the beginning of the final roll over year of the maintenance contract. The new financial year's budget has also allowed Council staff and Broadspectrum to plan and prioritise various drainage and unsealed maintenance activities. Broadspectrum and Council staff have been working together to refine the processes around selection of heavy metal sites and the planning and design of all associated works required prior to their commencement.

Last season's unsealed rehabilitation of Avoca Road (Dargaville) was extended a further 2.67kms westward in anticipation of imminent forestry activity. As part of these works, three rock spill walls were created to maximise pavement width, 133m of culverts were upgraded, and 2,358m³ (solid) of roading aggregate was imported and compacted to provide a renewed road surface which will be capable of supporting the additional anticipated traffic movements.

Ill-timed weather paired with localised sub-surface failures resulted in several under slips around the network with Hill Road (Marohemo) requiring long term closure, Mountain Road (Maungaturoto) requiring localised safety fencing, and Pukehuia Road (Arapohue) and Bickerstaffe Road (Maungaturoto) being significantly restricted in width. These routes have remained open through proactive maintenance.

Capital Projects

Progress on capital projects to end of August:

Project Name	Status NB: PCC = Practical completion	Physical Works Complete (%)	Actual Cost vs Contract Price (%)	Physical Works Completion Due	Contract Value
Minor Improvements 2017/2018					
837 Baldrock RP 500-520 slips	Awarded to The Rintoul Group	-	-	-	\$200,496
839 Pukehuia RP9,650 slip	Tender closes 02.10.2017	-	-	-	-
873 Tara Road Footpath	Investigation stage	-	-	-	-
Seal Extensions 2017/2018					
834 Settlement Road	Tender closed 28.08.2017 In evaluation process	-	-	-	-
Heavy Metalling 2017/2018					
2017/18 Heavy metalling round (under Contract 682)		26%	-	30/06/2018	\$1.98m
Resurfacing 2017/2018					
725 Reseals 2013/2018	Contract rolled over. Works start October 2017	-	-	30/03/2018	\$1.164m

Project Name	Status NB: PCC = Practical completion	Physical Works Complete (%)	Actual Cost vs Contract Price (%)	Physical Works Completion Due	Contract Value
Road Marking 2017/2018					
727 Road marking 2013/2018	Contract rolled over. Works start October 2017	-	-	31/03/2018	\$388,463
Sealed Road Rehabilitation 2017/2018					
870 Waihue RP9,330	Tender closes 02.10.2017	-	-	-	-
Bridges and Structures 2017/2018					
835 Kaikohe Bridge 228 replacement	Waiting approval to go to tender	-	-	-	-
857 Bridge structures and components	Awarded to Steve Bowling Ltd	-	-	-	\$185,640

Capital Works 2017/2018 budgets

CAPEX	NZTA Approved Budget 2017/2018	Claimed to Date	Remaining NZTA Budget	% Spent
Minor Improvements 341 (135)	\$3,220,369	\$45,853	\$3,174,516	1.42%
Sealed Road Rehab 214 (275)	\$2,599,195	\$5,074	\$2,594,121	0.20%
Struct. Comp. Replace. 215 (106)	\$436,267	\$250	\$436,017	0.06%
Sealed Road Surfacing 212 (272)	\$1,164,253	\$360	\$1,163,893	0.03%

Minor Improvements

The slip at Windy Hill on Pukehuia Road, Arapohue has been temporarily repaired. A selected number of corners on Opanake Road, Dargaville and Paparoa-Oakleigh Road, Paparoa have been inspected in conjunction with the maintenance contractor, for sight benching, site rails and other minor safety related works.

Investigation and design works are in progress for both Garbolino Road (Mangawhai) and Bickerstaffe Road (Maungaturoto) slips as well as Tara Road (Mangawhai) footpath.

Sealed Road Rehabilitations

The Waihue Road RP9,330 – 10,961 is out for tender. The Tender close date is Monday 02 October 2017.

Waihue Road (Dargaville) is the only rehabilitation project for the 2017/2018 programme. Surplus funds under this work category will be allocated to the reseals programme.

Structural component replacement

Contract 857 will commence physical works early November 2017. The maintenance contractor has been requested to provide costs for components renewals for an additional three bridges.

Sealed Road Surfacing

Rollover of the reseal contract has been approved and the contractor has been notified.

Resealing lengths have doubled this year to catch up on outstanding sections of second coats due for reseal.

The reseal contractor is also carrying out investigation works for the 2017/2018 programme.

Road Infrastructure unsubsidised

Settlement Road, Kaiwaka – Contract 834 is under tender evaluation with four tenders received.



Underslip on Pukehuia Road (Arapohue)

Road safety

Road Toll	Total toll 2011	Total toll 2012	Total toll 2013	Total toll 2014	Total toll 2015	Total toll 2016	End of July 2016	End of July 2017	Annual Average 2006 to 2010
Whangarei	1	6	9	10	11	9	5	6	13
Kaipara	0	4	3	1	2	9	8	3	4
Far North	6	4	9	7	10	9	6	14	13
Totals	7	14	21	18	23	27	19	23	30

3 Solid Waste

Four submissions were received as a result of the Waste Management and Minimisation Plan (WMMP) public consultation. Only one submitter wishes to be heard. A hearings panel has been appointed and Council held the hearing and deliberations on Tuesday 12 September 2017. The WMMP will be put forward for adoption at the October Council meeting.

Work is continuing around development of a working relationship with Northland Waste who have Contract 484 for the Management of Hakaru Transfer Station. This contract is now in its tenth year and has seen an improved focus in management from Council staff. A letter has been sent to Northland Waste offering them a further five year period (as stated in their contract) or the option to reduce the timeframe to expire at the same time as Contract 706 for the Eastern and Western Waste and Recyclables Collection, Disposal and Transfer Station Operation. This would allow Council to market both contracts as a package in November 2019.

Draft Long Term Plan budgets have been assessed and aligned with the reviewed 2017 Solid Waste Asset Management Plan for Council's consideration.

4 Water Supply, Stormwater, Wastewater and Land Drainage

Achievements for the Month

The irrigation extension at the Mangawhai treated effluent irrigation disposal system is now up and running with the teething problems resolved.

Operations and Maintenance – Broadspectrum (BRS)

August was a quiet month due in most part to the wet ground conditions which made it very difficult to identify leaks on the reticulation network. The Maungaturoto raw water main on State Highway 12 ruptured again and had to be promptly repaired by BRS. The break was adjacent to the breaks previously repaired with another 1.3 metre section of AC pipe removed. The condition of this pipeline to Maungaturoto is a major concern with no alternative means of getting water to the township and associated businesses. This main has been identified for renewal progressively over the years with approximately 3 kilometres already replaced.

Water and wastewater samples were taken as per consent schedule.

SCADA issues are still ongoing where modems have needed to be manually reset to restore communication for sites. BRS treatment staff were left 'blind' (unable to remotely monitor the plants) on numerous occasions and Council is working to address these issues.

Council has a project underway to move the SCADA 3G network to a private APN rather than the current public system which has been dropping and is susceptible to hacking. This is programmed to be completed in six weeks' time.

Table 1: Operation Expenditure 2017/2018

Financial Status of Three Waters operation and maintenance - BRS and Trility (MCWWS) contracts

Sector	August 2017 Claim	YTD Claim	Annual Budget
Water	\$62,967.88	\$131,997.25	\$556,000
Wastewater	\$42,240.55	\$108,731.14	\$580,000
Stormwater	\$42,212.26	\$74,099.54	\$250,000
Total Claim	\$147,420.69	\$314,827.93	\$1,386,000
MCWWS (Trility)	\$93,673.31	\$93,673.31	\$1,141,000

Mangawhai Wastewater Scheme Contractor - Trility

During the month of August, the treatment plant was stable and performed very well throughout the period. Effluent quality continued to meet performance requirements as specified in the Resource Consent.

There were four grinder pump faults reported in the month, this compares with 11 for the same month last year. All faults were responded to as per the contract and pumps placed back in service.

Investigations continued throughout August to determine the various sources of stormwater infiltration to the sewer network. CCTV was carried out in the Parklands subdivision, The Sands, Jack Boyd Drive, Pearl Street, and Longview Street.

Irrigation continued throughout the month, with the need to irrigate to run-off avoided. The storage dam level at the time of writing is sitting at 125ML of a total capacity of approximately 175ML.

Plant Inflows

The following table shows the volumes of effluent inflows from 2009 to date. The inflows have increased by 96% from 91,614m³ in 2010 to 179,898m³ in 2016, and also of note a 39% increase from 2015 to 2016.

Inflows into the Mangawhai Wastewater Treatment Plant

Monthly inflow		Plant Inflow (m ³)							
Month	2009	2010	2011	2012	2013	2014	2015	2016	2017
1		10,926	16,884	16,779	15,045	15,509	16,523	19,044	19,025
2		5,339	8,331	9,172	6,771	7,826	9,041	12,830	12,172
3		5,205	8,003	10,289	7,078	7,916	9,141	13,446	18,196
4		5,746	8,850	10,233	7,670	9,845	10,491	12,468	23,480
5		7,035	8,909	8,278	7,457	7,318	9,111	11,553	15,832
6		7,889	8,690	7,934	8,629	8,684	9,365	12,623	16,557
7		8,875	8,703	9,538	8,792	11,424	9,924	16,706	17,498
8		8,774	7,531	10,018	8,553	9,468	10,513	18,767	15,119
9	1,313	7,985	7,013	8,992	8,999	9,730	11,680	17,637	
10	3,636	8,158	9,779	9,485	9,840	10,419	10,888	15,302	
11	4,125	6,309	7,337	7,167	7,718	8,797	9,679	13,432	
12	7,053	9,373	10,991	10,209	11,509	14,207	12,568	16,088	
Annual Total	16,127	91,614	111,021	118,094	108,061	121,143	129,231	179,898	105,262

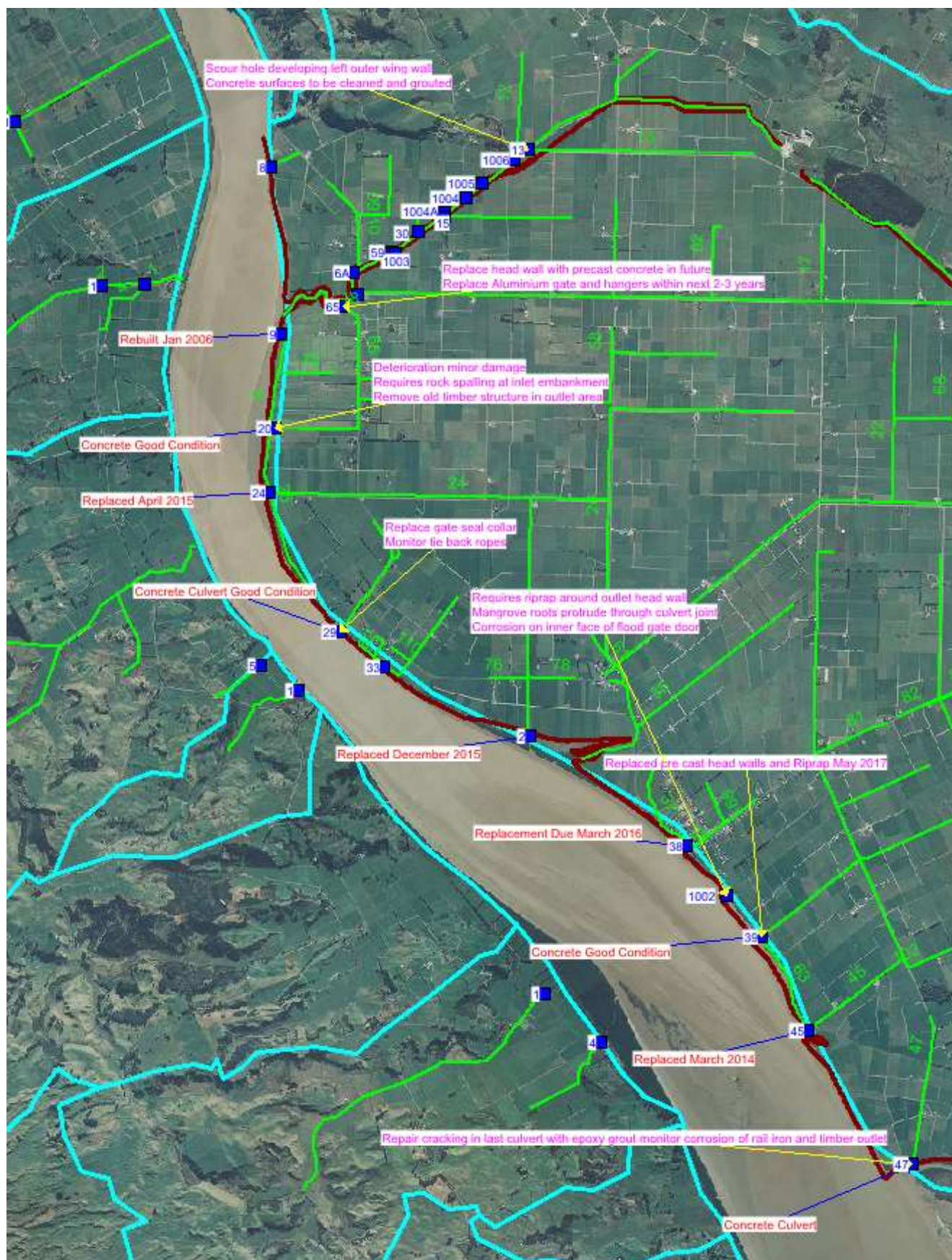
An inflow of 15,119m³ was recorded for the month, compared with 18,676m³ in August last year; a decrease of 19% for the period. Rainfall of 137mm was recorded for the month at the NRC Tara Bore monitoring site. The reduction in effluent shows that ongoing remedial works taken to reduce stormwater infiltration to the sewer network, along with a lower rainfall for the month, has resulted in a reduction in effluent at the wastewater treatment plant, despite the number of connections to the system continuing to increase.

Stormwater and Land Drainage

The Quail Way (Mangawhai) stormwater upgrade design is currently underway with the programmed physical works envisaged to start in February 2018 when the groundwater levels are expected to be lower.

Operations and maintenance of stormwater assets and drainage across the district is ongoing. Further condition assessment will start in Dargaville later on in the year.

The aerial photographs below show the extent of the Raupo Drainage district asset investigations from the last two years.





Capital Works

The Capital Works Programme for the year has begun well with water and wastewater renewals at design stage, the tender for the design of the upgrade of Dargaville Wastewater's Pump Stations 1 and 2 and rising main currently being evaluated. The second stage of the Bailys Beach watermain renewal contract will be tendered shortly.

2017/2018 Capital Works

Category	Project Name	Status	Physical Works % Complete	Contract Value \$000	Contract Price vs Actual Cost %	Physical Works Completion Due
Water	Baylys trunk main Stage 2: Replace 3km of balance 5km 150mm AC	Tender				
	P5: AC 300mm renewal - Beach Road- 406m	Design 20%				
	Backwash discharge Dargaville Water Treatment Plant	The design tenders are currently being evaluated				
	Backwash discharge Maungaturoto Water Treatment Plant	The design tenders are currently being evaluated				
	Replace balance (Stage 4) of 2.3km reticulation of 100-150mm dia to meet fire flow in Ruawai					
Wastewater	Estuary Drive pump station	Construction – awaiting power supply to commission	90%	242	In progress	September 2017
	P8: AC 150mm renewal - Gordon; Bowen; Churchill; Jervois; Onslow; Grey Streets - 1500m	Design 65%				
	P9a: AC 150mm renewal – Montgomery Avenue; Huia and Tui Crescents- 1000m	Design 45%				
	P1: AC 150mm renewal - Victoria and Onslow Streets - 600m	The design tenders are currently being evaluated				
	P3: AC 150mm renewal - Pirika; Haimona; Lorne Streets and Hokianga Road	The design tenders are currently being evaluated				
	Effluent Discharge Options (Irrigation Extension)	Reviewing design of remaining irrigation extension				

Category	Project Name	Status	Physical Works % Complete	Contract Value \$000	Contract Price vs Actual Cost %	Physical Works Completion Due
	Pump Station 1 and 2 and rising main investigation and design	The design tenders are currently being evaluated.				
	Upgrade PS-VA Mangawhai	Investigating options				
	Reticulation renewal Maungaturoto	CCTV Inspection				
	Maungaturoto oxidation pond desludging	Awaiting issue of resource consents				
Stormwater	P3: Conc pipe (no joint) renewal - Haimona Street - dia 225; 375; 425mm; length 600m	Catchment Analysis RFP to be tendered				
	Quail Way stormwater improvements	Design in progress				
	Baylys renewals	Commissioning catchment analysis works				

5 Planning and Regulatory – July/August

Resource Management

During July 29 resource consents were processed to a decision with 100% of non-notified consents in accordance with the statutory timeframes. Over this period 55 resource consents were received for processing of which 11 were rejected as being incomplete and returned to the applicant.

During August 28 resource consents were processed to a decision with 100% of non-notified consents in accordance with the statutory timeframes. Over this period 51 resource consents were received for processing of which 13 were rejected as being incomplete and returned to the applicant.

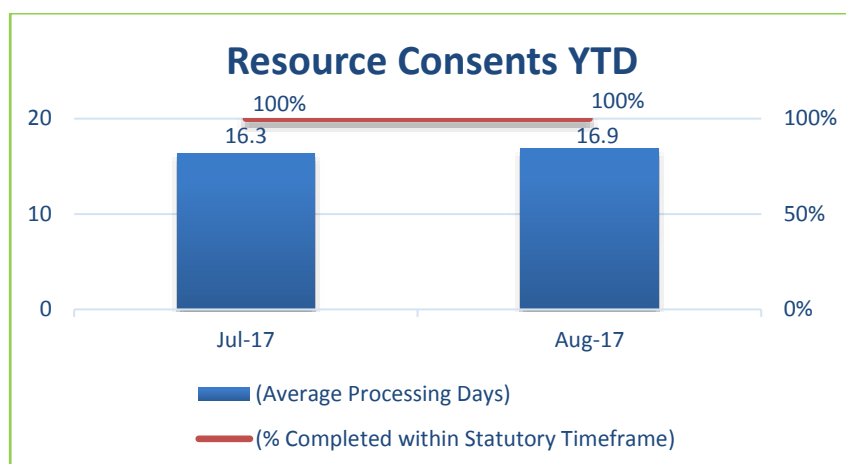
As of the end of August there were 109 consents outstanding.

The consent for a 48 lot subdivision at 40 Pearson Street (Mangawhai) that was declined by Commissioners in July 2017 (RM160285) has been appealed to the Environment Court. The Environment Court hearing for another declined consent on Cove Road, Mangawhai (RM160216) is to take place in October as mediation to date has not resolved the matter.

The notification decision for the Matakohē bridges notice of requirement has been finalised. The notice will be completed under a non-notified process as the environmental effects are deemed to be less than minor and the NZ Transport Agency has carried out adequate consultation for the project. The recommending report is now being prepared.

During July and August the Regulatory Officer issued 21 224 certificates for completed subdivisions, creating 63 additional lots, 43 in Mangawhai, 19 in the Otamatea area and 1 in the West.

The average working days rose above the KPI of 15 days in July and August however consents were issued within statutory timeframes, see graph below.



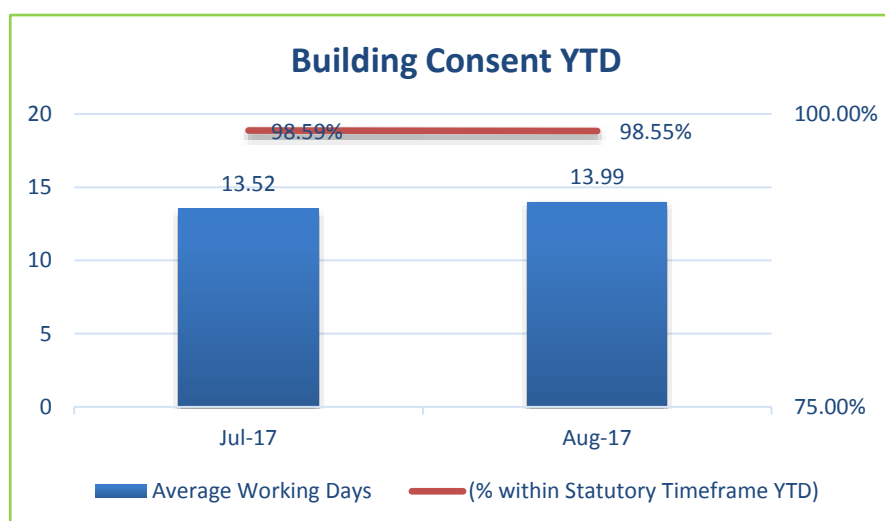
Building Control

During July 75 building consent applications were received. The combined value totals \$10,625,228. There were 67 PIM applications received over this period.

During August 65 building consent applications were received. The combined value totals \$13,058,123. There were 67 PIM applications received over this period.

Building consent targets were not met for the month of July or August. In July one consent exceeded the statutory timeframe by two days and in August one consent exceeded time frame by one day. The BCA is still relying on processing contractors and waiting the replacement of a Senior Processor. The average time to process building consents in July was 13.52 working days and August 13.99 working days.

Average working days are below 15 day KPI.



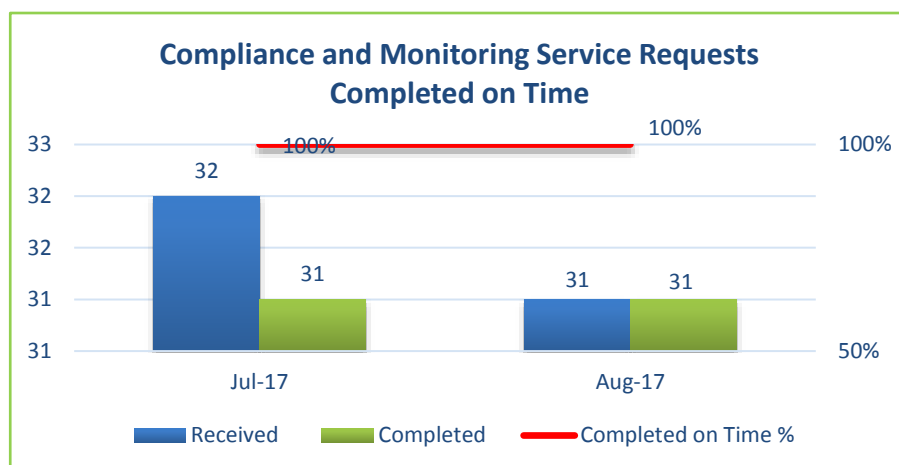
Regulatory

Health

During July the Environmental Health Officer (EHO) has continued to carry out the food safety audits and food hygiene inspections in parallel, two new food control plans were signed up. The EHO continues assisting the Monitoring Officer's response to nuisance complaints received during the month.

Food Hygiene Regulations 1974 have been replaced with the Food Act 2014 and all food operators are required to transition onto Food Control Plans by March 2019. We are well on our way to meeting this target with a total of 96 food operators currently signed up to food control plans (Approximately 150 in total to transition).

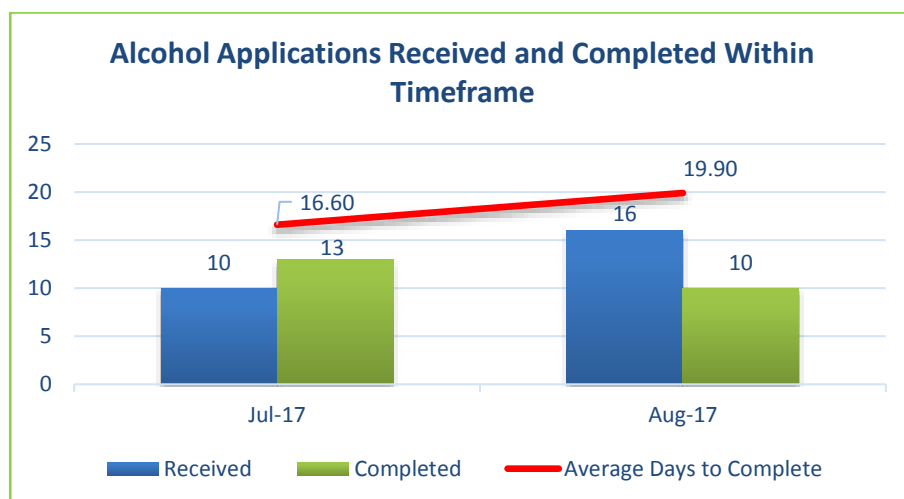
The Environmental Health Team is meeting the target transition period from the Food Hygiene Regulations to the Food Act, see graph below.



Alcohol

The average number of working days for issued applications was 16.6 days in July and 19.9 days in August.

The Alcohol Team has continued to successfully maintain a reduced application processing time for July and August, see graph below.



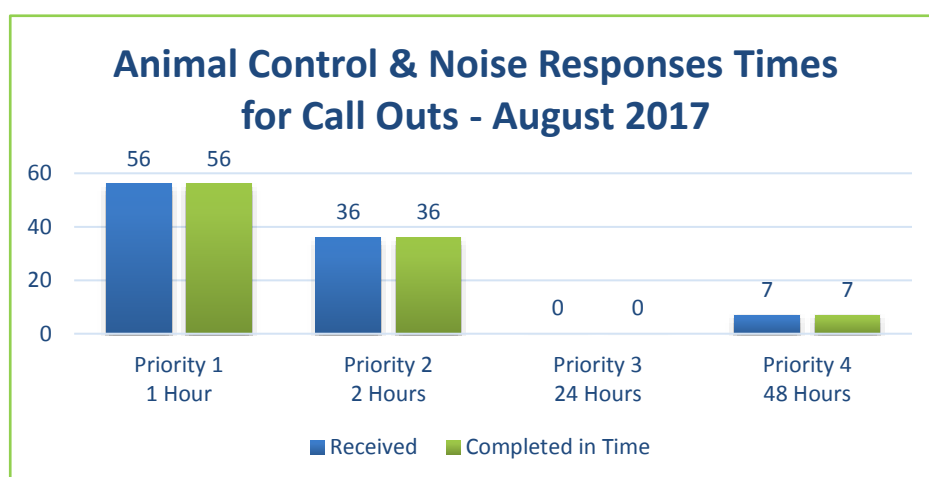
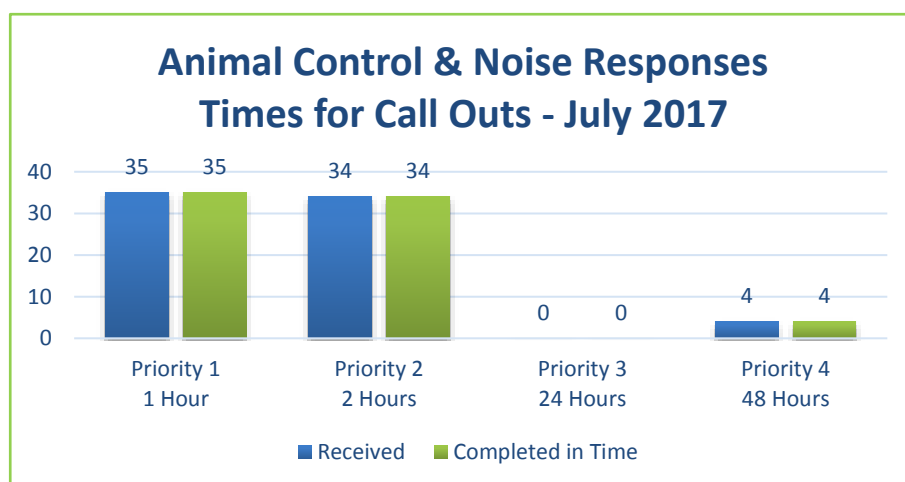
Animal Control, Noise and Parking

During July there were 15 dogs impounded, one was released to their owner, 0 dogs were rehomed, 7 were euthanized. There were 9 dog attacks reported of which all have been investigated. One dog infringement was issued during the month.

During August there were 6 dogs impounded, 3 were released to their owners, 1 dog was rehomed, 8 were euthanized. There was one dog attack reported during August which is under investigation and no infringements were issued during August.

The number of wandering dogs reported remain consistent with the previous month, only one dog attack was reported compared with 9 during the previous month. Continued vigilance by Council's Contractor remains a priority to ensure the public perception of good customer service is maintained.

The contractor Armourguard is currently meeting its service request targets and are performing well, see graph below.



Monitoring and Compliance

The Fencing of Swimming Pools Act 1987 was repealed on 01 January 2017 and the function has been incorporated into the Building Act 2004 (BA). The new provisions of the BA are in force but, the *acceptable solutions* are still in draft form. Despite the *acceptable solutions* not being released by central government, we continue to make good progress meeting compliance with the full register of swimming pools.

All Request for Service received in July and August were completed in time.

Three abatement notices were served in July; one was served to cease excavation activities and depositing of fill on a property and also to maintain silt controls, one was served to implement sediment controls to TP90 standards and another to obtain a vehicle crossing permit and to form/upgrade the vehicle crossing.

Three litter infringements were issued in August for depositing black bags containing household refuse, five infringements were issued for contravention of resource consent conditions and two infringements were issued for a contravention of an abatement notice.

Enforcement

There were 81 investigations carried out in July with five actions being enforced and 76 formally resolved.

Activity	Received	Enforcement	Informally Resolved
Bylaws	15	0	15
District Plan	13	0	13
Resource Management Act	10	1	9
Roading	3	0	3
Building Consents	9	0	9
Water	5	0	5
Queries	7	0	7
Health	10	0	10
Civil	3	0	3
Litter	6	4	2
Total	81	5	76

Bylaw investigations related to an odour nuisance, a smoke nuisance, damage to a footpath, parking offences, vegetation overhanging a footpath, articles from a building site placed adjacent to a footpath, overgrown properties, an access way blocking a roadside stormwater channel, a wandering animal, cattle on a road reserve, a bus parked partially on a road reserve, a trailer-load of fire wood advertised on a road reserve and a parked vehicle obstructing a footpath. We required the owners of 10 properties to apply for vehicle crossing permits.

District Plan investigations included non-complying real estate signs, a real estate agent requested permission to display a sign, monitoring of election signage, excavation and contouring that exceeded the permitted 1000m² area, a commercial activity resulting in increased traffic intensity, retrospective resource consent required for a fill activity, an abatement notice served to cease excavation activities and depositing of fill at a property where silt controls are to be maintained as well, a second dwelling located on a property without resource consent, removal of a notified tree and noise nuisances.

RMA investigations included a landscape inspection and monitoring, the likelihood of a limited resource consent to be required for an established market until a new more suitable location can be found, ongoing monitoring of four fundraising events at the museum in terms of traffic intensity and parking, an abatement notice served for non-compliance with resource consent conditions related to an upgrade of a vehicle crossing, a query related to non-compliance with resource consent conditions, retrospective resource consent for earthworks, an Infringement notice and stop work order related to sediment run-off entering Kaipara Harbour, damage to a dam located on a paper road and an excavation and fill activity.

Roading investigations included a vehicle crossing that will not be permitted on Molesworth Drive, Mangawhai, access via a road reserve to a cattle yard and a no engine braking sign to be erected.

Building investigations included reinstatement of the exteriors of several relocated dwellings, a sleep out used as a self-contained unit, multiple buildings on a property and a building consent requirement for a retaining wall if it is intended to take surcharge and run-off from a retaining wall.

Water investigations related to a complainant's concerns that a neighbouring property owner will divert stormwater onto his property, stormwater run-off from a newly formed access way extension, stormwater run-off from a neighbouring property, sediment run-off from a site into a roadside drain and run-off/flooding from an adjacent property onto a private driveway.

Queries related to a market organiser enquiring about the legitimacy of other market activities in Mangawhai, a road closure, no parking regulations, a site inspection invoice, landscape planting, scrub removal from a section and stormwater attenuation.

Health investigations related to an accumulation of articles on a property, asbestos at a building site, notification of an incident involving a hazardous substance, an onsite effluent survey, slaughtering of animals on a rural property and an exposed sewer pipe.

Civil investigations related to the use of a private road, a truck parked at a private property and a dispute between two adjacent businesses.

Litter investigations related to four litter infringements issued for depositing black bags containing household refuse. One of the offender's disputes that he was responsible for the littering. There was an instance of tipping, however the offender could not be identified.

There were 103 investigations carried out in August with 14 actions being enforced and 89 formally resolved.

Activity	Received	Enforcement	Informally Resolved
Bylaws	24	1	23
District Plan	7	1	6
Resource Management Act	35	8	27
Roading	4	0	4
Building Consents	5	0	5
Water	9	0	9
Queries	9	0	9
Health	3	0	3
Civil	2	0	2
Litter	5	4	1
Total	103	14	89

Bylaw investigations related to noxious smoke nuisances, requirements for several vehicle crossings to be upgraded and to acquire vehicle crossing permits, a hedge encroaching over a footpath, vegetation overhanging footpaths, abandoned vehicles, illegal parking, obstructive parking, a road used as a cattle race, business owners taking up parking spaces at the Wood Street Shopping Centre (Mangawhai), a truck delivering soil to a subdivision causing damage to the road, containers on a road reserve, earthworks on a road reserve and a breach of the conditions of a stock crossing permit.

District Plan investigations included non-complying real estate signs, removal of a non-complying sign, a complaint about consented signs, monitoring that a sign is compliant in terms of size, silt control required for earthworks and vegetation removal, a noise nuisance complaint.

RMA investigations included monitoring of resource consent conditions, landscape monitoring, resource consent approval likely to be required for a planned market, five Infringement notices and stop work orders served for breaches of resource consent conditions in terms of commencing works prior to compliance with conditions, a request for confirmation of conditions having been satisfied, an infringement notice issued for a breach of an abatement notice related to a fill deposit, non-complying excavation work and a requirement to vary conditions in terms of traffic management to minimise adverse traffic effects on Whaka Street, Maungaturoto.

Road investigations included a complaint about no stop signs on the road reserve outside the golf course, conditions i.e. damage to the road surface and the lack of road reserves and traffic management of heavy vehicles posing a traffic hazard at Jack Boyd Drive, Mangawhai, a damaged road reserve hampering parking at the Wood Street Shopping Centre in Mangawhai and an overgrown road reserve.

Building investigations included the reinstatement of the exteriors of several relocated dwellings, a house built on a pontoon that requires a certificate of acceptance, a retaining wall that is out of alignment as a result of an inappropriately placed drain coil and run-off containing paint residue.

Water investigations related to stormwater run-off from a neighbouring property despite silt control measures, stormwater run-off onto a business premises, a revised stormwater assessment, a building activity causing a stormwater nuisance on a neighbouring property, ponding on a property causing stormwater run-off onto a reserve, a water tank overflowing onto a neighbouring property, a contractor discharging stormwater into an existing swale drain at the rear of a property and an obstructed drain referred to Trility who operates the wastewater treatment plant. One caller also expressed concern with a proposed development on a neighbouring subdivision in terms of stormwater run-off in the future.

Queries related to no parking signs, two queries related to vehicle crossings, a compliance inspection invoice, a conservation covenant and encroachment on a section, earthworks subject to engineer certification, approval for retaining wall, consent notice related to hedge planting and a potential noise nuisance related to a golf tournament.

Health investigations related to a LGOIMA request related to Paraquat herbicides, an offensive odour nuisance, and water sampling results at the Tangiteroria Tavern.

Civil investigations related to privileged information, unauthorised earthworks and a boundary encroachment.

Litter investigations related to a notice and three litter infringements issued for depositing black bags containing household refuse and a reminder letter to ensure that bags are deposited on the day rubbish is scheduled to be collected at the collection point at Rehutai and Baylys Coast Roads.

6 LIMs Overview

A Land Information Memorandum (LIM) is a property information report compiled by Council. It is typically obtained by a potential buyer when looking to purchase a property and must be issued within 10 working days of receipt.

In July 30 LIM applications were processed, all on time and taking an average of five working days. In August 45 LIM applications were processed, all on time and taking eight working days on average.

7 LGOIMA Overview – 01 August to 30 August

Below is a list of requests received for information under the Local Government Official Information and Meeting Act 1987. Information requested as a LGOIMA must be answered in 20 working days from the day of receipt. All requests were processed within statutory timeframes.

Name	Update
Alan Preston	Resident and ratepayer groups contact details
Charlotte Graham	Documents relating to natural disaster preparedness, planning, safety, resilience or evacuation
Christine Gwilliam	Traffic Count for Bagnal
Waiaotea Marae	Consent Breaches - Tinopai Properties
Housing New Zealand	Ratepayer contact details
Bruce Rogan	2012 Independent auditor
Clive Boonham	Employment details for Graham Sibery
Bruce Rogan	Employment details for Graham Sibery
Imran Ali – Northern Advocate	Employment details for Graham Sibery

8 Corporate Services

Human Resources

	July	August
Head Count (permanent)	118	119
FTE (permanent)	112	114.4
Vacancies (not incl in above)		
Vacancy FTE	6.4	6
	Team Leader Building Control (1)	Team Leader Building Control (1)
	Health and Safety Officer (1)	Resource Consents - Senior Planner (1)
	Library Assistant (0.4)	Administration Assistant (1)
	Resource Consents Senior Planner (1)	Governance Officer (1) - not active
	Administration Assistant (1)	Graduate Planner (6 month fixed term) (1)
	Governance Officer (1) - not active	Financial Analyst (1)
	Building Technical Support Officer (1)	
Additional Approved Roles YTD	4.4	6.4
Approved roles	Resource Consents Senior Planner (1)	Graduate Planner (6 month fixed term) (1)

	July	August
	Planning - Technical Support Officer (0.6)	Financial Analyst (1)
	Strategy and Administration - LIM's Officer (0.5)	
	Cadets (2 x 10 month contracts) (2)	
	Communications Officer (0.3)	
Total FTE incl vacancies	118.4	120.4
Departures	1	1
Salary Budget (Annual Plan)	\$9,458,000	\$9,458,000
Salary Budget (YTD)	\$788,000	\$1,576,000
Salary Actual (YTD)	\$724,000	\$1,544,000
Variance from budget	\$64,000	\$33,000
Sick leave taken	556 hours	867 hours
Annual Leave Balance	1,548.5 hours	1,567 hours

Health and Safety

There were nine accidents reported by Council contractors during July and August. None of the accidents were reported as lost time injuries. One report involved a road roller sliding off the road and tipping on its side with no injury to the driver. This incident whilst not reportable, does highlight the serious risks of operating this type of equipment. Officers are cooperating with the contractor to review risk management strategies in this field.

Nine incidents or near misses reported by Council contractors and staff. The growth in reported near misses and the investigative follow up is a positive indicator of an improving safety culture in Council activities.

Council officers conducted nine audits of contractor activities during July and August. Whilst some audits identified minor areas for improvement, generally contractors were able to demonstrate good risk identification and management to our officers.

Council officers have received the report into the roll over of the tracked forestry excavator completed by the forestry subcontractor. The report identifies operator error as the cause of the incident, and it is agreed that was a factor. However the Health and Safety Advisor is following up with the managing contractor to explore whether there are other risk mitigation issues that can be undertaken.

The Health and Safety Advisor has confirmed with WorkSafe that incidents involving equipment touching power lines are reportable and will follow up via contract management that all our contractors are aware and will comply in the future.

c) Contract acceptances

Contract 864 – Provision of Professional Services for 3 Waters 2017/2018

This is a consultancy contract split into three packages, as below:

Contract 864-1 Provision of Professional Engineering Consultancy Services for Three Waters 2017/2018

Package 1 – Wastewater Reline

Awarded to Opus international Consultants Ltd - \$12,700.00 excl GST

Contract 864-2 Provision of Professional Engineering Consultancy Services for Three Waters 2017/2018

Package 2 – Wastewater other than Reline

Opus international Consultants Ltd - \$24,500.00 excl GST

Contract 864-3 Provision of Professional Engineering Consultancy Services for Three Waters 2017/2018

Package 3 – Water Renewal

Hawthorne Geddes Engineers and Architects Ltd - \$16,645.00 excl GST

Four tenders were received and evaluated by weighted attributes and within approved terms of Council's 2017/2018 Water Services budget

Contract 837 - Baldrock Road Slips RP500-520

Awarded to The Rintoul Group Ltd for \$200,496.00 excl GST

Lowest price conforming of five tenders within Council's approved 2017/2018 Roading Minor Improvements budget

Contract 857 - Bridge Structures Components Replacement 2017/2018

Awarded to Steve Bowling Contracting Ltd for \$185,639.60 excl GST

Lowest price conforming of three tenders within Council's approved 2017/2018 Structural Component Replacement budget.

d) Looking forward

1	Tuesday 26 September	Ordinary Council Meeting	Dargaville – 9.00am
2	Tuesday 26 September	Long Term Plan Public Briefing	Dargaville – 12.30pm
3	Monday 09 October	Ordinary Council Meeting	Dargaville – 9.00am
4	Monday 09 October	Taharoa Domain Governance	Dargaville – 2.00pm
5	Friday 13 October	Long Term Plan Public Briefing	TBC – 9.30am
6	Monday 30 October	Long Term Plan Public Briefing	TBC – 9.30am
7	Tuesday 14 November	Ordinary Council Meeting	TBC – 10.00am
8	Thursday 16 November	Raupo Drainage Committee	Ruawai – 10.00am
9	Monday 20 November	Mangawhai Community Park	Mangawhai – 10.00am
10	Tuesday 21 November	Harding Park Pou Tu Te Rangi	Dargaville – 2.00pm
11	Monday 04 December	Audit, Risk and Finance Committee	Mangawhai – 2.00pm
12	Monday 11 December	Ordinary Council Meeting	Dargaville – 9.00am
13	Monday 11 December	Taharoa Domain Governance Committee	Dargaville – 2.00pm

Chief Executive's Report

Part Two - Financial Report to 31 August 2017

August 2017 Financial Report

This report covers:

- Whole of Council Overview;
- Statement of Operating and Capital Performance including commentary on activities;
- Statement of Financial Position;
- Cash Flow; and
- Treasury Management

Whole of Council Overview

Key Indicators for August are set out in the tables below.

	Year to Date August 2017			Indicator	Full Year
	Actual \$000's	Budget \$000's	Variance \$000's		Budget \$000's
Total Rates	5,953	5,570	383	●	33,421
Operating Subsidies and Grants	855	982	(127)	●	5,895
Activity Revenue and Other Income	1,528	807	721	●	5,100
Total Operating Income	8,336	7,359	977	●	44,416
Employee Benefits	1,544	1,576	32	●	9,458
Contractors	1,601	1,813	212	●	10,835
Professional Services	701	746	45	●	4,479
Repairs and Maintenance	542	515	(27)	●	3,088
Finance Costs	492	528	36	●	3,167
Other Operating Costs	1,082	1,084	2	●	4,938
Total Operating Costs	5,962	6,262	300	●	35,965
Operating Surplus / (Deficit) before Depreciation	2,374	1,097	1,277	●	8,451
Capital Subsidies	489	593	(104)	●	8,287
Contributions	1,228	198	1,030	●	1,188
Other Capital revenue	8	150	(142)	●	150
Total Capital Revenue	1,725	941	784	●	9,625
Total Capital Expenditure	1,358	1,458	100	●	20,128
Subtotal Capital	367	(517)	884	●	(10,503)
Surplus / (Deficit) before Loan Payments and Depreciation	2,741	580	2,161	●	(2,052)

Key ● Favourable ● Unfavourable within 10% of Budget ● Unfavourable over 10% of Budget

Debt and Required Debt

	Jun-17 \$000's	Aug-17 \$000's	Jun-18 \$000's
Gross debt	62,127	52,000	58,295
Cash in bank	11,874	6,733	583
Net debt	<u>50,253</u>	<u>45,267</u>	<u>57,712</u>
Funded reserves	11,376		
unallocated cash	498		
	<u>11,874</u>		
Reserves (credit balances)			
Funded	11,376		
Unfunded	4,830		
	<u>16,206</u>		
MCWWS debit balance	- 25,556		
Required Debt (1)			
Gross debt	62,127		
Reserves (credit balances)	<u>16,206</u>		
	<u>78,333</u>		

(1) Cash in bank at period end is available to reduce the required debt

Statement of Operating and Capital Performance

Rates Revenue: Rates including penalties totalling \$42,000 were remitted in accordance with Council policy e.g. Uniform Annual General Charges (UAGC's) and Uniform Annual Charges (UAC's) for contiguous properties. Late payment penalties of \$104,000 were charged in August.

Other Operating Revenues: User fees and charges are on budget in August but remain ahead of budget for the year to date mainly due to continued high levels of activity within regulatory. Activity revenue also includes \$129,000 of use of money interest from IRD and another income gain of \$405,000. This is part of the final receipts of an historic GST claim made in 2014. A summary of the GST claim is included under Statement of Financial Position later in this report. Roading subsidies are below budget due to lower costs incurred in August.

Operating Costs: Costs are generally on budget for the month. Contractor costs are lower in roading. R&M costs in stormwater and wastewater are ahead of budget and partially offset by lower costs in other activities. Other operating costs are ahead of budget due to lower recoveries in roading. Employee costs are ahead of budget for the month with finance costs close to budget.

Overall total operating costs are on budget for August with contractors 13.0% below, repairs and maintenance ahead of budget 11.3% and other operating costs ahead of budget 9.3%.

Capital Revenue and Costs: Capital funding is ahead of budget for August with the receipt of \$1.1 million of contributions. This more than offsets the lower roading subsidies. There were no land sales in the month.

Capital expenditure was \$0.8 million for the month. With a budget of \$20.1 million, including the extra roading works dependent on NZTA funding later in the year, expenditure is expected to accelerate rapidly to achieve the budget levels.

Development contributions receipts for the month were \$741,000. This was made up of Mangawhai wastewater \$675,000, roading \$59,000 and other \$7,000.

Financial contributions of \$369,000 were received in August bringing the year to date total to \$487,000.

Statement of Financial Position

Trade and Other Receivables have decreased with the first instalment of rates being billed in July and due for payment in August. The billings were around \$9.5 million and money received in August \$8.4 million.

Inland Revenue refunded \$1.0 million of an historical GST claim in July. The breakdown of their payment has been received. The receivable balance of \$0.5 million has been cleared, Use of Money interest of \$0.1 million has been recognised as has sundry income of \$0.4 million relating to a further \$1.1 million claimed but relying on Inland Revenue discretion. The position now sits with the receivable cleared and a gain in 2017-2018 of \$0.5 million. The whole \$1.0 million received is available to reduce debt.

Trade and Other Payables have decreased with an accounting entry made to release the August rates revenue from instalment one.

Public Debt

The public debt position at 31 August 2017 is \$52.0 million and the net debt position (debt less cash) is \$45.3 million.

Attached is the treasury policy interest rate and funding positions for the treasury management operations. The all up cost of debt was 5.38% at the end of August against the benchmark of 3.63%.

A new comparison has been included named Debt and Required Debt. The values as at 30 June 2017 are included. Further work will be undertaken to establish whether year to date and/or budget year end positions can be established.

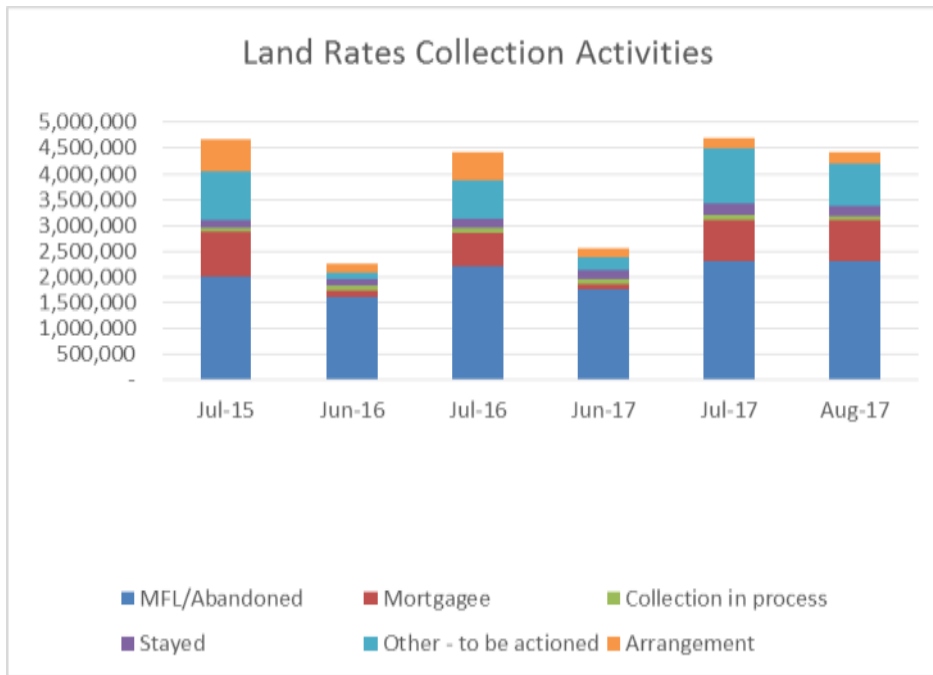
Commentary on Activities

Commentaries are now included on the relevant Statement of Operating and Capital Performance included with this report.

Debtors

Land rates arrears over \$200 (prior years) at 31 August 2017 are \$2.2 million excluding \$2.2 million arrears for Maori Freehold and Abandoned Land. At 31 July 2017 the arrears were \$2.4 million.

The below graph represents land rates arrears collection activities, in July 2017, the 2016/2017 current arrears were restated as prior years arrears.



Other debtors' arrears (older than 30 days) comprising mainly water rates debt, are \$0.8 million. The level of arrears has increased by \$0.1 million from July (regulatory and sundry debtors).

The table below is a summary of aged debtors at 31 August 2017.

Other Debtors	30 Days		60 Days		90 days		Total Arrears	
Aged Arrears at 31 August 2017	\$ Number		\$ Number		\$ Number		\$ Number	
Resource Consents	41,000	15	2,000	9	88,000	30	131,000	54
Licensing, compliance, pools	19,000	39	1,000	5	13,000	36	33,000	80
Building Consents	52,000	5	57,000	13	58,000	19	167,000	37
Sundry debtors - housing	-	-	-	-	-	1	-	1
Sundry debtors	71,000	8	2,000	2	60,000	18	133,000	28
Water rates	29,000	107	47,000	184	279,000	388	355,000	679
Total	212,000	174	109,000	213	498,000	492	819,000	879

Kaipara District Council Interest Rate Position

12 Month Forecast Core Debt:	57.7	31-Aug-17	
Policy Limits	60% - 90%		
Overall Fixed:Floating Mix	90.10%		
Policy Compliance	N		
Note: Out of Policy Position as at 31 Aug 2017 approved at meeting 8 May 2017			
Fixed Rate Maturity Profile:			
Years	1 - 3 years	3 - 5 years	5 years plus
Policy Limits	15% - 60%	15% - 60%	0% - 60%
Actual Hedging	29%	27%	44%
Policy Compliance	Y	Y	Y
Liquidity Ratio:			
	110%		
Actual	140.93%		
Policy Compliance	Y		
Funding Maturity Profile:			
Years	0 - 3 years	3 - 5 years	5 years plus
Policy Limits	15% - 60%	15% - 60%	10% - 40%
Actual Hedging	48%	34%	18%
Policy Compliance	Y	Y	Y
Weighted Average Duration:			
Funding		2.68 Years	
Fixed Rate Portfolio (swaps and fixed rate loans)		4.25 Years	
Weighted average margin		0.51%	
Weighted average Commitment/Line Fee		0.11%	
Weighted average fixed rate (swaps & term loans/bonds)		4.49%	
All up cost of borrowing (On Drawn Debt)		5.38%	
Counterparty Credit Risk (Interest Rate Risk Mgmt Instruments and investments)			
Policy Credit Limit (NZ\$) per NZ Registered Bank (Interest rate risk management)		\$	20,000,000
Policy Credit Limit (NZ\$) per NZ Registered Bank (Investments)		\$	15,000,000
Policy Credit Limit (NZ\$) per NZ Registered Bank (Total maximum per counterparty)		\$	30,000,000
	Credit Exposure (Swaps) (\$m)	Credit Exposure (Investments) (\$m)	Compliance
WPC	0.00	0.00	Y
ANZ	1.82	0.00	Y
ASB	0.00	0.00	Y
BNZ	5.74	0.00	Y
Kiwibank	0.00	0.00	Y
CBA	0.00	0.00	Y

31-Aug-17

Kaipara District Council

Interest Rate Risk Position

Overall Fixed

Policy Min 60%

Policy Max 90%

Actual 90%

52m

Actual Floating

10%

5.712m

Policy Target band

Actual

Actual (NZDm)

based on projected debt of \$57.71m at 30 June 2018

1 - 3 years

15%-60%

29%

15.08

3 - 5 years

15%-60%

27%

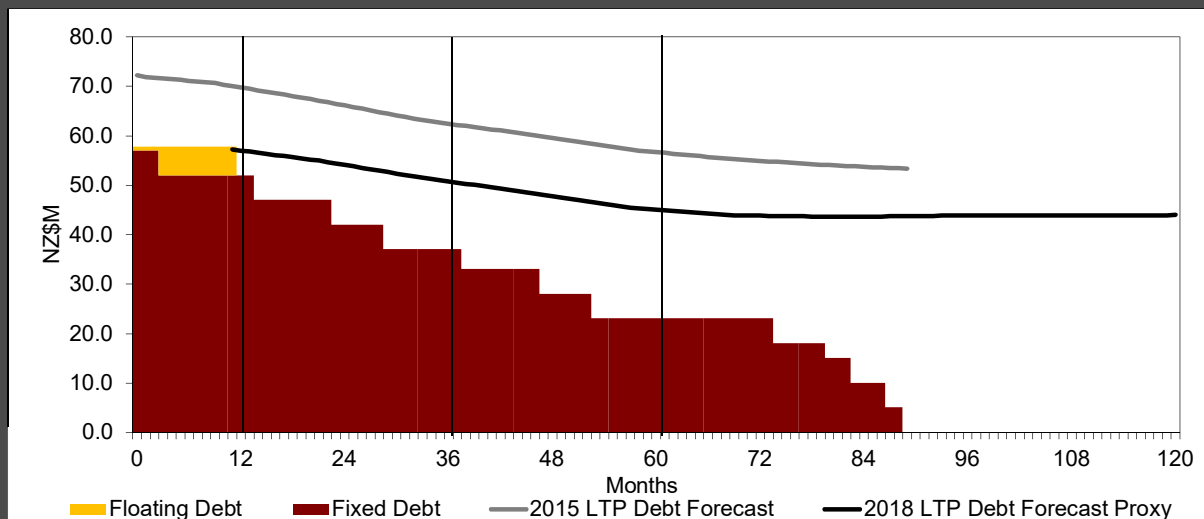
14.04

5 years plus

0%-60%

44%

22.88



Interest Rate Risk Management

Interest rate risk management is about protecting against future interest rate rises and giving a measure of certainty about interest rate costs. The level of interest rate protection is looked at in the context of overall debt forecasts and is measured against the projected debt position at 30 June (2018 at this point). The grey line in the graph above shows the projected debt for the remaining years of the 2015-2025 Long Term Plan. The black line is an interim proxy for the 2018-2028 Long Term Plan base. The graph shows that interest rate protection is at 90% for August 2018 (based on the 2017-2018 Annual Plan) and diminishes over time.

Interest Rate Risk Position

The interest rate risk position visually represents the Council's interest rate position within approved interest rate control limits as set out in the treasury policy document. The chart takes a snapshot of the risk position as at the reporting date.

The brown part of the graph shows the amount of debt which is fixed - (this includes fixed rate bonds together with payer swaps) meaning debt which gets repriced in one years time or later. The top of the red area represents the forecast debt in a year's time. The yellow area therefore illustrates the amount of debt deemed floating rate and will include any forecast debt that has not been pre-hedged. Any existing loans or financial instruments which will be repriced within the next 12 months are included in the red area.

The key areas of focus are;

Fixed Rate Percentage Limit: (wholesale interest rate certainty)

The fixed rate percentage calculation is the total amount of fixed rate debt/interest rate hedges over the 12 month forecast net debt

Fixed Rate Maturity Limits: (spreading of wholesale interest rate maturity risks)

Fixed rate repricing maturity dates are spread based on defined maturity band limits, 1 - 3 years, 3 - 5 years and 5 - 10 years. Minimum and maximum percentage limits within each time band ensure a spread of maturities and reduces the risk of maturity concentrations.

31-Aug-17

Kaipara District Council

Funding & Liquidity Risk Position

Committed Loan/Stock/Facilities/Investments \$72.3m

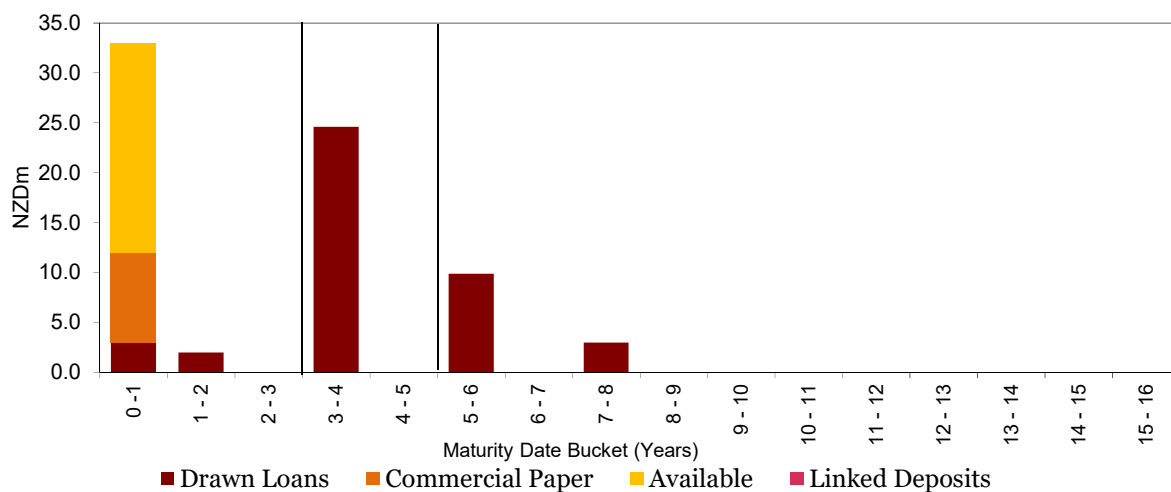
Current External Debt \$51.3m

Current Net Debt \$51.3m

Policy Liquidity Ratio $\geq 110\%$

Actual Liquidity Ratio 141%

	0 - 3 years	3 - 5 years	5 years plus
Policy Target Band	15%-60%	15%-60%	10%-40%
Actual	48%	34%	18%
Actual (NZDm)	34.92	24.60	12.79



5 Information Papers

File number: 4102.03/MB

Approved for agenda ☒
Report to: Council

Meeting date: 26 September 2017

Subject: NZ Transport Agency's Matakoho Bridges Project

Date of report: 13 September 2017

From: Henri van Zyl, Roding and Solid Waste Manager

Report purpose ☐ **Decision** ☒ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Summary

The NZ Transport Agency's Matakoho Bridges Project involves the construction of a new three-kilometre road alignment north of the existing Matakoho (Anderson and Hardies) Bridges, with two new two-lane bridges and a new intersection linking State Highway 12 to Matakoho. Once the project has been completed, the existing Anderson and Hardies Bridges and adjacent portion of the state highway will have their state highway status revoked and will then be vested to Kaipara District Council as a local road.

As part of the project, the NZ Transport Agency has committed to funding and delivering community projects including a walking and cycling track, a kayak ramp, a birdwatching platform, and a harbour viewing area. A draft plan of the community projects is included as **Attachment 1**. A Memorandum of Understanding in this regard is with the NZ Transport Agency for signing.

A Handover Report will also be prepared by the NZ Transport Agency for Council's consideration as part of the revocation of the portion of the state highway that will be vested as a local road.

Recommendation

That Kaipara District Council receives the Roding and Solid Waste Manager's report 'NZ Transport Agency's Matakoho Bridges Project', and its attachment, dated 13 September 2017 and the information therein.

Reason for the report

To inform Council of the agreed community projects that the NZ Transport Agency (the Transport Agency) will provide, and the revoking of the state highway status of a section of State Highway 12 that includes the Anderson and Hardies Bridges at Matakoho, which will become Council's responsibility.

Background

As part of the Twin Coast Discovery Programme of Investment, the Transport Agency intends constructing and maintaining two new, two-lane bridges and a new intersection linking State Highway 12 to Matakoho. This project is known as the Matakoho Bridges Project and includes a new three-kilometre road alignment north of the existing Matakoho (Anderson and Hardies) Bridges.

This project has gone to tender, been awarded, and construction will start in the 2017/2018 construction season.

Council's Planning, Consents and Parks and Community Teams have been involved with the project.

Subject to the final decision on the Notice of Requirement for the Matakohē Bridges Project, the Transport Agency has committed to funding and delivering the following community projects:

- A walking and cycling track between the existing Anderson and Hardies Bridges;
- A kayak ramp near the Anderson Bridge;
- A birdwatching platform near Hardies Bridge; and
- A harbour viewing area near the old quarry.

A Memorandum of Understanding (MoU) between the Transport Agency and Kaipara District Council documenting the above improvements has been legally reviewed and forwarded to the Transport Agency for signing.

Issues

Once the project has been completed, a portion of the existing section of State Highway 12 will have the status of state highway revoked and will be vested to Council as a local road. The maintenance of this section of road would then be subsidised by the Transport Agency with the usual Funding Assistance Rate (FAR) of 61%.

Before making a decision whether to recommend to the Ministry of Transport that the state highway status should be revoked, the Transport Agency must consult with Council. The consultation is an opportunity to ensure that the Transport Agency has identified all the relevant issues, and the Transport Agency must consult in good faith and with an open mind. It must not make a decision before it has completed the consultation process.

However, the requirement to consult is not a requirement to reach agreement, and if no agreement is made, the Transport Agency can still decide to recommend to the Ministry of Transport that the state highway status be revoked.

The Transport Agency will produce a Handover Plan to document the revocation handover. As part of the development of the Handover Plan, a site walkover and inspection was undertaken in September by Council staff and a Transport Agency representative. The purpose of the inspection was for recording any remedial works required to be undertaken by the Transport Agency before handover, and information relating to the assets and their ongoing maintenance.

The Handover Report will be presented to Council once the final draft has been finalised.

Factors to consider

Community views

Public consultation has been held with positive feedback. A hui was held in Whangarei on 07 September 2017 and a public open day is planned for 07 October 2017.

Policy implications

Not significant in relation to Council's Significance and Engagement Policy as:

- It does not involve more than \$3,000,000 or more budgeted expenditure;
- It does not involve \$300,000 or more unbudgeted expenditure;

- The decision will not impact by increasing individual rate levies by 10%;
- It does not involve a proposal or decision to transfer ownership or control of a strategic asset to or from the Council; and
- It does not involve a proposal or decision to alter significantly the intended level of service provision for any significant activity.

Financial implications

The Transport Agency will cover the inspection costs and costs associated with any required upgrades to the existing bridges and road prior to handover.

Once vested, the maintenance of the revoked section of the State highway will be subsidised under the usual Transport Agency FAR of 61%.

Council will pay for building consents and signage associated with the improvements identified in the MoU.

Legal/delegation implications

The Transport Agency will continue to be responsible for the operation and maintenance until such time as the State Highway 12 status of the section that will become surplus to its needs is formally revoked and vested to Council as a local road.

Where community projects are located on land owned by the Transport Agency, the Transport Agency and Council will enter into an access agreement to enable Council to manage and maintain the community projects on Transport Agency land.

Options

For information only.

Next step

The Transport Agency is to implement the agreed community projects as recorded in the MoU, and finalise the draft Handover Plan for Council's consideration as part of the revocation of the portion of the state highway that will be vested as a local road.

Attachments

1. Shared path draft plan



Disclaimer: While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Boffa Miskell Limited do not accept any responsibility for content and shall not be responsible for, and excludes all liability with relation to any claims whatsoever arising from the use of this map.

SITE ANALYSIS **MATAKOHE HERITAGE PATH** 74

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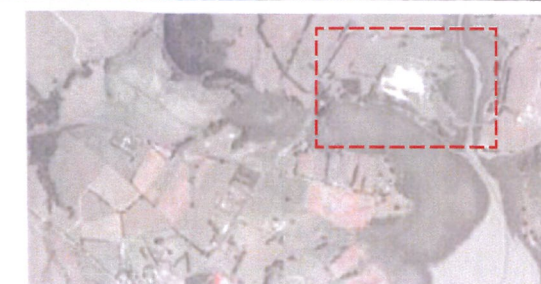


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- | | | |
|----------------------------------|--|--------------------------------|
| Existing state highway 12 | On road cycling | Lookout/bird watching platform |
| Proposed state highway 12 | Estuary Channel | Kayak launching jetty |
| Heritage path (walkway/cycleway) | Under storey planting with species that provide food for native birds. | Car park |
| Board walk | Re-vegetation area | Scenic Lookout |



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ENLARGED PLAN MATAKŌHE HERITAGE PATH

76

0 50 100m



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6. Decision Papers

File number: 2304.15
Report to: Council
Meeting date: 26 September 2017
Subject: Annual Report 2016/2017 for adoption
Date of report: 19 September 2017
From: Rick Groufsky, Financial Services Manager

Approved for agenda ☒

Report purpose ☒ **Decision** ☐ **information**
Assessment of significance ☒ **Significant** ☐ **Non-significant**

Council is required to develop and adopt an Annual Report within four months of the end of a financial year. Development of Council's Annual Report for the 2016/2017 financial year has now been completed.

The Annual Report compares and comments on the performance of Council against the budgets and operating targets set in the Annual Plan. A summary of the Annual Report has also been completed.

The annual audit by Deloitte has been completed and a draft audit opinion has been incorporated into the Annual Report. In addition, their Report to Council will be received upon adoption by Council of the Annual Report.

The Audit, Risk and Finance Committee has reviewed the Annual Report and recommended to Council to adopt the Annual Report 2016/2017.

Recommendation

That Kaipara District Council:

- 1 *Receives the Financial Services Manager's report 'Annual Report 2016/2017 for adoption' dated 19 September 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provisions of s79 of the Act determines that it does not require further information, further assessment of options or further analysis of the costs and benefits of different options prior to making a decision on this matter; and*
- 3 *Notes that the Audit Risk and Finance Committee has recommended adoption of the Annual Report 2016/2017; and*
- 4 *Adopts the Annual Report 2016/2017; and*
- 5 *Notes that an audit report will be provided upon adoption of the Annual Report 2016/2017.*

Reason for the recommendation

There is a statutory requirement for Council to adopt an Annual Report and a summary of the information in the Annual Report.

Reason for the report

To enable Council to adopt Annual Report 2016/2017 (**Attachment 1**).

Background

The Local Government Act 2002 requires Council to prepare and adopt an Annual Report within four months of the end of each financial year. Council has adopted its Annual Report within three months for the previous three years and will do so again this year. An Annual Report is intended to outline Council's actual performance in comparison with its intended performance as outlined in its Annual or Long Term Plan.

The Annual Report details the operating activities of Council and includes financial statements for Council. The Report and financial statements have been audited by Deloitte on behalf of the Auditor-General.

The Annual Report and Summary Annual Report must be publically available one month after the adoption of the Annual Report. They will be made available to the public via Council's website, by placing printed copies in libraries and service centres and having printed copies available for distribution on request. Availability of the Report will be advertised.

The Summary of the Annual Report, which has also been completed and is to be audited, is not required to be adopted by the Governing Body.

At the completion of the audit, a management report is prepared by Deloitte for Council. A report, dated 07 September 2017, has been tabled with the Audit, Risk and Finance Committee.

Factors to consider

Review of organisational performance

The Annual Report 2016/2017 details performance of the organisation against the objectives that were specified in the Annual Plan 2016/2017.

Statement of Compliance

Clause 34 of Schedule 10 of the Local Government Act 2002 requires a Statement of Compliance be included in the Annual Report indicating whether the statutory requirements in relation to preparation of the Annual Report have been met. The Statement is required to be signed by the Acting Chief Executive and Mayor.

The main statutory requirements relating to preparation of the Annual Report are outlined in the Act under Part 6, Section 98 and Part 3 of Schedule 10. These sections largely require the statements be prepared in accordance with Generally Accepted Accounting Practice (GAAP) and certain information be disclosed in the Annual Report. Hence, in essence, the Statement of Compliance is confirming the information that is required to be included in an Annual Report has been included and whether the Report itself has been adopted within the four month timeframe and it has been audited. The representations required in the Statement do not extend to confirming, for example, that Council has met all of its statutory responsibilities during previous decision-making processes.

Audit opinion

The Annual Report 2016/2017 has been reviewed by Deloitte on behalf of the Auditor-General who is appointed as Council's auditor under the Public Audit Act 2001.

Community views

The community expects Council to adopt an Annual Report in accordance with the requirements of the Local Government Act 2002. The Report is an important accountability document in terms of explaining the actual performance of the organisation relative to the objectives that were set via the Annual Plan.

Policy implications

Council's policies relating to the basis upon which the Annual Report is prepared are outlined in the Statement of Accounting Policies contained in the Report itself.

Financial implications

There are no additional financial considerations associated with making a decision on whether to adopt the Annual Report.

Legal/delegation implications

Section 98 of the Local Government Act 2002 requires Council to adopt an Annual Report within four months of the end of the financial year.

The Act also requires that Council publishes a Summary of the Annual Report within one month of the Annual Report being adopted. Officers have prepared a Summary document which will be released in due course.

Part 3 of Schedule 10 also outlines a number of disclosures that are required to be included in the Annual Report.

Options

The following options exist:

Option A –Adoption of the Annual Report.

Under this option Council would adopt the Annual Report 2016/2017. A final Audit Opinion will be provided by Deloitte upon adoption.

Option B – Ask for further adjustments.

Under this option Council would not adopt the Annual Report 2016/2017 and would ask that further adjustments be made. Council would need to be clear about the specific concerns and/or adjustments it requires to be made to the proposed Annual Report so staff can ensure they are adequately reflected in any revised Report and submitted to Deloitte for audit clearance.

Assessment of options

The Annual Report 2016/2017 has been audited by Deloitte. The draft opinion is included in the Annual Report.

In deciding whether to adopt the Report, Council needs to satisfy itself the Report is complete and has been prepared on an appropriate basis.

Assessment of significance

Council is required to comply with the decision-making provisions outlined in Part 6 of the Local Government Act 2002. Under Council's Significance and Engagement Policy, a decision in accordance with the recommendation is considered to have a high degree of significance.

The information contained within the Annual Report will be of considerable interest to the community and of some significance in that it reports on the performance of Council over the 2016/2017 financial year.

Recommended option

The recommended option is **Option A** - that Council adopts the Annual Report 2016/2017.

Next steps

Mayor and Acting Chief Executive to sign the Annual Report.

Deloitte to issue an audit opinion.

Report to be released.

Attachments

- Annual Report 2016/2017 (**Attachment 1**)

File number: 3802.04

Approved for agenda ☒
Report to: Council

Meeting date: 26 September 2017

Subject: Draft Mangawhai Community Plan

Date of report: 15 September 2017

From: Natalie Robinson, Policy Analyst

Report purpose ☒ **Decision** ☐ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Summary

The purpose of this report is to formally present to Mayor and Councillors the Draft Mangawhai Community Plan (**Attachment 1**), following a review by a sub-committee of Council. The Draft Mangawhai Community Plan has been compiled by a consultant working with a Council-appointed Community Advisory Panel.

The recommendations of the Community Advisory Panel were received at the 11 July 2017 Council meeting. These recommendations were used to inform the previous version of the Draft Mangawhai Community Plan, which was presented to Council at its 14 August 2017 meeting. Council resolved at that meeting to *'[appoint] a sub-committee of Councillors Peter Wetthey, Anna Curnow, Jonathan Larsen and Julie Geange, and that the sub-committee will consult with Belinda Vernon and report back to the September Council meeting'*.

The appointed sub-committee has considered the Draft Mangawhai Community Plan and made subsequent amendments. This report now presents the amended Draft Mangawhai Community Plan for adoption by the Council, and then the Draft Mangawhai Community Plan will be open to feedback from the community.

The Draft Mangawhai Community Plan aims to address growth and capacity for development and produce integrated workstreams, which will link actions and budgets of Council across the District Plan and the Long Term Plan.

Recommendation

That the Kaipara District Council:

- 1 *Receives the Policy Analyst's report 'Draft Mangawhai Community Plan' dated 15 September 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Approves the Draft Mangawhai Community Plan for public consultation; and*

- 4 *Approves the continued guidance by the sub-committee for the Draft Mangawhai Community Plan until it is adopted by Council.*

Reason for the recommendation

The Draft Mangawhai Community Plan represents the views of the community, is in line with previously presented recommendations received by Council from the Community Advisory Panel, and has now been amended through the direction and participation of the appointed Council sub-committee.

Reason for the report

The purpose of this report is to formally present to Mayor and Councillors the Draft Mangawhai Community Plan, following amendments made by the appointed sub-committee.

Background

The Draft Mangawhai Community Plan seeks to address growth and capacity for development in Mangawhai and produce integrated workstreams, which will link actions and budgets within the District Plan and the Long Term Plan.

To achieve these outcomes, the Draft Mangawhai Community Plan identifies six key themes or 'moves'. These six key moves are: slow street; blue-green infrastructure; improving connectivity; facilitating key developments; protecting coastal character; and housing and lifestyle choices.

The key moves have emerged as the result of initial community consultation, a number of technical reports, Community Advisory Panel's recommendations, and now input and amendments by the appointed sub-committee of Council.

Issues

The Draft Mangawhai Community Plan addresses policy and development issues which will direct the formulation of the Council's 2018/2028 Long Term Plan and act as a driver for changes to the Kaipara District Plan.

Factors to consider

Community views

Community views were compiled by the Community Advisory Panel, whose recommendations were received at the 11 July 2017 Council meeting, and have informed the preparation of the Draft Mangawhai Community Plan.

This report seeks adoption of the Draft Mangawhai Community Plan, which will then be followed by a public consultation period, which will allow further community views to be gathered and analysed, and will feed into the next steps.

Options

Option A: Accept the Draft Mangawhai Community Plan.

Option B: Reject the Draft Mangawhai Community Plan.

Option C: Recommend changes to the Draft Mangawhai Community Plan.

Assessment of options

Option A is recommended based on community feedback, the Community Advisory Panel's recommendations, and the Council briefing.

Option B is not anticipated due to the surveying and consultation completed by the Community Advisory Panel, therefore Option B is not recommended.

Option C is not anticipated for the same reasons that Option B is not recommended. In addition, Council has, following the 14 August 2017 Council meeting, formed a sub-committee which has reviewed and amended the Draft Mangawhai Community Plan.

Recommended option

The recommended option is **Option A**.

Next step

After the Draft Mangawhai Community Plan is approved for consultation, the feedback period begins and will run from 26 September 2017 to 11 October 2017. The community will be encouraged to provide feedback via an online survey but can also submit feedback through letters and emails. There will also be two public open days, on Saturday 30 September 2017 and Saturday 07 October 2017.

Once the feedback closes, all feedback will be summarised and presented to the sub-committee for consideration. The sub-committee, or Council, may choose to amend the Draft Mangawhai Community Plan, before a final Mangawhai Community Plan is adopted by Council. This is intended to take place in December 2017.

After adoption of the Mangawhai Community Plan, the projects will be input into the Long Term Plan, and an analysis of the District Plan to review possible planning changes will be undertaken. In summary, the process to be followed is:

- Public Feedback period is from 26 September 2017 to 11 October 2017.
- Mangawhai Community Plan open days are Saturday 30 September 2017 and Saturday 07 October 2017.
- Formal adoption by Council of the Mangawhai Community Plan is intended in December 2017.

Attachments

- 1 Draft Mangawhai Community Plan





The Mangawhai Community Plan (MCP) is a document to provide guidance to Kaipara District Council in the management of growth in Mangawhai.

This plan is confined to the roles of Council, these being; planning and regulation, and investment in services and infrastructure for transport, water supply, stormwater, wastewater, and parks and reserves. It does not include services provided by central government or the private sector.

In mid-2016, Council set up a panel of community representatives to make recommendations for this plan. The recommendations were received by Council in July 2017 and this draft Community Plan is consistent with these recommendations.

The draft MCP also integrates the Council's vision through each key move.

Budgets included in this plan are estimates at this point, and will be confirmed as part of the development of Council's next Long Term Plan 2018/2028. Every three years as part of the Long Term Plan process, the costs, priorities and projects will be reviewed.

Council welcomes feedback on this draft MCP and this can be done via the online survey at www.kaipara.govt.nz

The feedback period is from 26 September to 11 October 2017 with Open Days at The Club, 2pm on Saturday 30th September and 7th October.

Mangawhai – growing well

In the years 2001 – 2016 there was an increase of 1,304 houses or an average of 87 new houses each year (1,391 to 2,695, almost double). Improvements to State Highway 1 will bring us closer to Auckland, and the growth of Auckland may create migration north in search of a better and simpler life.

Now just under a half of housing is lived in full time. The rest are holiday/weekend homes. This creates peaks of demand and demand for different housing choices.

The permanent population between the 2001 and 2013 Census grew significantly from 1,391 to 2,429. It is estimated that current population is now around 3,000. This expands considerably every weekend and moreso over summer.

By 2030, it is expected that the number of homes in Mangawhai will have increased by about 1,400 (medium growth scenario) with a usually resident population of more than 4,000, assuming continued half half between permanently occupied/not occupied dwellings.



- Where will these homes go?
- How can we grow without losing what is special about Mangawhai?
- What is the impact on the environment?
- Will it still be easy to get around?



87

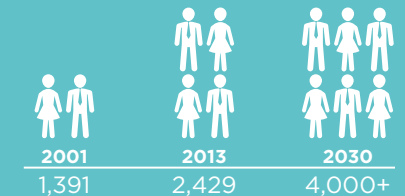
new houses per year

From 2001 – 2016 the increase in the number of houses

just under **1/2**

full time residents

The rest are holiday/weekend homes.

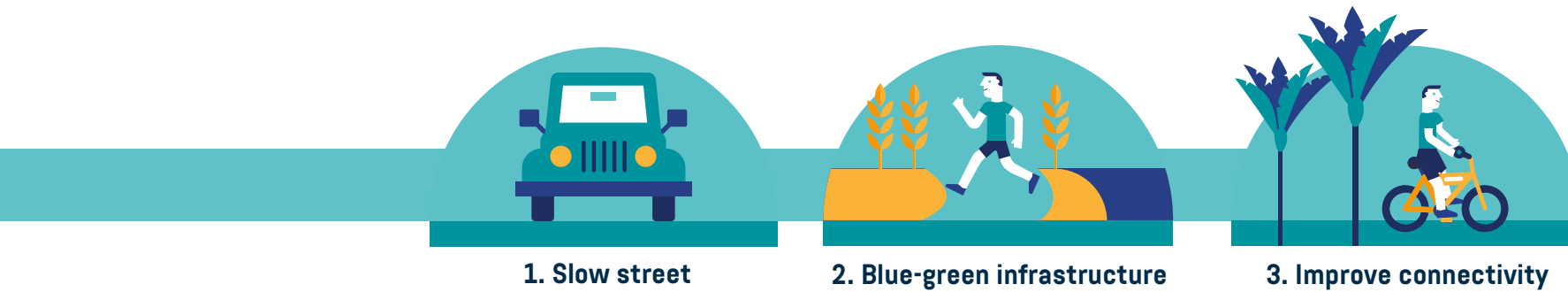


population

4,000

Residents by 2030

half-half between permanently occupied/not occupied dwellings.



You told us that you are here because of the beach, the bush, the active way of life, the informality and the slower pace. You value community; lots of volunteering, looking after our environment, looking after each other. You do not want to lose these things as Mangawhai grows. We have reflected this in the following six key moves.



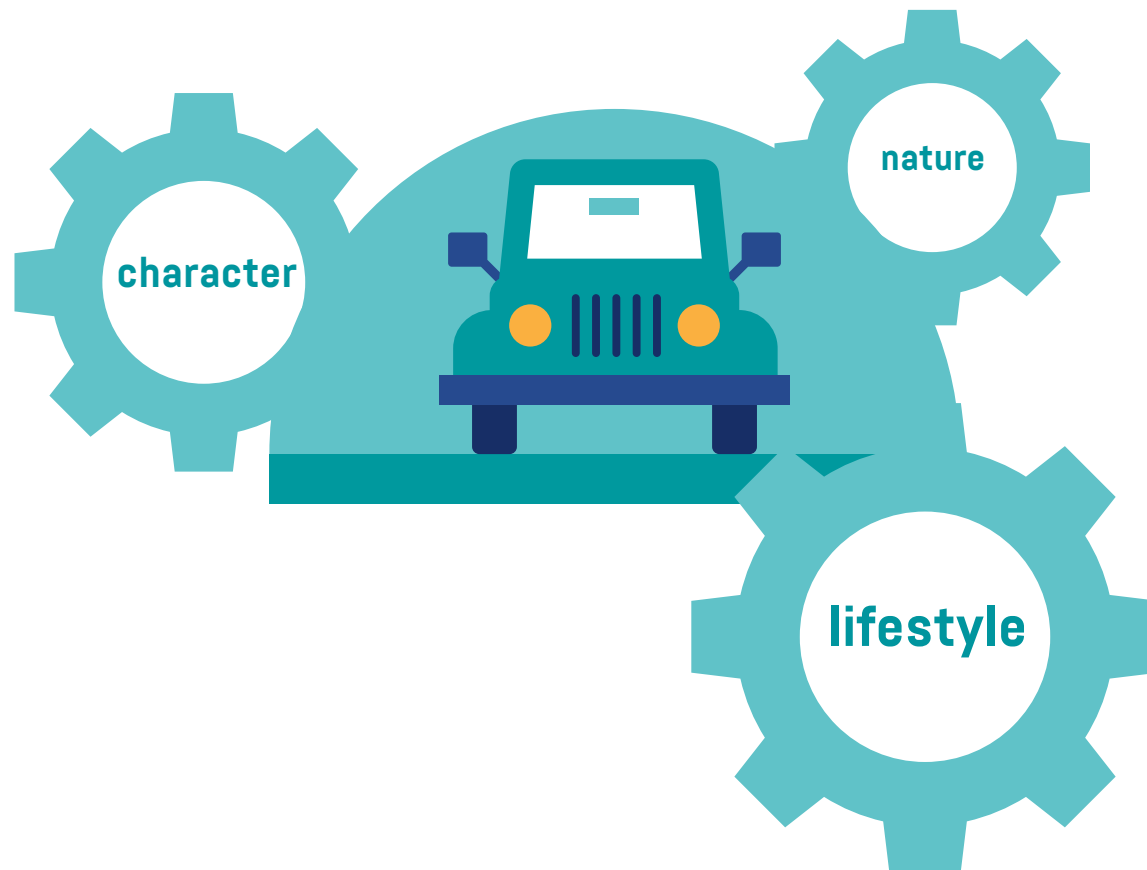
This is a synthesis of information gathered from the 2015 summer survey and stakeholder interviews.



KEY MOVE ONE

Slow street from school to beach

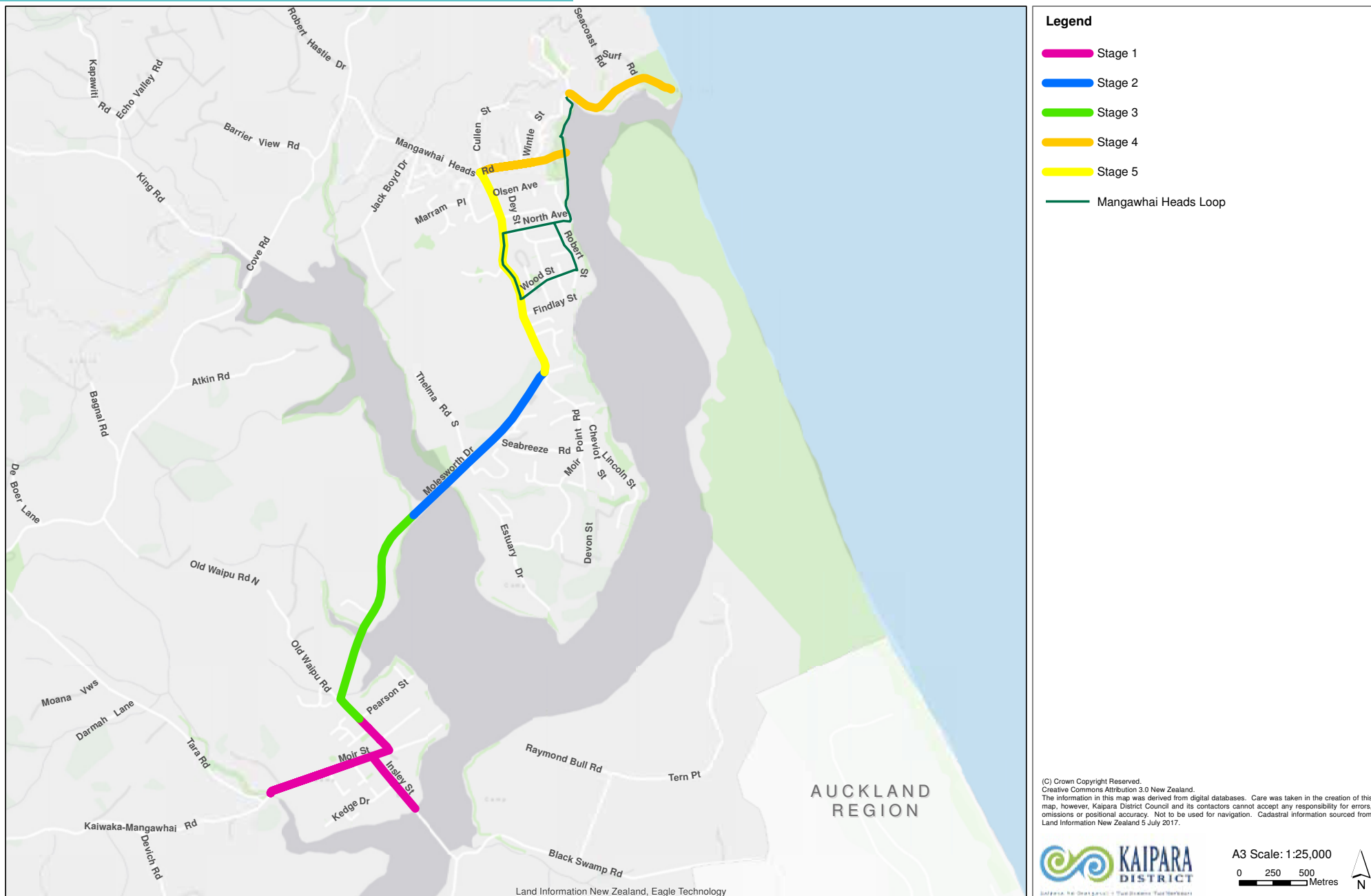
Vision – Maintaining and improving infrastructure



Explanation:

Once in Mangawhai, it is an active place, with a safe and slow pace. A slow street will connect the different areas of Mangawhai, from the school to the beach over time, invigorating town centres along the way.



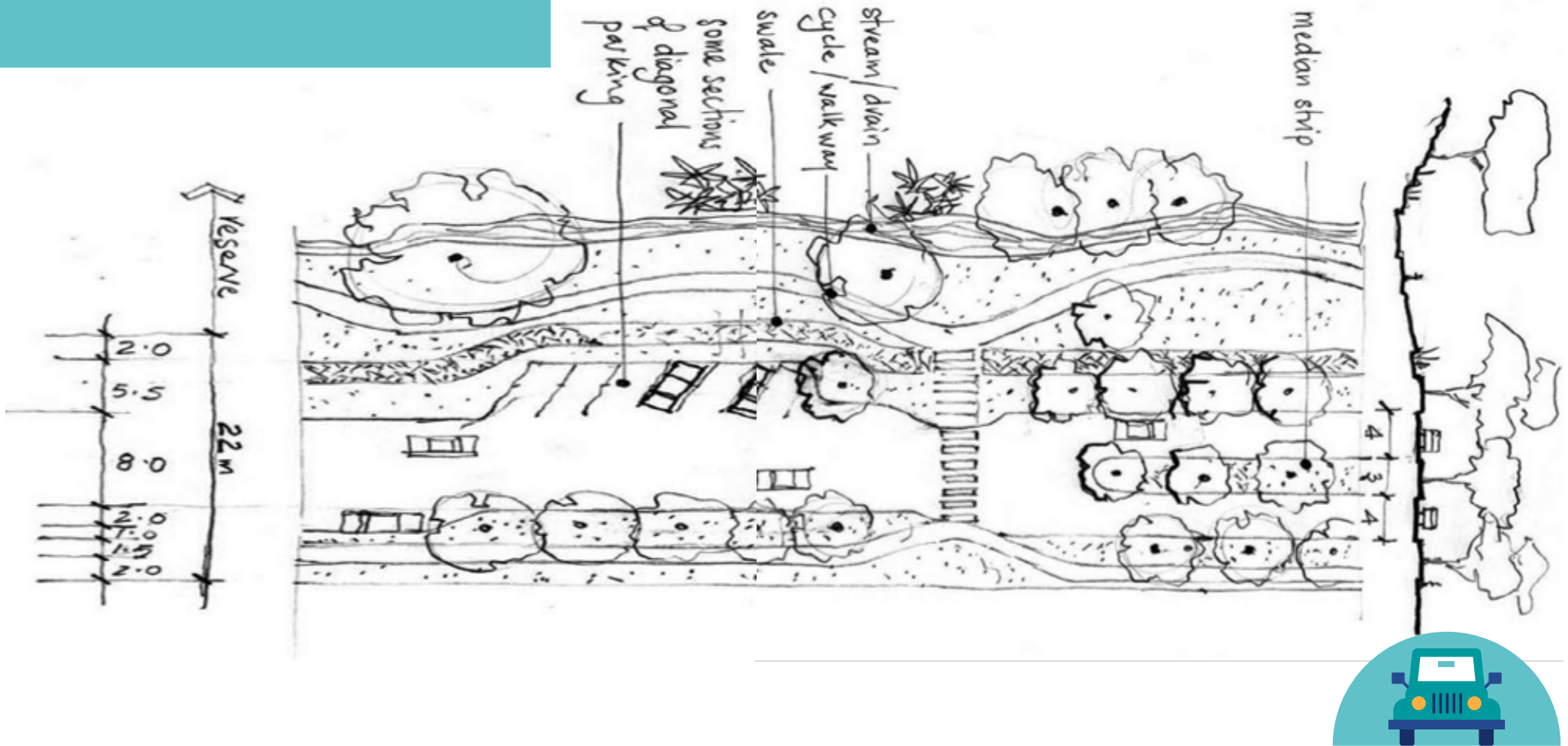


Date Saved: 21/07/2017 DZ

A **shared use path** for cycling and walking would follow the road carriageway for its full length.

Intersections would be managed using **roundabouts**.

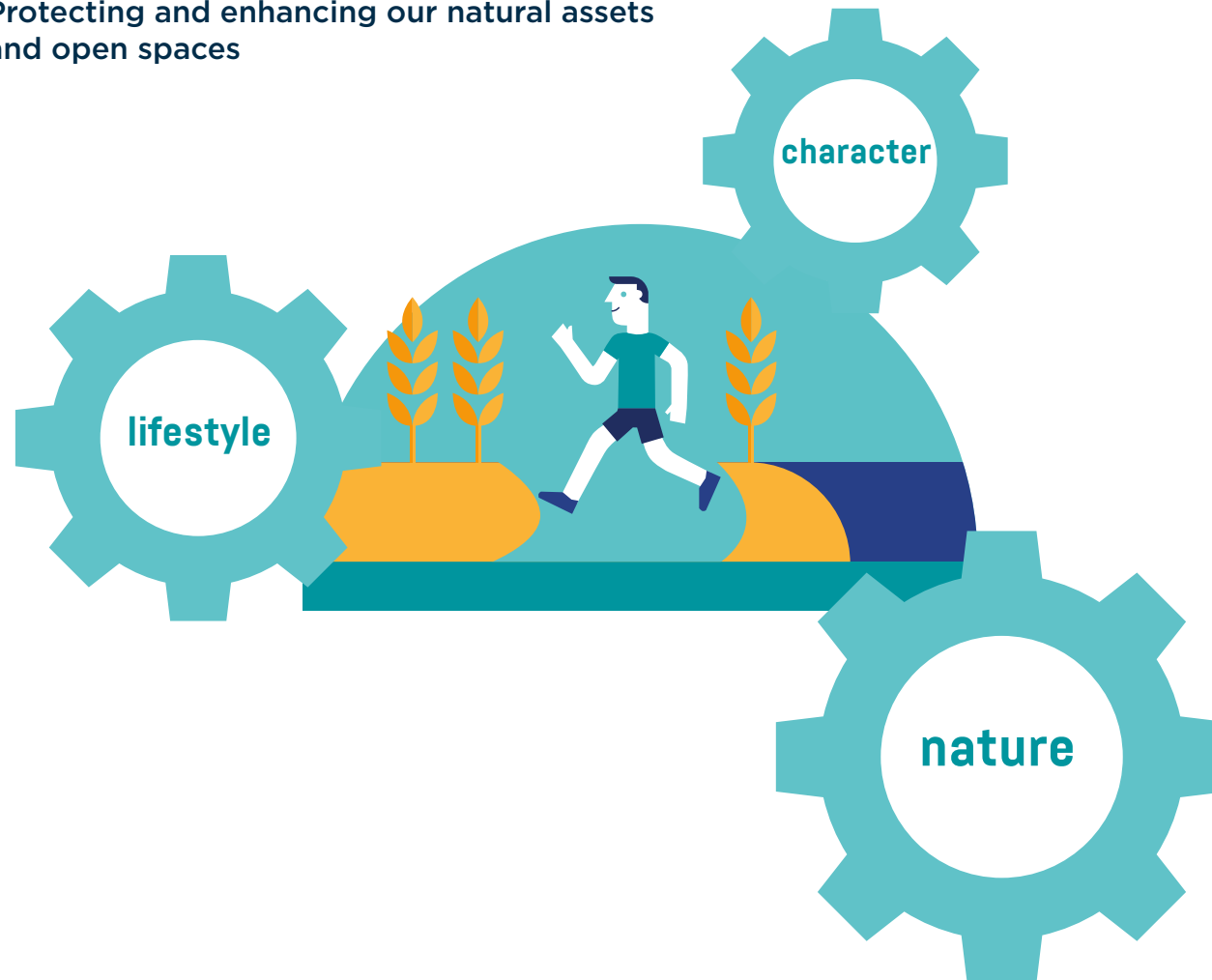
Below is a concept drawing of what a slow street might look like.



KEY MOVE TWO

Blue-green Infrastructure

Vision – Protecting and enhancing our natural assets and open spaces



Explanation:

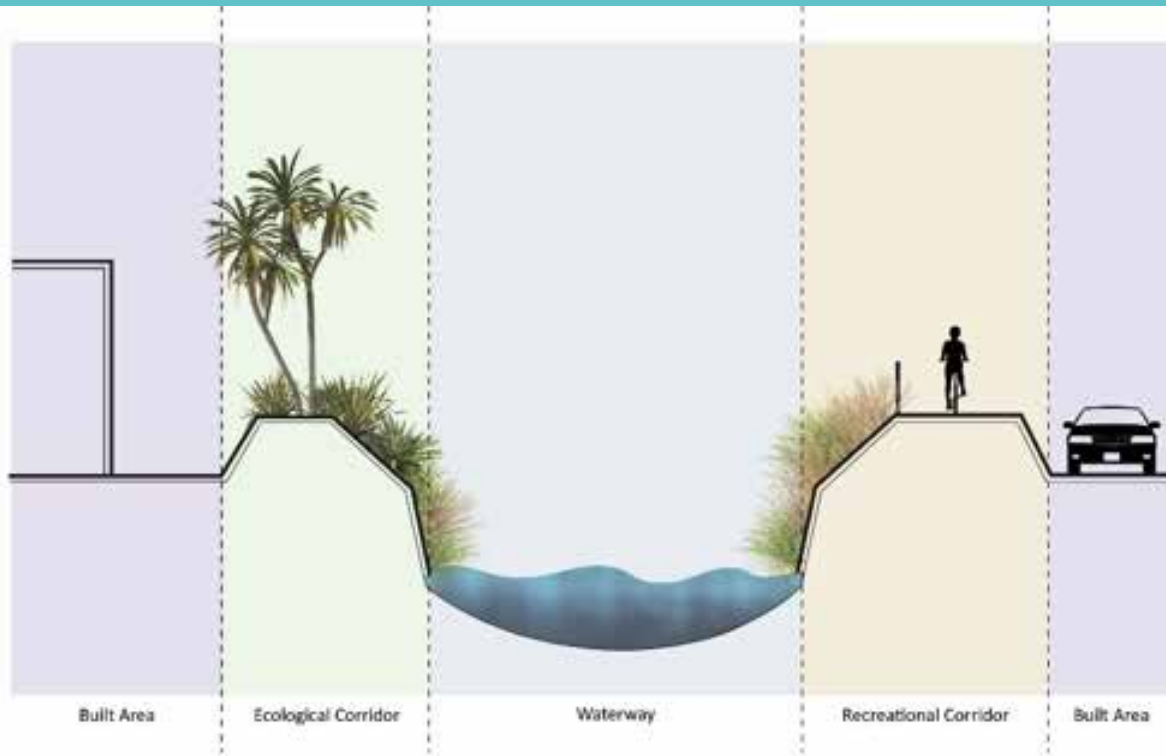
Connecting people with nature by using the coast, streams and creeks as routes for tracks, integrated with protecting bush, coastal and riparian landscaping and revegetation to sustain high water quality, eco-corridors and biodiversity.



Blue-green infrastructure using “**biofiltration**” is increasingly used to design stormwater management and manage natural waterways to lessen flood risk, and improve water quality, in the form of swales, overland flow and retention ponds/rain gardens.

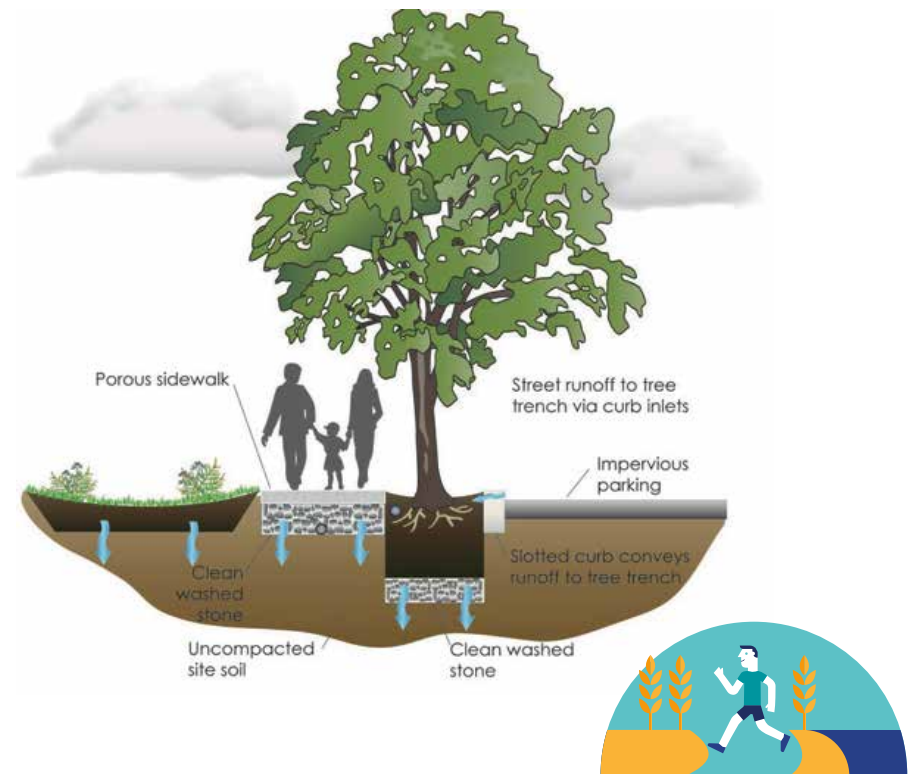
There is an associated use of landscaping to enhance **biodiversity**, create **eco-corridors** and improve **amenity**.

Wetlands could include the old wetlands in Mangawhai Community Park, the Mangawhai Golf Course and perhaps new wetlands on land that currently ponds at Fagan Place.



Blue-Green Infrastructure

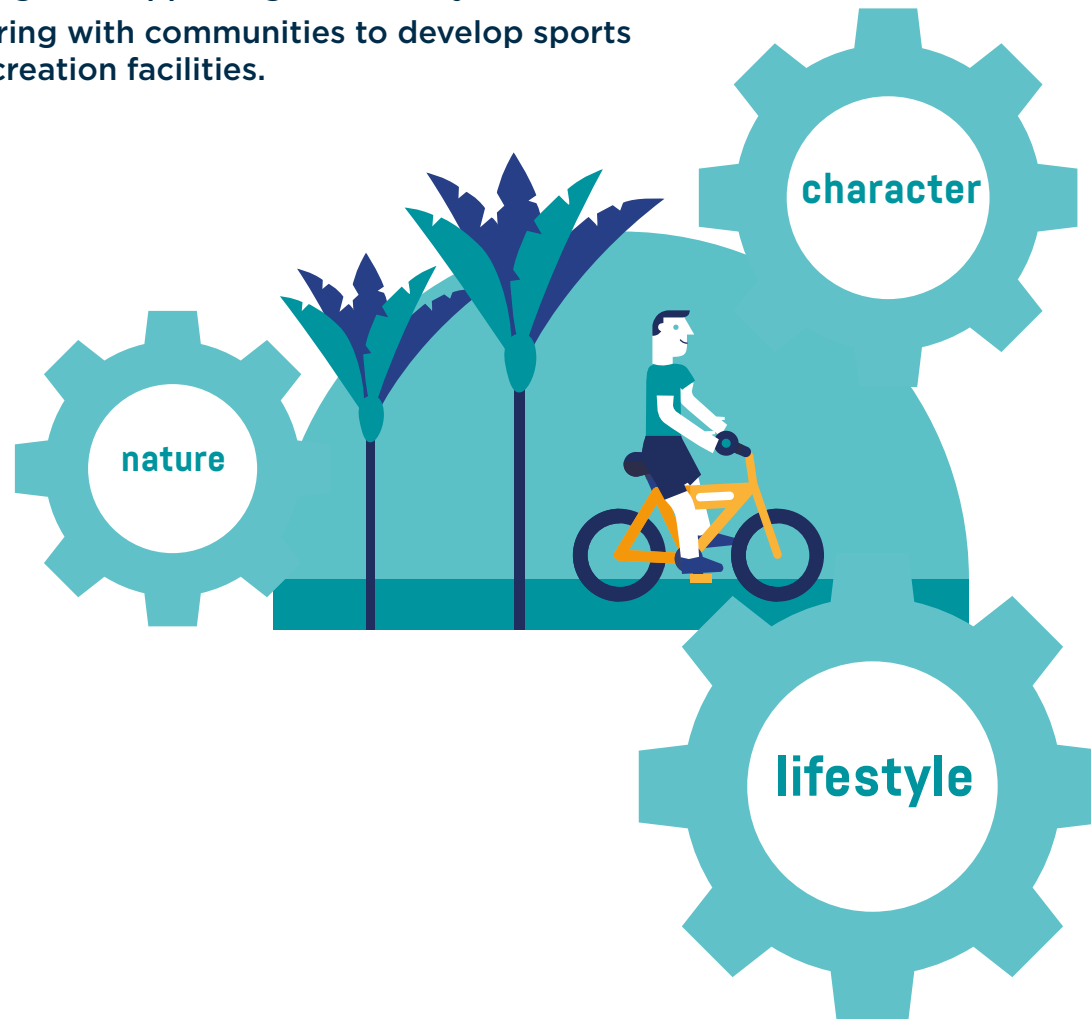
- Blue refers to rivers and water bodies, whereas green refers to greening landscapes.
- Build a drainage layout in urban areas that interweaves the natural environment with community characteristics and contemporary functions.



KEY MOVE THREE

Improve connectivity

- Vision - Assisting and supporting community involvement
- Partnering with communities to develop sports and recreation facilities.

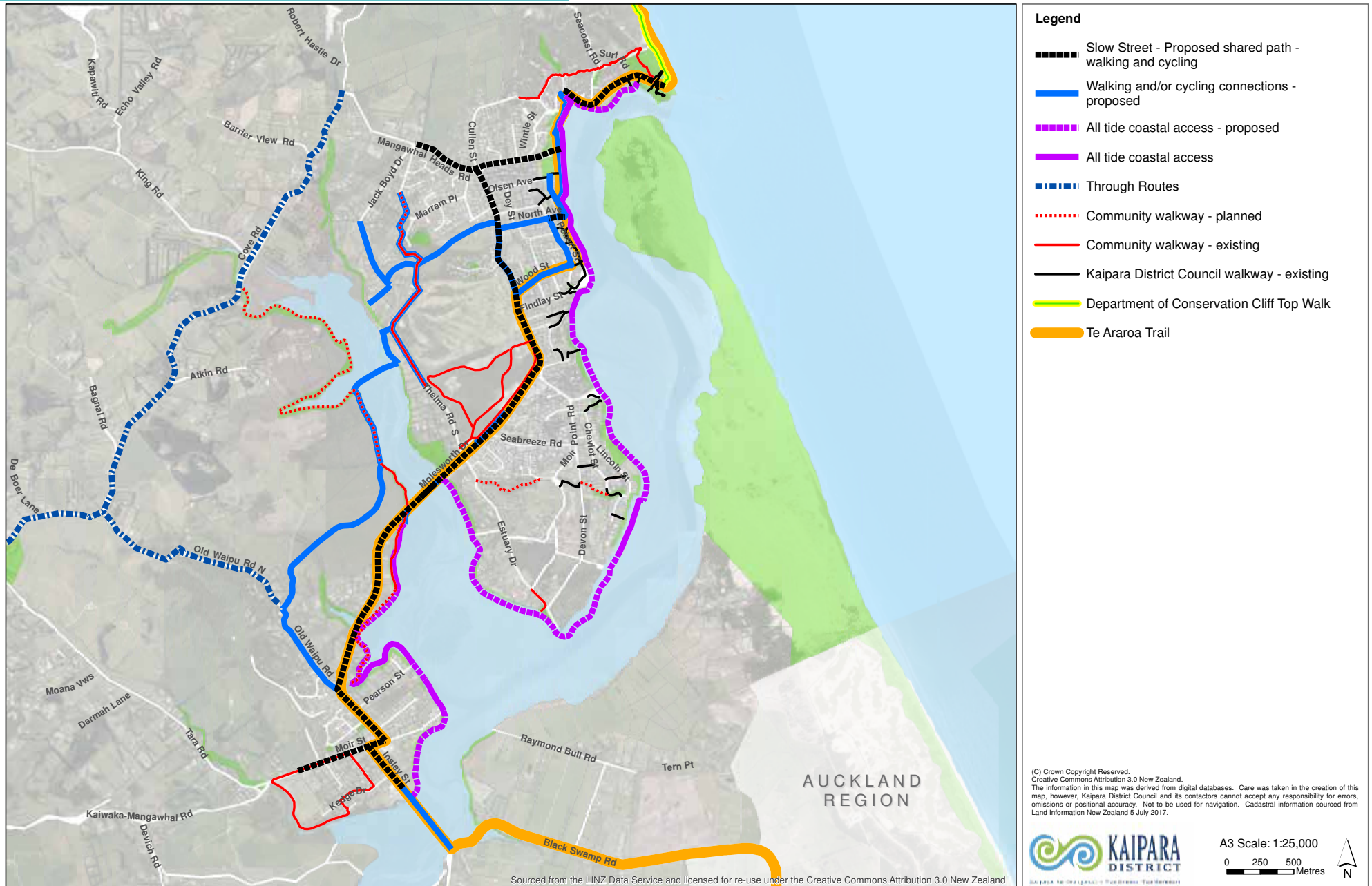


Explanation:

Making it attractive, safer and quicker to walk, cycle or scoot to where you want to go on shared paths along main routes, and connecting no exit streets. For vehicles, connecting of alternative routes into and around Mangawhai. Council will work with all developers to maximize community benefits and to ensure walking, cycling and roading connections.



Mangawhai Community Plan - Connections Map



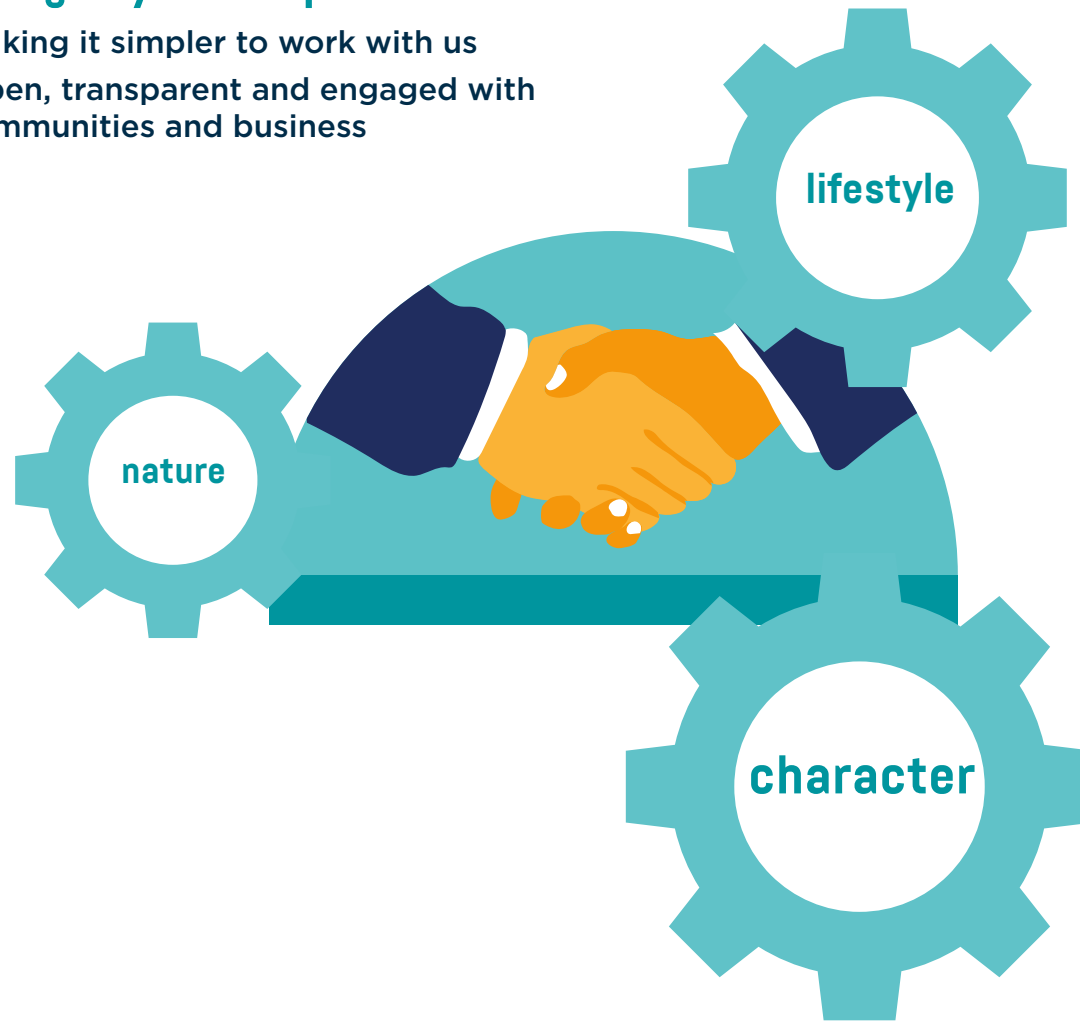
Date Saved: 31/07/2017 DZ

KEY MOVE FOUR

Facilitating key developments

Vision - Making it simpler to work with us

- Open, transparent and engaged with communities and business



Explanation:

Council will work with all developers to maximise community benefits and ensure walking and cycling connections. For example: Estuary Estates has potential for 500 residential lots providing capacity needed to meet projected residential growth over the next five years.



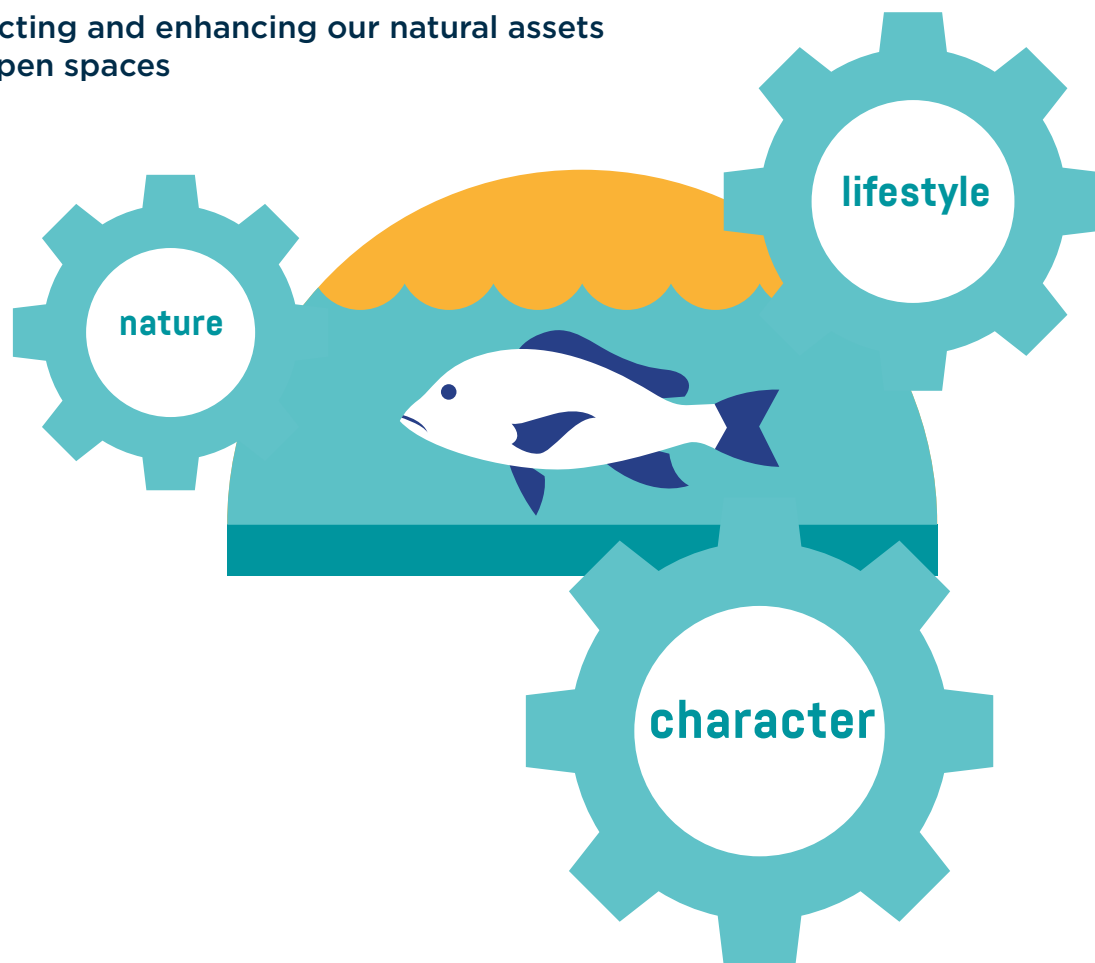
Green Network Plan Map



KEY MOVE FIVE

Protecting coastal character and history

Vision - Protecting and enhancing our natural assets and open spaces



DRAFT



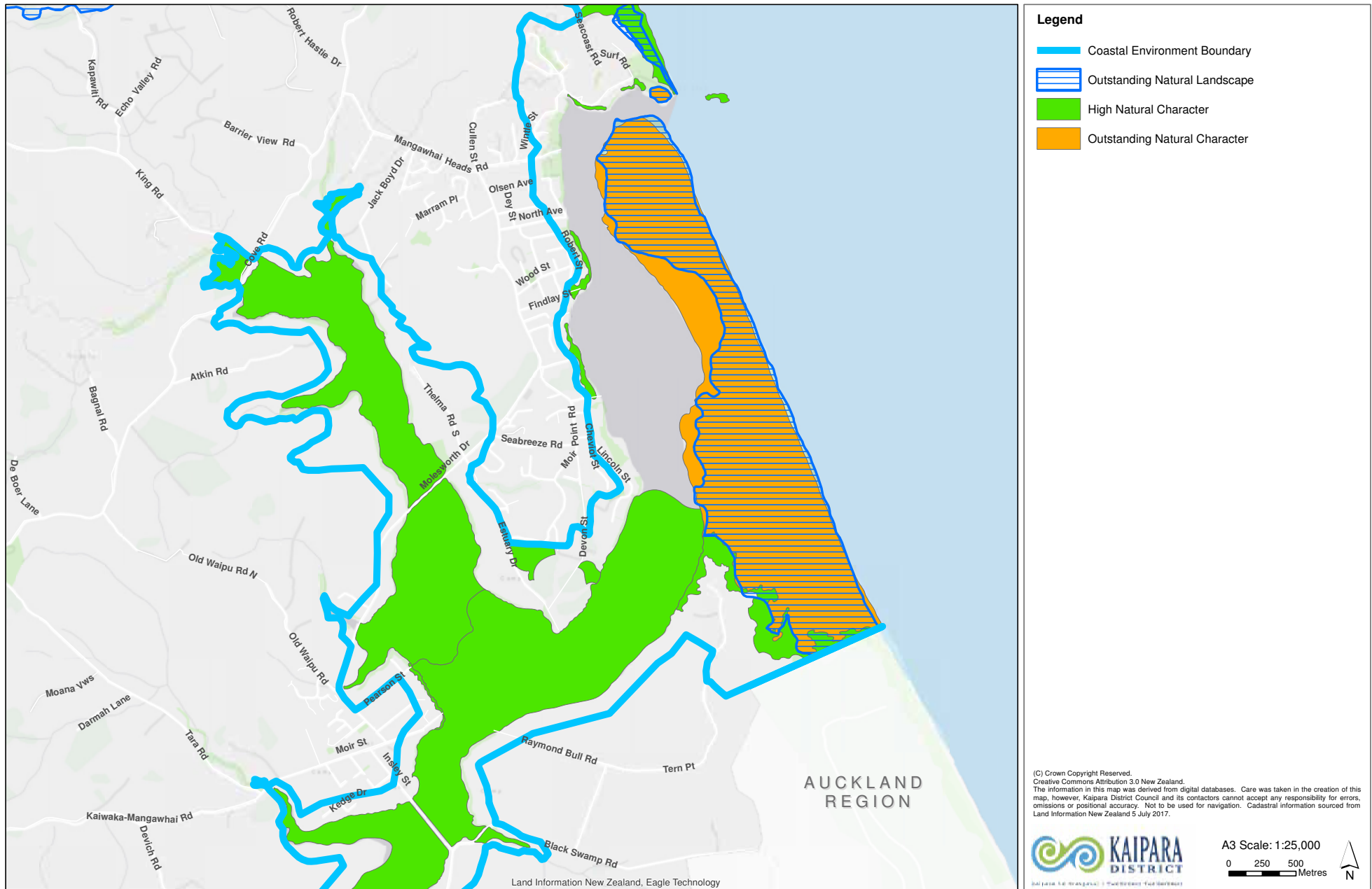
Explanation:

Looking back to the coast from the harbour, you see low rise houses on larger lots with extensive bush. In the Mangawhai coastal strip, retain coastal character with large lots, height limits and spacious setback from the road and any esplanade reserve.

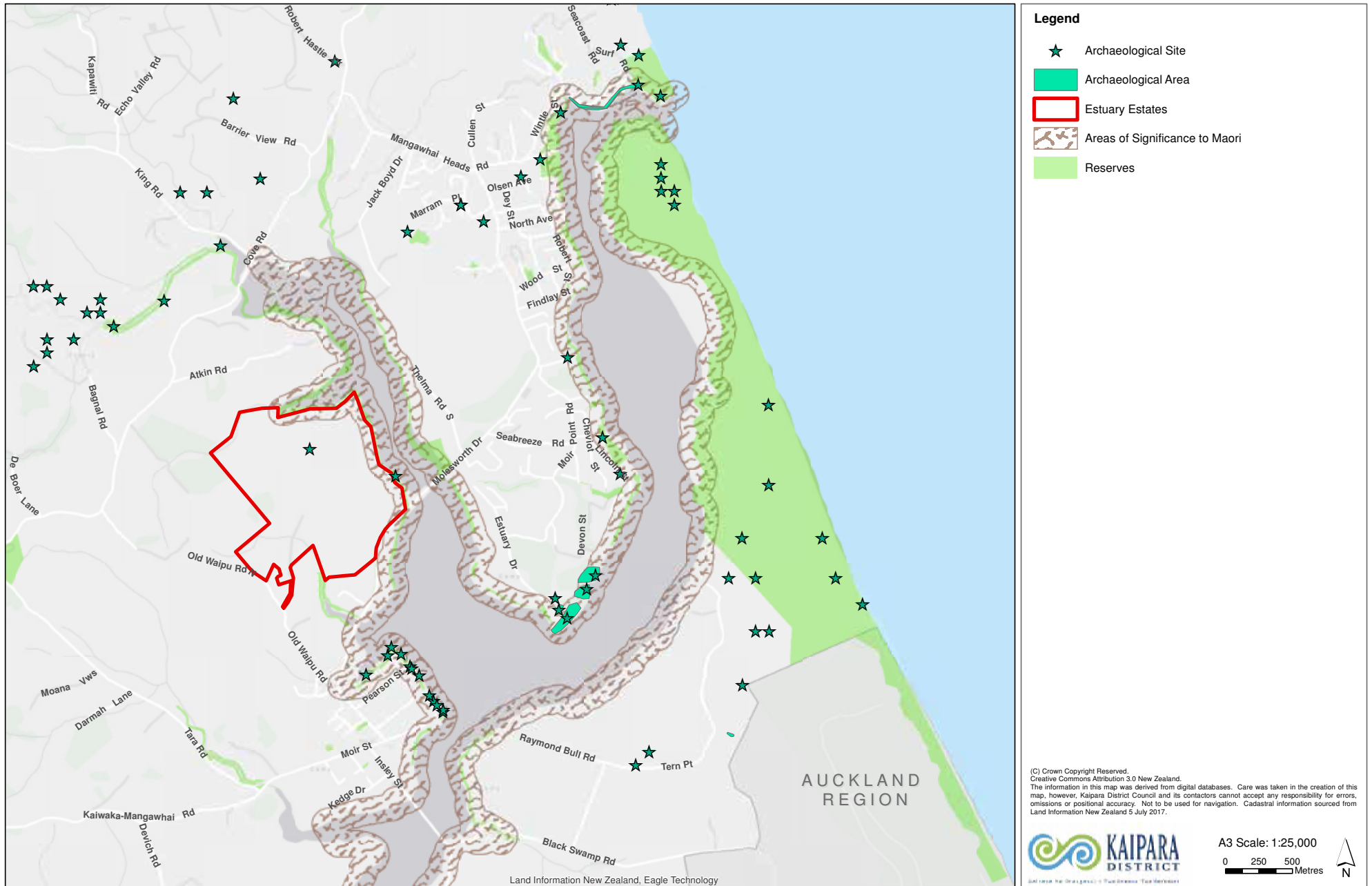
Complete the network of esplanade reserves, protect archaeological sites of significance to Maori (mainly within the coastal area) and remove private uses of public reserves, together with providing more facilities on the coast.



Regional Policy Statement Map



Mangawhai Community Plan - Archaeological Sites Map



Date Saved: 21/07/2017 DZ

KEY MOVE SIX

Providing for a choice of housing and lifestyles

Vision - Maintaining and improving infrastructure

- Intent on lifting Kaipara's wellbeing
- Protecting and enhancing our natural assets and open spaces



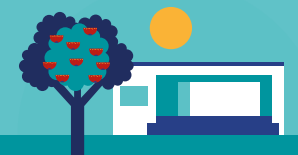
Explanation:

Providing for projected growth with **housing choice**, while retaining our valued **lifestyle** and **coastal character**.

Ideas for how to **cater for lifestyle** and housing choices other than in Mangawhai Central have produced the following suggestions to date:

- A rural-residential zone?
- Larger town centres with mixed residential/business use?
- New smaller lot multi lot subdivisions outside the coastal area?
- Minor secondary dwelling on current lots in a way that the property is unable to be subdivided?

It is proposed that these options be examined more thoroughly through a Resource Management Act Section 32 analysis and a possible plan change that could begin next year.



In Summary:



Mangawhai will **grow well**. While we grow, we shall care for **nature**, encourage a **slow pace** and **active lifestyle**, and retain the **coastal character** and **history**.



What does this mean for Transport initiatives?



DRAFT



The suggested approach to transport development is to fix “pain points” in the network (notably the two intersections at the Village shops) but otherwise use cycling and walking to improve connectivity.

The intent is to slow traffic and life down generally when people are in Mangawhai. Roundabouts are the preferred mechanism for improving vehicle flow at intersections, while keeping movement at a reasonable speed that promotes the slow pace and safety for pedestrians and cyclists.



Transport

Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Stage one – slow street Mangawhai Village	Shared path and landscaping from: - Mangawhai School to Insley/Moir Streets intersection - Tara Bridge to Pearson Street (including Mangawhai Domain)	P1	\$300,000
	Roundabout at Insley/Moir Streets intersection	P1	\$1,000,000
	Roundabout at Moir Street/Molesworth Drive intersection.	P1	\$882,900
	Review parking provisions	P1	TBC
	Improved arrival experience from the south.	P1	Included above
Stage two – slow street Mangawhai Community Park	Shared path and landscaping along Molesworth Drive from Moir Point Road to the southern end of the Causeway Bridge	P1	\$207,100
Stage three – slow street Estuary Estate	Shared path and landscaping along Molesworth Drive from Pearson Street to the Causeway Bridge	P2	\$195,000
	Two roundabouts at entrances to Estuary Estates off Molesworth Drive.	TBC	TBC
Stage four – slow street Molesworth Drive Roundabout to Surf Club	Shared path and landscaping along Mangawhai Heads Road and Wintle Street from the Pearl Street Corner to Surf Club	P3	\$180,000
Stage five – slow street Mangawhai Heads	Shared path and landscaping along Molesworth Drive from Moir Point Road to the Mangawhai Heads roundabout	P3	\$137,000
	Wood Street/Molesworth Drive roundabout		\$800,000
Cycling/walking on road shared paths (other than on “slow street”)	Mangawhai Heads loop shared path (Wood Street / Robert Street / North Avenue / Alamar Crescent / camping grounds / Mangawhai Heads Road including Wood Street upgrade	P2	\$775,000
	Mangawhai Village loop path (signage on existing esplanade) (Kainui Street / Pearson Street / coastal reserve / Moir Street)	P1	\$10,000
Footpaths	Footpath along Alamar Crescent	P1	\$47,000
	Pedestrian connection on Insley Street causeway and bridge	P4	\$573,750
Future stage – cycling/ walking	Shared path to Mangawhai Central via Old Waipu Road.	P4	\$250,000
Connecting the two sections of Old Waipu Road	Provide an alternate route into Mangawhai and Estuary Estates from an upgraded and joined up Old Waipu Road.	P4	\$2,000,000
Through route for through traffic	Develop an alternate route for travellers to Langs Beach and Waipu Cove to time with Warkworth to Te Hana State Highway 1 upgrade (Cove Corridor).	P4	TBC
	Include 2m verge for cyclists refuge along Cove Rd.		
Plan for other intersection improvements as Mangawhai grows	These may include Molesworth Drive /Sail Rock Drive, Molesworth Drive /Estuary Drive / Thelma Road, Tara Road / Mangawhai-Kaiwaka Road.	P4	TBC

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.



What does this mean for Water Supply?



DRAFT



The preferred option for water supply is to continue to rely on water harvesting for household use with no extension of the public supply, except to new commercial connections at Wood Street Town Centre.

This will require new houses to be capable of collecting rainwater in sufficient quantities. Communal water storage for firefighting is supported. This water could also be sourced from MCWWS for emergencies, via connection to the Fire Station to be sited on Mangawhai Community Park.



Stormwater Management

What does this mean for Stormwater Management initiatives?



The intent is that no untreated stormwater flows directly into the harbour or sea. This is a Council activity that has seen the least investment in Mangawhai over time, with plentiful remedial work required.

While more knowledge is needed to determine the best response, the preferred approach is, where practical, low impact bio-mechanisms (biofiltration) to manage stormwater.

This is not always possible because of differing ground conditions. Where there is insufficient soakage, or workable overland flow, piped network may be necessary. Where possible, drains/overland flow paths will be naturalised into streams with biodiverse riparian planting. Roads will be the first choice for overland flow in storm events. Retention ponding/swales will be used to treat stormwater before it soaks into groundwater or flows into the harbour where this will work. Otherwise a mechanical treatment device may be necessary.



Stormwater Management

Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Overland flow path/ ponding location and protection	Development a Stormwater bylaw that allows intervention in areas where legacy issues require resolution.	P1	\$15,000
	Use easements to protect existing overland flow not effected by development (or re-direct to the road corridor if possible).		\$200,000
	Formalise and protect overland flow paths within roads and incorporate overland flow function into the road corridor as part of future road upgrading works.		\$40,000
Install new systems at current pain points	Pain points exist in sections of: - Eveline Street - Quail Way	P1 P1	\$130,000 \$500,000
	Reduction of outflow pipes into the estuary from North Avenue to Mangawhai Heads Road.		
Improve knowledge and remodel performance (Catchment management plan)	Identify more clearly existing overland flow paths.	P2	\$200,000
	Gather accurate information of current infrastructure and systems.		
	Understand soakage capacity including effects of groundwater levels and soil types.		
	Complete downstream assessments.		
	Gather and log as-built information in GIS.		
Investigate and develop where appropriate wetlands/ponding to collect stormwater in the Mangawhai Heads area that would otherwise go directly into the harbour	Identify new or improvements to Stormwater system and implement them		
	Re-water the original wetlands within Mangawhai Community Park from overland flow paths.	P1	\$500,000
	Look to create wetlands as public parklands on land around the Community Housing units at Fagan Place, where there is already natural ponding from the general area of Fagan Place, Wood Street, Margaret Street, Robert Street (otherwise, it would cost an estimated \$4.4m to pipe to the estuary).		
Engineering standards revision	Improve outlets and operation of stormwater to Golf Course wetlands.		
	Revise engineering standards to include: - Testing, design, construction, monitoring and maintenance of soakage systems (biofiltration) - Protection of overland flows from development - Protection of amenity and character.	P1	\$25,000
Harbour Outlets	Reduce the number of outlets into harbour from Wood Street – Picnic Bay		Included in other projects

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.



What does this mean for Wastewater Management?



The intent of the Mangawhai Community Wastewater Scheme (MCWWS) was to improve the quality of the water in the Mangawhai Harbour. This intent is still current. The future approach to connecting new properties and areas within the drainage district was agreed after recommendations from a Community Advisory Panel in 2016. Council is currently considering options. The decision on the preferred option will be made in 2018 as part of the Long Term Plan considerations. It is considered development contributions will be the main funding stream.

Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Extending the wastewater scheme including the number of connections	Extend irrigation system, upgrade existing reticulation and extend reticulation, augment WWTP.	P1	\$5,72 million
	Extend reticulation.	P2	\$6,17 million
	Extend reticulation and augment WWTP.	P3	\$5,87 million
	New disposal system, extend reticulation and augment WWTP.	P4	\$17,0 million

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.



Open Spaces

What does this mean for Open Space and Recreation initiatives?



DRAFT

The intent is to complete a continuous esplanade reserve around the harbour over time. Esplanade reserves will be developed for coastal recreation including boat/kayak launching, walking and cycling where accessible. Recreational walking and cycling tracks will continue to be developed with the help of the Tracks Trust, where possible along streams and coast to connect people with nature. A model “bio filtration” system is intended for Lincoln Reserve. Active recreation is intended for Mangawhai Domain, where Council can assist the Domain Committee in fulfilling this purpose.



Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Lincoln Road biofiltration demonstration on stormwater management.	Create a demonstration area on Lincoln Reserve as a model for using biofiltration (rain gardens, wetlands, retention ponds and biodiverse plantings) to clean stormwater.	P1	\$90,000
Non-motorised sea craft storage and launching on coast	Provide spaces for craft storage by launching places, to reduce need to drive craft to beach, at Alamar Reserve and Eveline Street	P1	\$30,000
Picnic and barbecue spots along the coast	Establish barbecues at Alamar and Lincoln Reserves Provide more seats at Lincoln, Pearson, Moir, Jordan and Robert reserves.	P1	\$30,000
Improved access to and use of beaches	Increase parking availability at Heads by reconfiguring current parking.	P2	\$70,000
	Increase public use of Pacific Beach through improved signage.	P1	\$5,000
	Enhance overflow parking by the Police units at Alamar Crescent. This may require reconfiguration of the camp ground boundary.	P2	\$50,000
	Improve car parking at Pearson Reserve.	P2	TBC
	Bike stands at key locations	P1	\$6,000
	Public toilets at Lincoln Reserve and Mangawhai Heads Road by beach.	P1	\$300,000

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.

Open Spaces

Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Off-road walking and cycling recreation tracks	Work with the Tracks Trust or developers to extend and improve tracks, using unformed (paper) roads if possible and connecting new subdivisions. See below.	Ongoing	TBC
Connecting no exit streets with walking and cycling tracks.	Thelma Road to Thelma Road link	P3	\$95,500
	Esplanade to Jack Boyd Drive link	P1	\$36,000
	Jack Boyd Drive to Thelma Road link	P1	\$26,000
	Across estuary (Tara Creek)	P4	\$100,000
	Tracks through Estuary Estate	P4	\$64,000
Continuous Coastal walkway	Initial stage - Head Beach to Pearl Street	P1	\$300,000
	Future Stages to Mangawhai Village	P2-P4	\$1,442,366
Kaipara walking and cycling strategy	Prepare and develop a strategy to determine future walking and cycling connections, formalising the routes in this plan	P1	N/A
Wood Street	Work with business and property owners to redevelop the public spaces within the business centre	P2	\$800,000
	Provide public toilets	P3	\$200,000
Urban Forest	Develop a landscape/ planting plan and programme for public streets and parks to enhance amenity and biodiversity that also provides guidance for people wishing to plant appropriate trees on their own properties and street berms	P1	\$80,000
Complete the network of esplanade reserves along the residential coast	Create, as they become available through subdivisions, the missing links to the network.	As subdivision occurs	
	Remove private encroachment onto public esplanade reserves		
Another all tide boat ramp	Investigate a second all tide boat ramp	P3	TBC
Cultural place making	Protection and celebration of sites of significance to Maori e.g. Te Whai Pa, Two Whai Pa and middens on Mangawhai Heads Reserve, Small coastal Pa and middens on Pearson Reserve, Telling the story of the history through interpretation signage on walking tracks	Ongoing	TBC

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.



Open Spaces

What does this mean for developing Mangawhai Community Park?



The Master Plan for Mangawhai Community Park was completed in 2013. A Friends of the Park and a Council Committee work together to maintain and develop the Park. There is an approved programme of work listed below.

Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Historic Village/Museum Hub	Complete landscaping and car parking at this hub	P1	\$70,000
MAZ/St Johns Hub	Complete landscaping and car parking at this hub	P1	\$100,000
Walkways/service lanes	Establish through routes to MAZ and the Museum from the Club, with improved planting and signage	P1	\$100,000
Cultural place-making	Include stories of Iwi history through the pioneer village and Park signage in association with the Museum.	Included in other Park projects	
Community Development	Facilitate more collaboration between community groups with similar aspirations.	P1	

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.



District Plan

What does this mean for possible new provisions in the District Plan?



There is sufficient capacity for new housing for some years in line with growth projections, within the current residential zone, especially if Estuary Estates is included in the calculation. However, this is not a good match with demand. Greater housing choice is needed if the demand is to be met in a managed rather than ad hoc way. This ranges from rural-residential sites, to town houses on smaller lots.

To address the community concern about loss of character design guides or rules may be added to the District Plan, and a new “coastal” residential zone that limits development within a defined area along the coast from the Heads beach to the Insley causeway. It is also proposed to create a new zone on the periphery of the residential area for smaller lot lifestyle blocks, with associated environmental benefit rules. The commercial zones within the town centres are also proposed to be enlarged and allow for mixed use developments of a more intense nature.



District Plan



The intention is Council will undertake a District Plan Effectiveness and Efficiency Review in 2018 as a statutory requirement under the RMA. This is a check on whether or not the outcomes in the District Plan are being met.

This may include:

- Plan changes to address issues;
- Extending town centre commercial zones including allowing for mixed use?
- Including urban design rules?
- Introducing a new Rural Residential zone with requirements to provide environmental benefit?
- Allow smaller lot size in some areas away from the coast?

Project	Description	Priority (beginning 1 July 2018)	Cost estimate
Robust administration of current District Plan provisions	The Kaipara District Plan can be more robustly administered in the short term while any plan changes are considered over the next year or two. Guidelines/practice notes will be developed to show how the Plan will be administered.	P1	\$0 Within current budgets and fees/charges
Develop Urban Design Strategy	Develop a framework for the inclusion of urban design rules in the District Plan – it should be noted that Estuary Estates has urban design guidelines that may serve this purpose.	P1	\$25,000
District plan change	<p>Proposed plan change 1 - That protects the character of the coastal area and harbour fringe streetscape urban design controls, also implementing the Northland Regional Council Regional Policy Statement for coastal areas.</p> <p>Proposed plan change 2 - Housing choice – Complete a section 32 analysis considering options for extending housing choice. Propose a Plan change that implements the preferred option as identified in the Section 32 analysis Jack Boyd Drive to Thelma Road link</p> <p>Estuary Estates – Work with owners to provide more connectivity and faster development without changing land use</p> <p>Review of District Plan for Mangawhai area - Efficiency and effectiveness review of the District Plan, analysis of options for future growth</p>	P1	\$200,000 annually

Key	Priority	Intended Start
P1	one	2018-2020
P2	two	2021-2024
P3	three	2025 -2028
P4	four	2028 onwards

Please note: NZTA funding is required and not approved for some projects.



Funding

Funding the Implementation of this Plan:

The cost estimate over 10 years to 30 June 2028 is 26.9 m. Future year estimates for roading, stormwater and community activities are for a further 15 years, wastewater is for 30 years giving a total of \$49.5m. Funding sources for these costs include general rates, targeted rates, development contributions and National Land Transport Fund.

Council will make decisions on costs and funding as part of the Long Term Plan for 2018/2028 once submissions from the community have been received. Council will formally review the plan every three years as successive Long Term Plans are developed. Progress is also monitored with each Annual Plan and as reported in the Annual Report.

Indicative cost summary -

Total \$49.5m, \$26.9m for the 10 years to 2018/2028

\$000's (total)	(2018-2028)	2028 onwards	Total
Roading	6,260	2,374	
Stormwater	2,677		
Wastewater	15,150	19,228	
Community Activities	2,844	1,000	
Grand Total	26,931	22,602	49,533

¹ Uninflated numbers and excluding consequential operating expenditure

² Timing differences are managed with loan funding.



Sources of Information:

The following technical working papers have been produced to support the development of the Mangawhai Community Plan:

MANGAWHAI COMMUNITY ADVISORY PANEL

Mangawhai Programme – Input to development of the Mangawhai Community Plan

July 2017

KDC – Katrina Roos, Principal Planner

Kaipara District Plan Review – Mangawhai Town Plan

February 2016

GHD

Mangawhai Town Plan Stormwater Infrastructure Report

May 2016

KDC – Katrina Roos, Principal Planner

Land Development and Density – Mangawhai Town Plan

May 2016

ROB BATES

Mangawhai Town Plan – Growth and Development Outlook

May 2016

OPUS

Mangawhai Water and Fire Supply Options Feasibility and Cost Analysis

April 2016

OPUS

Mangawhai Town Plan – Urban Design Study Phase 1

June 2016

KDC – Annie van der Plas, Community Planner

Mangawhai Open Space Review

October 2016

OPUS

Mangawhai/Mangawhai Heads Review of Speed Limit Provisions

March 2017

MWH now part of Stantec

Mangawhai Town Plan – Transportation

March 2017

KDC – Howard Alchin, Policy Manager

Planning Technical Report, Mangawhai Town Plan Project

April 2017

MWH, now part of Stantec

Mangawhai Town Plan Stormwater Infrastructure Strategy

May 2017

TE URI O HAU – Environs Holdings Ltd

Cultural Impact Assessment Mangawhai Town Plan Development

May 2017

OPUS

Mangawhai Cycleway connections

May 2017





File number: 4107.834
Report to: Council
Meeting date: 26 September 2017
Subject: Settlement Road Seal Extension – Approval to award Contract 834
Date of report: 20 September 2017
From: Henri van Zyl, Roading and Solid Waste Manager
Report purpose ☒ **Decision** ☐ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Approved for agenda ☒

Summary

This agenda item seeks Council's approval to award Contract 834 (CON834) to Huband Contractors Ltd. CON834 includes the seal extension of Settlement Road for approximately 1.18km from the end of the existing seal close to Kaiwaka.

Recommendation

That Kaipara District Council:

- 1 *Receives the Roading and Solid Waste Manager's report 'Settlement Road Seal Extension – Approval to Award Contract 834' dated 20 September 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Resolves to approve the award of Contract 834 to Huband Contractors Ltd. for the sum of \$749,995.14 + GST.*

Reason for the recommendation

Council approval is required to award the Settlement Road Seal Extension contract.

Reason for the report

This report is to request approval from Council to award CON834 to Huband Contractors Ltd. for the construction of the Settlement Road Seal Extension project in the 2017/2018 financial year.

Background

This contract is for the seal extension of Settlement Road from RP393-1573 i.e. approximately 1.18km from the end of the existing seal close to Kaiwaka. Funding for this project was included in Year 3 (2017/2018) of the current Long Term Plan and also included in Council's Development Contributions Policy to be funded in part by development contributions. The project has been added to the 2017/2018 seal extension programme as a result of the increasing traffic volumes and the use of the carriageway as an unofficial detour around State Highway 1.

Issues

The seal extension has been programmed for construction during the 2017/2018 year and the project is partly funded by way of development contributions. Sealing the road will reduce the unsealed road issues considerably.

The One Network Road Classification (ONRC) of Settlement Road RP393-1573 is as follows:

Road	ONRC	ADT (Max)	Heavy Vehicles
Settlement Road	Secondary Collector	595	35 (6%)

A total of four tenderers participated in the tendering process which yielded bids which differed by \$346,944.61 + GST between the highest and the lowest bid.

Tenders were evaluated using the Price Quality Method, thus not only looking at the price attributes, but also at the non-price attributes and scoring the tenderers accordingly.

The Engineer's Estimate of \$727,200 + GST differed by \$22,795.14 (3%) from the lowest conforming, and preferred tender, with a bid of \$749,995.14 + GST.

This section of Settlement Road has isolated sections where the road width is 5.2m, rather than the preferred minimum of 6m (3m per lane). For this reason localised seal widening will also be carried out in conjunction with the seal extension.

Factors to consider

Sealing the road will reduce the unsealed road issues considerably. Council has committed to deliver the project and delaying the project will continue to have adverse impacts on the road due to loss of road shape considering the traffic volume and numerous dust complaints in dry weather.

Community views

The community has been consulted with during the development of the Long Term and Annual Plans, and most residents living on unsealed roads would prefer the road to be sealed.

Policy implications

Nil.

Financial implications

The required budget for this contract is \$806,767 and is to be funded as follows:

Project Number	Name	Budget (\$)	Contract 834 Budget (\$)
10548	Settlement Road Seal Extension	600,000	600,000
B10781	Seal Widening	50,000	50,000
B10808	Roading Infrastructure Unsubsidised C/O 2016/117	76,767	76,767
10235	Settlement Road Minor Improvements	20,000	20,000
10742	Paparoa-Oakleigh Road Corner Easing #3 RP4000 (transfer \$60,000)	110,000	60,000
		Total (\$)	806,767

A breakdown of the costs associated with the Settlement Road seal extension is presented in the table below:

Estimate of Costs	
Revised Budget	\$806,767
NTA and Professional Services Fees	- \$40,005
Tendered Price (physical works)	-\$749,995
Balance	\$16,767

Legal/delegation implications

No known legal implications.

Options

There are two options to consider:

Option A: Award Contract 834 to Huband Contractors Ltd. for the sum of \$749,995.14 + GST.

Option B: Decline all tenders.

Assessment of options

Option A: delivers the seal extension project as consulted with the community.

Option B: would not deliver the seal extension project as consulted with the community and would require reimbursement of the development contributions already collected for this project if Council did not proceed with the project at some stage.

Assessment of significance

Not significant in relation to the Significance and Engagement Policy as:

- It does not involve more than \$3,000,000 or more budgeted expenditure;
- It does not involve \$300,000 or more unbudgeted expenditure;
- The decision will not impact by increasing individual rate levies by 10%; and
- It is not seen as a high risk activity or contract for procurement.

Recommended option

The recommended option is **Option A**.

Next step

If approved by Council, award Contract 834 to the preferred tenderer Huband Contractors Ltd.

Attachments

- Nil

File number: 4107.834
Report to: Council
Meeting date: 26 September 2017
Subject: Settlement Road Seal Extension – Approval to award Contract 834
Date of report: 20 September 2017
From: Henri van Zyl, Roading and Solid Waste Manager
Report purpose ☒ **Decision** ☐ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Approved for agenda ☒

Summary

This agenda item seeks Council's approval to award Contract 834 (CON834) to Huband Contractors Ltd. CON834 includes the seal extension of Settlement Road for approximately 1.18km from the end of the existing seal close to Kaiwaka.

Recommendation

That Kaipara District Council:

- 1 *Receives the Roading and Solid Waste Manager's report 'Settlement Road Seal Extension – Approval to Award Contract 834' dated 20 September 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Resolves to approve the award of Contract 834 to Huband Contractors Ltd. for the sum of \$749,995.14 + GST.*

Reason for the recommendation

Council approval is required to award the Settlement Road Seal Extension contract.

Reason for the report

This report is to request approval from Council to award CON834 to Huband Contractors Ltd. for the construction of the Settlement Road Seal Extension project in the 2017/2018 financial year.

Background

This contract is for the seal extension of Settlement Road from RP393-1573 i.e. approximately 1.18km from the end of the existing seal close to Kaiwaka. Funding for this project was included in Year 3 (2017/2018) of the current Long Term Plan and also included in Council's Development Contributions Policy to be funded in part by development contributions. The project has been added to the 2017/2018 seal extension programme as a result of the increasing traffic volumes and the use of the carriageway as an unofficial detour around State Highway 1.

Issues

The seal extension has been programmed for construction during the 2017/2018 year and the project is partly funded by way of development contributions. Sealing the road will reduce the unsealed road issues considerably.

The One Network Road Classification (ONRC) of Settlement Road RP393-1573 is as follows:

Road	ONRC	ADT (Max)	Heavy Vehicles
Settlement Road	Secondary Collector	595	35 (6%)

A total of four tenderers participated in the tendering process which yielded bids which differed by \$346,944.61 + GST between the highest and the lowest bid.

Tenders were evaluated using the Price Quality Method, thus not only looking at the price attributes, but also at the non-price attributes and scoring the tenderers accordingly.

The Engineer's Estimate of \$727,200 + GST differed by \$22,795.14 (3%) from the lowest conforming, and preferred tender, with a bid of \$749,995.14 + GST.

This section of Settlement Road has isolated sections where the road width is 5.2m, rather than the preferred minimum of 6m (3m per lane). For this reason localised seal widening will also be carried out in conjunction with the seal extension.

Factors to consider

Sealing the road will reduce the unsealed road issues considerably. Council has committed to deliver the project and delaying the project will continue to have adverse impacts on the road due to loss of road shape considering the traffic volume and numerous dust complaints in dry weather.

Community views

The community has been consulted with during the development of the Long Term and Annual Plans, and most residents living on unsealed roads would prefer the road to be sealed.

Policy implications

Nil.

Financial implications

The required budget for this contract is \$806,767 and is to be funded as follows:

Project Number	Name	Budget (\$)	Contract 834 Budget (\$)
10548	Settlement Road Seal Extension	600,000	600,000
B10781	Seal Widening	50,000	50,000
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10235	Settlement Road Minor Improvements	20,000	20,000
10742	Paparoa-Oakleigh Road Corner Easing #3 RP4000 (transfer \$60,000)	110,000	60,000
		Total (\$)	806,767

A breakdown of the costs associated with the Settlement Road seal extension is presented in the table below:

Estimate of Costs	
Revised Budget	\$806,767
NTA and Professional Services Fees	- \$40,005
Tendered Price (physical works)	-\$749,995
Balance	\$16,767

Legal/delegation implications

No known legal implications.

Options

There are two options to consider:

Option A: Award Contract 834 to Huband Contractors Ltd. for the sum of \$749,995.14 + GST.

Option B: Decline all tenders.

Assessment of options

Option A: delivers the seal extension project as consulted with the community.

Option B: would not deliver the seal extension project as consulted with the community and would require reimbursement of the development contributions already collected for this project if Council did not proceed with the project at some stage.

Assessment of significance

Not significant in relation to the Significance and Engagement Policy as:

- It does not involve more than \$3,000,000 or more budgeted expenditure;
- It does not involve \$300,000 or more unbudgeted expenditure;
- The decision will not impact by increasing individual rate levies by 10%; and
- It is not seen as a high risk activity or contract for procurement.

Recommended option

The recommended option is **Option A**.

Next step

If approved by Council, award Contract 834 to the preferred tenderer Huband Contractors Ltd.

Attachments

- Nil

File number: 2302.22
Report to: Council
Meeting date: 26 September 2017
Subject: Debt Parameters for the Long Term Plan 2018/2028
Date of report: 13 September 2017
From: Seán Mahoney, Democratic Services Manager
Report purpose ☒ **Decision** ☐ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Approved for agenda ☒

Summary

As part of Council's Long Term Plan 2018/2028 (LTP) parameters need to be set around reducing Council's public debt to enable future decisions around investment to be made from an agreed baseline.

Recommendation

That the Kaipara District Council:

- 1 *Receives the Democratic Services Manager's report "Debt Parameters for the Long Term Plan 2018/2028" dated 13 September 2017; and*
- 2 *Instructs the Chief Executive to produce financial projections for the Long Term Plan 2018/2028 that include a debt reduction equivalent to 5% of rates income per annum.*

Reason for the recommendation

To set a clear debt reduction parameter for the LTP planning and modelling.

Reason for the report

In preparing the initial draft of the Long Term Plan 2018/2028 Council officers require direction on the level of debt reduction Council wishes to pursue and to ensure that future options presented take account of the financial implications of a debt reduction target.

Paying off debt requires the generation of cash surpluses in the year the debt reduction is to be made. Council have indicated that it wishes to set an initial target for debt reduction and give Council staff parameters

Background

The 2018/2028 Long Term Plan needs to include a clear financial strategy. A core component of this is the strategy around repaying debt and agreeing a core debt level for future Council investment options and decisions. Council have given a clear indication that debt reduction is a high priority and setting parameters for planning will assist in understanding how this will impact on the financial modelling and decisions for new capital investment.

The current LTP was set prior to the accession to the Local Government Funding Agency (LGFA) and

had set a target to reduce external debt to \$60 million by 2025.

Issues

Establishing a set of parameters will create a discipline and structure to reducing Councils public debt. Council have expressed a view that a debt reduction target of 5% of rates should be included in the baseline for LTP projections.

These projections do not include inflationary adjustments and will result in a baseline reduction of debt at \$1.6 million per annum from 2018/19. Over the 10 year term this reduces debt to \$37.5 million. The intention of setting these parameters is to ensure the debt reduction comes from the existing core rates base and therefore from internal efficiency and management and not establish an additional rating component for debt. The starting point for considering these parameters is a conservative opening position accounting for a planned reduction of \$3.8 million in debt and a further \$4 million of asset sales concluding this year.

Factors to consider

Community views

Creating a parameter for debt reduction that is linked to Council income provides transparency for the community. The LTP will be consulted on and debt levels will be a feature area for feedback.

Policy implications

The debt parameters will ultimately feed into the financial strategy being set for the LTP

Financial implications

The debt parameters will need to be factored into the financial modelling for the LTP

Legal/delegation implications

Nil

Options

Option A: Produce financial projections containing core debt reduction levels at 5% of rates revenue.

Option B: Use an alternate figure for debt reduction either set at a % of rates revenue or a dollar target.

Assessment of options

Setting a clear target and parameter allows for clarity around Councils intent. A percentage of rates income locks in some discipline around this target and allows Council to live within its means.

Assessment of significance

The debt projections will be consulted on as part of the LTP

Recommended option

The recommended option is **Option A**

Next step

Officers continue to work on projections based on these debt parameters.

Attachments

- Table of debt projections

Debt Projections LTP 2018/2028 (uninflated)

	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	102.60%	1000
Rates	32,230	32,230	32,230	32,230	32,230	32,230	32,230	32,230	32,230	32,230	32,230		
5% of		1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612	1,612		
Public Debt	58,200	52,089	50,477	48,866	47,254	45,643	44,031	42,420	40,808	39,197	37,585		
Debt per rating unit	3804	3405	3300	3194	3089	2984	2878	2773	2668	2562	2457		
Rating Units no growth	15298	15298	15298	15298	15298	15298	15298	15298	15298	15298	15298		

File number: 4303.24 **Approved for agenda** ☐
Report to: Council
Meeting date: 26 September 2017
Subject: Stopbank reinstatement - land known as Section 73-75 part 44
 Block XV of the Tokatoka Survey District
Date of report: 18 September 2017
From: Shelley Paniora, Executive Assistant
Report purpose ☒ **Decision** ☐ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Summary

Approximately 40 years ago a landowner in the Raupo Drainage District moved a portion of stopbank and constructed a new bank to provide flood protection to a section of their property that sat outside the drainage district. This was done to reclaim land for farming purposes that, until then, was unusable by the owner of the day. No evidence can be located that the landowner received any formal approval to do this. That owner is now deceased and the property has been sold in recent years. This reclamation has created a weakness in the flood protection of Ruawai.

Advice has been sought as part of asset management planning, as to the state of Ruawai stopbanks. This has been driven by two imperatives, global warming (with its consequences) and the increased pressure on flood protection from the silting up of the Kaipara Harbour. A LiDAR (Light Detection and Range) survey that has been commissioned by the Northland Regional Council is likely to indicate the latter is occurring with the consequence being that both low and high tide levels in the Kaipara are rising.

An engineer's report has identified that the section of stopbank that was created to reclaim farming land (as identified above) is far below the standard needed to provide adequate flood protection of Ruawai. This matter has been in discussion and remains unresolved since 2014. The Ruawai Drainage Committee is asking Council to actively manage the situation with a solution to be in place by the start of June 2018. The Committee feels that the risk to Ruawai is simply too great for this matter to be left any longer.

A letter is being sent to ratepayers in the Raupo Drainage District seeking feedback on the three options being proposed to remedy the situation, along with the preferred option of the Committee. Affected ratepayers will be consulted to gauge which option the community wishes to pursue.

Chief Executive delegation is being sought from Mayor and Council to approve expenditure and works based on the feedback from the consultation process.

Recommendation

That Kaipara District Council:

- 1 *Receives the Executive Assistant's report 'Stopbank reinstatement - land known as Section 73-75 part 44 Block XV of the Tokatoka Survey District' dated 18 September 2017; and*

- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Delegates responsibility to the interim Chief Executive to complete any associated works for the stopbank reinstatement of Raupo Drainage District flood protection based on feedback from community consultation.*

Reason for the recommendation

To reinstate stopbank in the Raupo Drainage District to provide flood protection for the Ruawai area.

Reason for the report

The Raupo Drainage Committee has long identified a risk to the Ruawai community in regards to a section of stopbank that was removed. The Committee would like Council to now actively manage this risk by offering options for reinstatement of the stopbank.

Background

A section of the Raupo stopbank was removed approximately 40 years ago from a piece of land with a legal description of Section 73-75 part 44 Block XV of the Tokatoka Survey District. The owner did this in order to reclaim land for farming purposes. The reclaimed farm land currently sits behind a stopbank which the construction of does not meet the standards required to protect both the drainage network and the nearby township of Ruawai.

Several attempts have been made since 2003 to get various owners of the substandard stopbank to bring it up to standard, thus repairing weakness in the Raupo network, without success.

Factors to consider

Community views

The community has the expectation that Council is doing all that it can to protect people, property and ensure that land remains productive.

Policy implications

There are no known policy implications associated with this decision.

Financial implications

There will be a financial implication to Raupo ratepayers, but there is currently enough in reserve to cover what would be required for this project so that the immediate impact to rates is minimal.

Legal/delegation implications

Under s82 of the Local Government Act 2002, Council can undertake short form consultation on the basis that the persons who will or may be affected or have an interest in the decision are informed and encouraged to give their views. A letter (**Attachment 1**) will be sent to the community detailing how to provide feedback regarding the options presented.

Options

The suggested options to ratepayers are:

Option A: Reinstatement of the stopbank to its original condition and position. A desktop evaluation suggests the cost of this to be around \$150,000.

Option B: Improve the stopbank that was created by the original landowner that reclaimed land. That will cost in the vicinity of \$300,000 to \$400,000.

Option C: That ratepayers fund the first \$150,000 to improve the created stopbank and the landowner funds the rest.

Assessment of options

Option A: is the preferred option of the Raupo Drainage Committee. This eliminates the weakness in the flood protection for Ruawai and is the most cost-effective option.

Option B: is the preferred option for the landowner, but is not cost-effective for the ratepayer when a more efficient option is available.

Option C: is Option B with ratepayer subsidy of the first \$150,000. This option was of interest to the current landowners, but they would like to stage the works to be completed over a time period. The Raupo Drainage Committee considered this request, but due to the timeframe and perceived risk, the Drainage Committee is recommending the option that would see works completed this financial year.

Assessment of significance

This decision does not trigger Council's Significance and Engagement Policy.

Recommended option

The recommended option is **Option A**.

Next step

Await feedback from community consultation with the Chief Executive to progress the outcome of the consultation.

Attachments

- Raupo Community Stopbank Reinstatement Letter

ddmmyy in full

Name

Address

Address

Address and postcode

Dear name

Raupo Stopbank Reinstatement

This letter is seeking your feedback on a stopbank issue that requires urgent resolution. The situation has resulted in the Drainage Committee and Council having a different view to the directly affected landowners. We have resolved that a key input into making the final decision will be feedback from the affected community, being Ruawai.

Background

The Raupo drainage scheme is overseen by a committee of elected locals; Ian Beattie, David Hart, Brian Madsen, Ross McKinley, Ken Whitehead and myself. The Committee works with Council Engineers, on a voluntary basis, to keep our drainage scheme operating at the level it does. This structure has been in place for many years. Landowners collectively in the district pay a targeted rate of \$349,000 which is solely used for the maintenance and capital works associated with drainage. The Committee has a modest contingency fund which is there for an unforeseen expense.

The capital works programme both recently and into the future is dominated by floodgate renewals as all floodgates are at a similar age and are showing signs of potential failure. Each renewal costs around \$120,000 to replace.

About 40 years ago a landowner moved a portion of the stopbank and constructed a new bank that encircled a part of their property that had sat outside of the stopbank and therefore the drainage district. We can find no evidence that this activity had formal approval. That owner is now deceased and the property has been sold in recent years.

Current situation

The Committee has sought professional advice as to the state of Ruawai stopbanks, some 65 kilometres. This has been driven by two imperatives, global warming (with its consequences) and the silting up of the Kaipara. The Northland Regional Council believes the latter is occurring with the consequence being that both low and high tide levels on the Kaipara are lifting, subject to a final report.

An engineer's report has identified that the section of stopbank (as identified above) that was moved is far below the standard needed to provide adequate flood protection of Ruawai. This matter has been in discussion and remains unresolved since 2014. The Committee has now put a "peg in the sand" and wants the solution in place by the start of June 2018.

The risk to Ruawai is simply too great for this matter to be left any longer.

Cost implications

There are three options to remedy this:

- Option 1 – Reinstatement of the stopbank to its original condition and position. A desktop evaluation suggests the cost of this to be around \$150,000.
- Option 2 – Improve the stopbank that was created by the original landowner that reclaimed land. That will cost in the vicinity of \$300,000 to 400,000.
- Option 3 – That ratepayers fund the first \$150,000 to improve the created stopbank and the landowner funds the rest. Obviously Option 3 only works if the landowner agrees to fund the balance which to date is not the case.

Reinstating the original stopbank would mean Council would cease collecting rates on 19.8 hectares of land which would then sit outside of the Raupo Drainage District. This land would have limited flood protection from the existing (moved) stopbank which we are not suggesting we would dismantle and would be the landowner's responsibility from thereon.

Committee's and Council's preferred option

Option 1 i.e. to reinstate the historic stopbank at an approximate cost of \$150,000 to all ratepayers. This is the most cost-effective option, it does not set a precedent (there is other Ruawai land outside of the main stopbank) and restores an appropriate level of flood protection.

Your views are sought. This can be done by contacting myself, a Committee member, by email to council@kaipara.govt.nz or by telephone to Shelley Paniora on 09 439 3225 before 4.00pm Monday 16 October 2017.

Yours faithfully

Greg Gent
Mayor

Shelley, map to go here ??

draft

Stopbank Reinstatement

Print Date: 20/09/2017
Print Time: 1:16 PM



Stopbank for strengthening 1283m

Stopbank for reinstatement 316m



Scale: 1:5000
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1690452.15572646,6000170.29463114
1691916.05910034,6001990.22600726

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File number: 2304.15
Report to: Council
Meeting date: 26 September 2017
Subject: Resource Management Act 1991 Delegations
Date of report: 20 September 2017
From: Fran Mikulicic, General Manager Planning and Regulatory
Report purpose ☒ Decision ☐ Information
Assessment of significance ☐ Significant ☒ Non-significant

Approved for agenda ☒

Summary

The Resource Legislation Amendment Act 2017 introduced two new processes to the Resource Management Act 1991 (RMA) that either require, or provide consent authorities the discretion to deem certain proposed activities to be permitted. These activities are exempted from needing to apply for and obtain resource consent even though a rule(s) in a plan is infringed. The objective of the amendments is to streamline the process and avoid the need for a resource consent, thereby reducing time and costs.

There are two types of deemed permitted activities:

- 1 Deemed permitted boundary activities are 'boundary activities', where the correct information and written approval of the relevant neighbour(s) is provided. (Section 87BA). As from 18 October 2017 Council has to make decisions on whether an infringed 'boundary activity' can be considered permitted.
- 2 Deemed permitted marginal or temporary activities are activities where the consent authority has decided, at their discretion, that there is a marginal or temporary rule breach. The effects of the activity must be no different in character, intensity or scale than they would be in the absence of the rule breach and the adverse effects on any person must be less than minor. (Section 87BB). As from 18 October 2017 Council may consider whether infringed 'marginal or temporary activities' can be considered permitted.

Council has 10 working days to decide on permitted 'boundary activities', and issue a notice. For Council Officers to efficiently approve the above types of activities as being permitted within the required timeframes, Council Officers require the appropriate delegations to be put in place. The current Council Delegations Register, contains schedules for the Resource Management Act 1991 (RMA). Because of the Resource Legislation Amendment Act 2017 this part of the Delegation Register needs to be amended. This is to allow Council staff to administer the District Plan and consider minor breaches efficiently and effectively under the new legislation changes. The blue highlighted rows in the revised RMA Delegation Schedule (**Attachment 1**) are the new delegations for the new RMA provisions.

While looking at the delegations it was noted that delegations also need to be amended because of organisational changes. These changes have seen a Policy Manager appointed meaning that the RMA Delegations Schedule needs to be updated so that in the absence of the General Manager Community

decisions can still be made efficiently, (these changes are in green in Attachment 1). Also the interchangeability of resource consent titles and roles, as a result of progression of Consent persons, is addressed (these changes are in orange in Attachment 1).

All amendments, additions or deletions to the RMA Delegations Schedule must be authorised by Council. RMA delegations cannot be sub-delegated.

Attachment 1 of this report is the amended RMA Delegation Schedule for Council's approval.

Council also needs to consider whether to impose a set fee now for the processing of deemed permitted boundary activity applications, which is estimated to be \$400.00 including GST. This will require a one month public consultation process to be undertaken prior to a fee being set. Alternatively Council may wish to use the general hourly charge-out rate for a consent planner and seek a set fee through the Long Term Plan process.

Recommendation

That Kaipara District Council:

- 1 *Receives the General Manager Planning and Regulatory's report 'Resource Management Act 1991 Delegations' dated 20 September 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*
- 3 *Approves the revised Resource Management Act (RMA) Delegations, as specified in the RMA Schedule of Delegations circulated as Attachment 1 to the above-mentioned report; and*
- 4 *Applies the general charge-out rate for a resource consent planner for cost recovery.*

Reason for the recommendation

Council Officers require the delegation to make decisions on the new Resource Management Act provisions. This is so decisions can be made efficiently and within the timeframes allocated to make such decisions.

Reason for the report

To enable Council to consider and approve the updated RMA Delegations in response to legislation changes and organisational changes, so decisions on RMA matters can be made efficiently.

Background

Any non-compliance with the rules and requirements in the District Plan triggers the need for a resource consent. However, due to the effect-based nature of the District Plan, some activities can require resource consent, despite the activity having effects which are indiscernible from that of a permitted activity. The breach of the rule is therefore technical in nature, rather than relating to the adverse effects of the activity.

The Resource Legislation Amendment Act 2017 has introduced a discretionary power for consent authorities to waive the requirement for resource consent on a case-by-case basis in the instance identified above. Activities that are eligible to be 'deemed permitted' are those that will have adverse effects that are indiscernible from those allowed by permitted activities. These activities would have been granted a resource consent on a non-notified basis. The objective of the amendments is to streamline the process and avoid the need for a resource consent, thereby reducing time and costs.

Issues

Delegations required

The Resource Legislation Amendment Act 2017 has introduced two new processes in the Resource Management Act 1991 (RMA) that either require, or provide consent authorities the discretion to deem certain proposed activities to be permitted. These activities are exempted from needing to apply for and obtain resource consent even though a rule(s) in a plan is infringed. This is intended to save time and costs for both consent authorities and applicants.

There are two types of deemed permitted activities that have been introduced:

- 1 Deemed permitted boundary activities are 'boundary activities', where the correct information and written approval of all of the relevant neighbour(s) is provided. This process is mandatory and must be followed when an application meets the new criteria, (Delegations required for Section 87BA).
- 2 Deemed permitted marginal or temporary activities are activities where the consent authority has decided, at their discretion, that there is a marginal or temporary rule breach. The effects of the activity must be no different in character, intensity, or scale than they would be in the absence of the rule breach and the adverse effects on any person must be less than minor. This process is at Council's discretion, (Delegations required for Section 87BB). The blue highlighted rows in the revised RMA Delegation Schedule (Attachment 1) are the new delegations for the new RMA provisions.

Council has 10 working days to decide on permitted 'boundary activities' and issue a notice. Council must consider if an infringed 'boundary activity' is considered to be permitted from 18 October 2017. The permitted 'marginal and temporary activities', do not have a set timeframe, however Council must avoid delays. As from 18 October 2017 Council has the discretion to deem 'marginal or temporary activities' as permitted. Therefore, it is essential that the appropriate delegations to Council officers are put in place to make decisions on these new provisions efficiently.

While considering the delegations for Council officers to carry out their roles efficiently, it was noted that some other delegations were missing. These missing delegations are a result of organisational changes. These changes have seen a Policy Manager appointed meaning that the RMA Delegations Schedule needs to be updated so that in the absence of the General Manager Community decisions can still be made efficiently. These changes are shown in green in Attachment 1. The other delegations are with regards to the interchangeability of position titles that could be in place as Council Officers progress through the organisation. These have therefore been included in the proposed delegation amendments. These changes are shown in orange in Attachment 1.

Delegations balance the need to enable staff to undertake day-to-day matters with operational effectiveness and efficiency, allowing an appropriate level of managerial discretion and at times to avoid delays in making decisions against appropriate governance controls.

Fees and Charges

Currently any infringement of the District Plan triggers the need for a resource consent. These have their own fees and charges. The new deemed permitted activities do not have a set fee in Council's fees and charges for these processes. In terms of cost recovery for the new processes Council has two options.

Firstly, Council could put in place a set fee to cover the cost of deciding whether an application meets the permitted activities criteria for 'boundary activities' and for 'marginal and temporary activities'. Council has the option to put in place a set fee now by following the consultation process under the Local Government Act 2002. It is estimated that the cost is likely to work out at approximately \$400 including GST.

Alternatively, Council could charge the current hourly rate for a resource consent planner, with a view to introduce a new set fee through the Long Term Plan process. This second option means that a set fee would not be in place until 01 July 2018.

These charges would cover the assessment and decision and issuing of any notice deeming an activity to be permitted. Council is also expected to record these decisions and report on these decisions to the Ministry for the Environment annually. So we must ensure acceptance systems are in place to capture this data. The decisions also need to be placed on property files. This information is to form part of the property information provided when a Land Information Memorandum (LIM report) is requested.

It is estimated that approximately 25% of the yearly total for resource consent applications are for boundary infringements which means potentially that 25% of the current number of consents will be diverted to these new processes. Council needs to ensure that appropriate cost recovery provisions are in place.

Factors to consider

Community views

The community would expect Council to have an explicit delegations regime in place and for officers to be held accountable for their actions. If it is decided that a new fee is required now, then community views will be required. Under the provisions of the RMA Council would need to notify the community of any proposed changes and to hear any submissions before make a final decision regarding fees.

Policy implications

The proposed update to the RMA Delegations will not result in any change to other policies, but does need to be formally approved by Council

Financial implications

There is no direct budgetary impact to Council due to approving the update to the RMA Delegations. However there will be some impacts on budgeted income as a result of the new legislation being implemented. This is likely to affect Forecast One in this financial year. Forecasts will be used to track the impact of these legislative changes.

Legal/delegation implications

Under s34A(1) of the RMA all delegations must be authorised by Council. Council is not able to delegate its power of delegation. Therefore, all amendments, additions or deletions to the RMA Delegations must be authorised by Council. This will be critical to meet the reduced timeframes from 20 working days to 10 working days for these 'deemed permitted activities'.

Options

Option A: Approve the revised RMA Delegations.

Option B: Do not approve the revised RMA Delegations.

Assessment of options

Option A reflects good practice and will improve internal control by ensuring that the RMA Delegations are up to date. It will also mean that decisions are made without undue delay.

Option B would mean that the RMA Delegations would remain outdated and all decisions under the requirements will need to be approved by a Committee of Council. This would likely lead to an undue delay in providing a decision.

Assessment of significance

Under Council's Significance and Engagement Policy, a decision in accordance with the recommendation is not considered to have a high degree of significance. The setting of delegations is an internal administrative and business management process.

Recommended option

The recommended option is **Option A**.

Next step

Implement the updated RMA Delegations.

Attachments

- Attachment 1 – Revised RMA Delegations Schedule

Delegations pursuant to section 34A of Resource Management Act 1991				
Pursuant to Section				
Abbreviations: General Manager Planning and Regulatory (GMPR), Manager Resource Consents (MRC), Regulatory Manager (RM), Team leader Resource Consents (TLRC) , (Principal Planner, Senior Planner, Planner, Graduate Planner (P)) Regulatory Officer Consents (ROC), Resource Consent Technical Support Officer (RCTSO), Land Information Memorandum Officer (LIMO), Monitoring and Compliance Officer (MCO), General Manager Community (GMC), Policy Manager (PM), Senior Policy Analyst (SPA), Policy Planner (PP)				
	Section	Description	Delegated to	Date of Council Resolution
	10(2)	Grant an extension of time.	GMPR, MRC, TLRC , P, GMC, PM	
	32(3)	Carry out an evaluation (if a new proposal will amend an existing proposal) to examine the provisions and objectives of the amending proposal and the extent to which objectives of the existing proposal are relevant to the objectives of the amending proposal and would remain if the amending proposal were to take effect.	GMPR, GMC, SPA, PP, MRC, PM	
	32(4)	Be satisfied that the evaluation has adequately taken into account the benefits and costs of policies, rules or other methods, and the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other matters.	GMPR, GMC, SPA, PP, MRC, PM	
	32(5)	Make evaluation report available for public inspection as soon as practicable after the proposal is made (in the case of a standard or regulation) or at the same time as document is publicly notified.	GMPR, GMC, SPA, PP, MRC, PM	
	35(2)(b)	Gather information and undertake or commission research as necessary to monitor the efficiency and effectiveness of policies, rules, or other methods in the District Plan.	GMPR, GMC, SPA, PP, MRC, TLRC , RM, PM	
	35(2)(d)	Monitor the exercise of the resource consents that have effect in the Kaipara district.	GMPR, MCO, MRC, TLRC , P, PP	
	35(2A)	Compile and make available to the public a review of the results of monitoring under subsection (2)(b) at intervals of not more than five years).	GMPR, MRC, TLRC , P	
	36(5)	Remit the whole or any part of a charge of the kind referred to in section 36.	GMPR, ROC, MRC	
	36(3)	Require payment of additional charge where fixed charge inadequate to recover actual and reasonable costs.	GMPR, ROC, MRC, TLRC , PP, RM	
	36(3A)	Provide an estimate of additional charge, on request.	GMPR, ROC, MRC, TLRC , P, RCTSO, RM	
	37(1)	Extend or waive compliance with a time limit specified in the Act or in regulations . Note: section 37A places constraints upon waivers and extensions of time.	GMPR, GMC, SPA, MRC, TLRC , P, PM	
	37(2)(a)	Waive compliance with procedural requirements and requirements to provide information where there are inaccuracies or omissions. Note: section 37A places constraints upon waivers and extensions of time.	GMPR, ROC, MRC, TLRC , GMC, SPA, PM	

37A(6)	Determine and notify those persons who are directly affected by the extension or waiver of compliance with a time limit, method of service or service of a document.	GMPR, ROC, MRC, TLRC , P, GMC, SPA, PM
38	<p>Authorise and supply a warrant to carry out the following functions and powers as an enforcement officer:</p> <ol style="list-style-type: none"> 1. Direct a person to give his or her name and address; and to give the name and address and whereabouts of any other person on whose behalf the person is breaching or has breached the obligations under Part 3 of the Act – section 22. 2. Issue and serve an abatement notice – section 322. 3. If a person against whom an abatement notice is given under section 322(1)(c) fails to comply with the notice, exercise the powers of entry and enforcement conferred by section 323. 4. Issue an excessive noise direction pursuant to section 327. 5. Request a constable, pursuant to section 327, to issue an excessive noise direction. 6. If a person against whom an excessive noise direction is made fails to comply immediately with that notice, to enter (accompanied by a constable) the place without further notice and, with such assistance as is reasonably necessary, enforce compliance with the notice by any of the means specified in section 328(3), (4), (5), and (6). 7. Apply for a warrant pursuant to section 334, and execute any warrant issued pursuant to section 332. 8. Exercise the power of entry for inspection, and to take samples pursuant to section 332. 9. Exercise the power of entry for inspection, and to take samples pursuant to section 333. 10. Issue an infringement notice. 	GMPR, MCO, MRC, TLRC , RM
42(2)	<p>Make an order that a hearing be held with the public excluded.</p> <p>Make an order prohibiting or restricting the publication or communication of any information supplied or obtained in the course of any proceedings.</p>	GMPR, GMC, PM
42A(1AA)	Require an officer or commission a consultant or any other person to prepare a report on information provided on any matter described in section 39(1) by the applicant or any person who made a submission.	GMPR, ROC, MRC, TLRC , GMC, SPA, PM
42A(5)	Waive requirement to provide copy of report or give notice that it is available at the office.	GMPR, MRC, TLRC ,
86D(2)	Make application to the Environment Court for a rule to have legal effect from a date other than the date on which the decision on submissions relating to the rule is made and publicly notified under clause 10(4) of Schedule 1.	GMPR, GMC, SPA, PM
87E	Make decision to return, decline or grant a request to transfer to the Environment Court an application for resource consent or application for a change or cancellation of consent condition.	GMPR
88(3) & 149Z(2)	<p>Determine that an application is incomplete and return the application to the applicant, with written reasons for the determination. However if the matter is referred under section 149Y(3), the application must be treated as if—</p> <ol style="list-style-type: none"> (a) it had been made to the local authority under section 88(1); and (b) it had been lodged on the date that the local authority received notification from the EPA under section 149Y(3); and (c) section 88(3) did not apply to the application. 	GMPR, ROC, MRC, TLRC , P
87BA	Determine that activity meets the criteria for a consent exemptions for a permitted 'boundary activities' and issue notices for permitted 'boundary activities'	GMPR, ROC, MRC, TLRC , P
87BB	Determine that an activity meets the criteria for a consent exemption for a permitted 'marginal or Temporary activities' and issue notices for permitted 'marginal and temporary activities'	GMPR, ROC, MRC, TLRC , P

	91(1)	Determine not to proceed with the notification or hearing on an application for a resource consent.	GMPR, ROC, MRC, TLRC ,
	91(2)	Notify the applicant of the determination.	GMPR, SPA, ROC, MRC, TLRC , P
	92(1)	Request the applicant for the consent to provide further information relating to the application.	GMPR, ROC, MRC, TLRC , P, PP
	92(2)	Determine if the activity for which the resource consent is sought may have a significant adverse environmental effect. Commission a person to prepare a report on any matter relating to an application in particular circumstances.	GMPR, ROC, MRC, TLRC , P
	92(3)	Council must notify the applicant, in writing, of its reasons for: (a) requesting further information under subsection (1); or (b) wanting to commission a report under subsection (2).	GMPR, ROC, MRC, TLRC , P
	92A(2)	Decide a reasonable time limit to provide the information and notify the applicant of it.	GMPR, MRC, TLRC , P
	92A(3)	Determine an application under section 104 even if applicant does not respond to section 92(1) request.	GMPR, MRC, TLRC
	92B(2)	Determine an application under section 104 even if applicant does not respond under subsection(1) or agree to commissioning of report.	GMPR, MRC, TLRC
	95	Determine whether to notify an application.	GMPR, MRC, TLRC
	95A & 95D	-Determine whether to publicly notify resource consent application; ² and -Determine whether an activity will have or is likely to have adverse effects on the environment that are more than minor.	GMPR, ROC, MRC, TLRC
	95B & 95E	Determine whether there are any affected persons in relation to an activity.	GMPR, ROC, MRC, TLRC , P
	95B & 95F	Determine whether there are any affected protected customary rights groups in relation to an activity.	GMPR, ROC, MRC, TLRC , P
	98	Provide the applicant with a list of all submissions received.	GMPR, MRC, ROC, RCTSO, TLRC , P
	99	Determine if Council should have a pre-hearing meeting.	GMPR, ROC, MRC, TLRC , P
	99(1)	Invite or require a consent applicant and some or all of the persons who have made submissions on the application to attend a meeting.	GMPR, ROC, MRC, TLRC , P, RCTSO
	99(4)(a)	Determine if the person who has the power to make the decision on the application that is the subject of the meeting should be able to attend and participate.	GMPR, ROC, MRC, TLRC , P
	99A	Refer to mediation a resource consent applicant and some or all of the persons who have made submissions on the application.	GMPR, ROC, MRC, TLRC , P
	100	Determine if a hearing is required.	GMPR, ROC, MRC, TLRC , P
	101	Organise the commencement date and time and the place of the hearing and notify parties.	GMPR, MRC, ROC, TLRC , P, RCTSO
	102(1)(a)	Determine (with the other authorities) whether a joint hearing is unnecessary.	GMPR, RSO, ROC, MRC, TLRC , P
	103(1)(a)	Determine if the applications are sufficiently unrelated so that it is unnecessary to hear and decide the applications together.	GMPR, MRC, TLRC , P
	104(6)	Decline an application for a resource consent where information is inadequate to determine application.	GMPR, MRC, TLRC
	104A-D, 105, 106, 107, 108, 108A, 149Z and 220	Decisions on applications for resource consents that are not notified under section 95A, and for which notice is not required to be served under section 95B; or for applications notified under section 95A, or where notice is required to be served under section 95B when: • No submissions have been received, or	GMPR, MRC, TLRC

		<ul style="list-style-type: none"> • No request is made for a hearing, or • The need for a hearing has been averted by all submitters giving written agreement with conditions of consent proposed and, therefore, they no longer want to be heard. 	
	108A(3)	Determine that an adverse effect may continue or arise after the expiration of a resource consent and require that the bond continue for a specified period.	GMPR, ROC, MRC, TLRC , MCO, RM
	109(4)	Extend bond period.	GMPR, ROC, MRC, TLRC , MCO, RM
	114 115	Serve notice of decision.	GMPR, ROC, MRC, TLRC , P
	124(3)	Determine that holder of resource consent, who has applied for new consent, continue to operate under existing resource consent.	GMPR, ROC, MRC, TLRC
	125(1A)(b)	Determine an application for an extension.	GMPR, MRC, TLRC
	126	Cancel a resource consent by written notice served on the consent holder. Revoke a notice to cancel a resource consent and state a period after which a new notice may be served.	GMPR, MRC, TLRC
	127 & 149Z(8)	Determine an application to change or cancel a condition of a resource consent. However if the matter is referred under section 149Y(3), the application must be treated as if it had been— (a) made to the local authority under section 127; and (b) lodged on the date that the local authority received notification from the EPA under section 149Y(3).	GMPR, MRC, TLRC
	128	Serve notice of intention to review conditions of a resource consent.	GMPR, MCO, MRC, TLRC , RM
	130	Determine whether a review needs to be notified.	GMPR, MRC, TLRC
	132	Change conditions of resource consent on a review. Cancel a resource consent following a review.	GMPR, MRC, TLRC , MCO, RM
	133A	Issue an amended consent that corrects minor mistakes or defects in the consent.	GMPR, MRC, TLRC
	138	Accept or refuse to accept the surrender of a resource consent.	GMPR, MRC, TLRC
	139	Issue or decline to issue a certificate of compliance. Determine that further information is necessary to determine whether the activity can be lawfully done in the particular location without a resource consent complies with the plan and requires an applicant for a certificate of compliance to provide further information relating to the request.	GMPR, MRC, TLRC
	139A	Issue existing use certificates. Determine information needed to decide whether to issue the certificate. Require an applicant to provide any further information needed. Revoke an existing use certificate.	GMPR, MRC, TLRC
	142(1)(b)	Request Minister to make a direction for a matter lodged with Council.	GMPR
	142(4)	Provide views to the Minister on a request for a matter of national significance to be called in and indicate Council's capacity to process the matter.	GMPR
	145(2), (3) or (4)	Lodge a matter with the Environmental Protection Authority	GMPR
	147(4)	Provide views to the Minister on a recommendation from the Environmental Protection Agency and indicate Council's capacity to process the matter.	GMPR
	149	Respond to request from Environmental Protection Authority for further information.	GMPR, GMC, SPA, MRC, PM
	149B	Provide Environmental Protection Authority with required information.	GMPR, GMC, SPA, MRC, PM

149E & 149F	Make submission and further submissions to the Environmental Protection Authority.	GMPR, GMC, MRC, PM
149G(3)	Prepare report when commissioned by Environmental Protection Authority.	GMPR, GMC, SPA, MRC, PM
149I(1)	Withdraw a change or variation.	GMPR, GMC, SPA, PM
149K(2)	Suggest members for a Board of Inquiry.	GMPR
149M(3)	Provide Council views to Board of Inquiry on whether the Board ought to accept or reject a request.	GMPR
149M(4)(b)	Prepare proposed plan or change.	GMPR, GMC, PM
149O(3)(a)	Make submission on proposed plan or plan change.	GMPR, GMC, MRC, PM
149Q	Make comments on minor or technical aspects of draft report from Environmental Protection Authority.	GMPR, GMC, MRC, PM
149W(2)(a)	Implement decision of Board of Inquiry or Environment Court about proposed regional plan or change or variation (Note: section 149W(b) & (c) may only be delegated to a relevant Council committee).	GMPR, GMC, PM
149ZC	Make submission to Environmental Protection Authority.	GMPR, GMC, MRC, PM
149ZD(1)	Determine whether to recover from an applicant actual and reasonable costs incurred by Council in complying with Part 6AA of the Resource Management Act 1991.	GMPR, GMC, MRC, PM
149ZD(7)	Object to requirement to pay costs under section 149ZD.	GMPR, GMC, PM
168	Give notice of a requirement for a designation Withdraw a requirement for a designation	NOT DELEGATED
168A & 149Z(4)	Process and decide on Notice of Requirement by Council when: <ul style="list-style-type: none"> No submissions have been received, or No request is made for a hearing, or The need for a hearing has been averted by all submitters giving written agreement with conditions of consent proposed, and therefore they no longer want to be heard. However if the matter is referred under section 149Y(3), the local authority must instead comply with section 168A or 181 (as the case may be), with all necessary modifications, as if it had decided to issue the notice of requirement under that section on the date that the matter was referred to it.	GMPR, PP, GMC, SPA, PP, MRC,
168A	Notify a requirement in accordance with sections 95A to 95G. Confirm, modify, impose conditions upon or withdraw a requirement.	GMC, SPA, GMPR, ROC, MRC, TLRC, PM
169	Process of further information requests, notification, submissions and hearing apply to the notice of requirement.	GMPR, GMC, MRC, TLRC, P, PM
170	Consent to requirement being included in proposed plan.	GMC, GMPR, MRC, PM
171	Recommend that a requirement be confirmed, modified, subject to conditions, or withdrawn.	GMC, MRC, GMPR, PM
172	Accept, modify or reject a recommendation under section 171 or modify a requirement	GMC, GMPR, MRC, PM
173(1)	Serve a notice of decision and a statement of the time within which an appeal against the decision may be lodged on (a) persons who made a submission; and (b) landowners and occupiers directly affected by the decision.	GMC, GMPR, MRC, TLRC, PM
174	Initiate an appeal against a decision of a requiring authority.	GMC, GMPR, MRC, PM
176A	Consider an outline plan of any public work, project or work to be constructed on designated land and request changes before construction is commenced. Waive requirement for an outline plan.	GMPR, ROC, MRC, GMC, TLRC, P, PM

	181 & 149Z(4)	Alter a designation in the district plan or a requirement in a proposed district plan. However if the matter is referred under section 149Y(3), the local authority must instead comply with section 168A or 181 (as the case may be), with all necessary modifications, as if it had decided to issue the notice of requirement under that section on the date that the matter was referred to it.	GMC, MRC, GMPR, PP, PM
	182	Remove or refuse to remove part of a designation or heritage order.	GMC, MRC, GMPR, PM
	184	Consent to extension of designation.	GMC, MRC, GMPR, PM
	189	Give notice of a requirement for a heritage order.	GMC, MRC, GMPR, PM
	189A & 149Z	Process, determine notification and decide on notice of requirement for a heritage order by Council when: • No submissions have been received, or • No request is made for a hearing, or • The need for a hearing has been averted by all submitters giving written agreement with conditions of consent proposed, and therefore they no longer want to be heard.	GMC, SPA, MRC, GMPR, PM
	190	Decide on whether to notify a notice of requirement for a heritage order. Process further information requests, notification, submissions and hearing apply to the notice of requirement.	GMC, SPA, MRC, GMPR, PM
	190	Notify a requirement.	GMPR, GMC, SPA, MRC, PM
	191	Recommend that a requirement be confirmed (with or without conditions) or withdrawn.	GMPR, GMC, SPA, MRC, PM
	192	Powers under sections 172, 170, 173, 174, 175 and 180 which apply to designations apply in respect of notice of requirement for a heritage order.	GMPR, GMC, SPA, MRC, PM
	193	Consent to do anything that would wholly or partly nullify the effect of the heritage order.	GMPR, GMC, SPA, MRC, PM
	193A	As authority responsible for earlier order or designation, consent to heritage protection authority responsible for later heritage order to do anything in accordance with that heritage order. Authority responsible for earlier order or designation may do anything in accordance with earlier order or designation without prior consent.	GMPR, GMC, SPA, MRC, PM
	195A & 149Z(6)	Alter heritage order (applies to both applications to and those by Council). However if the matter is referred under section 149Y(3), the local authority must instead comply with section 189A or 195A (as the case may be), with all necessary modifications, as if it had decided to issue the notice of requirement under that section on the date that the matter was referred to it.	GMPR, MRC, GMC, SPA, MRC, PM
	198C	Determine request under section 198B.	GMPR, MRC, GMC, SPA, MRC, PM
	198D (3)(4) & (5)	Prepare and serve report on requirement.	GMPR, MRC, GMC, SPA, MRC, PM
	198E(4)	File section 274 notice in respect of a notice of motion lodged with the Environment Court.	MRC, GMC, GMPR, PM
	198H	Decision to refer a requirement to the Environment Court for decision.	GMC, GMPR, MRC, PM
	198J & 198M(1)(a)	Prepare report and suggested conditions and Serve submitters with report.	GMC, SPA, PP, GMPR, MRC, TLRC, P, PM
	198K(1)	Lodge notice of motion and supporting affidavit with the Environment Court and serve a copy of the notice of motion and affidavit on every person who made a submission.	GMPR, GMC, SPA, MRC, PM
	220	Determine conditions on a subdivision consent. Consult the Registrar-General of Land in relation to the practicality of any condition proposed under section 220(1)(b).	GMPR, ROC, MRC, TLRC, P, LIMO
	221	Issue a consent notice. Vary or cancel condition in a consent notice.	GMPR, ROC, PP, MRC, TLRC, P

222	Issue completion certificates.	GMPR, PP, MRC, ROC, LIMO, TLRC, P
	Extend the period for completion of works or making a financial contribution.	
223	Approve or decline survey plans.	GMPR, ROC, LIMO, PP, MRC, TLRC, P
224	Provide certificate under section 224(c) to Registrar-General of Land.	GMPR, ROC, LIMO, PP, MRC, TLRC, P
	Provide certificate under section 224(f) to Registrar-General of Land.	
226	Provide certificate under section 226(e) to Registrar-General of Land.	GMPR, ROC, LIMO, PP, MRC, TLRC, P
234	Determine an application to vary or cancel an instrument creating an esplanade strip.	GMPR, ROC, LIMO, PP, MRC, TLRC, P
235	Agree to creation of an esplanade strip.	GMPR, ROC, LIMO, PP, MRC, TLRC, P, RM
237	Approve a separate survey plan for an esplanade reserve or esplanade strip.	GMPR, ROC, LIMO, PP, MRC, TLRC, P
237B	Agree to acquire an easement for access.	GMPR, ROC, LIMO, PP, MRC, TLRC, P
	Agree to cancel or vary an easement for access.	
237C	Close an esplanade reserve or access strip during periods of emergency or public risk and adequately notify closure	GMPR, GMC, MCO, MRC, RM
237D	Agree to an esplanade reserve being administered by the Minister of Conservation or regional council	NOT DELEGATED
	Agree to the bed of any river or lake being vested in the Minister of Conservation or regional council	
237H	Accept or object to registered valuer's determination of compensation.	GMPR, GMC, MRC, PM
239(2)	pursuant to s239(2) of the Resource Management Act 1991 the [easement or other interest] specified in the attached Annexure Schedule, which affects an allotment to vest as reserve, shall remain with the land upon deposit of the plan	GMPR, MRC, ROC, LIMO
240(4)	Cancel amalgamation covenant in whole or part.	GMPR, MRC, ROC, LIMO, PP, TLRC, P
241(3)	Cancel an amalgamation condition.	GMPR, ROC, LIMO, MRC, TLRC, P
243	Grant or revoke an easement condition in whole or part.	GMPR, MRC, TLRC, ROC
245(5)	Approval of a plan of survey of reclamation.	ROC, LIMO, GMPR, MRC, TLRC
274(2) & (3)	Give notice of intention to become party to proceedings.	GMPR, GMC, PM
292	Apply to Environment Court for direction ordering amendment to District Plan.	GMPR, GMC, PM
294	Application to Environment Court to order rehearing of proceedings by the Court	GMPR, GMC, PM
311	Apply to the Environment Court for a declaration subject to advising Commissioners prior to actioning.	GMPR, GMC, PM
316	Apply for an enforcement order.	GMPR, MCO, MRC, RM
320	Apply for an interim enforcement order.	GMPR, MCO, MRC, RM
321	Apply to the Environment Court to change or cancel an enforcement order, if directly affected by it.	GMPR, MCO, MRC, RM

325A	Change or cancel an abatement notice.	GMPR, MCO, MRC, RM
330(2)	<p>Determine that:</p> <p>(a) any public work for which the Council has financial responsibility;</p> <p>(b) any natural and physical resource or area for which the Council has jurisdiction under the Act;</p> <p>(c) any project or work or network utility operation for which any network utility operator is approved as a requiring authority under section 167; or</p> <p>(ca) any service or system that any lifeline utility operates or provides— is affected by or likely to be affected by -</p> <p>(d) an adverse effect on the environment which requires immediate preventive measures; or</p> <p>(e) an adverse effect on the environment which requires immediate remedial measures; or</p> <p>(f) any sudden event causing or likely to cause loss of life, injury, or serious damage to property.</p> <p>and in such case, without prior notice, enter any place (including a dwelling house when accompanied by a constable) and take such action, or direct the occupier to take such action, as is immediately necessary and sufficient to remove the cause of, or mitigate any actual or likely adverse effect of, the emergency;</p>	<p>Water Services Manager</p> <p>General Manager Community</p> <p>GM Infrastructure</p> <p>Roading Manager</p> <p>GMPR</p>
332	Authorise enforcement officer to enter for the purpose of inspection.	GMPR, MCO, MRC, RM
333	Authorise enforcement officer to carry out surveys, take samples and enter onto land.	GMPR, MCO, MRC, RM
334	Apply for warrant for entry and search of any place or vehicle (Note: Must be an enforcement officer authorised under section 38).	GMPR, MCO, MRC, RM
338	Initiate, conduct, settle and conclude any action for any breach of the District Plan or non-compliance with the terms of any resource consent, including laying an information in respect of an offence. Report to the next available Council or relevant Committee meeting.	GMPR, MCO, MRC, RM
343C	<p>Issue an infringement notice.</p> <p>Deliver an infringement notice.</p>	GMPR, MCO, MRC, RM
352	Serve notice or other document as prescribed by the Act. Report to the next available Council or relevant Committee meeting.	GMPR, MCO, MRC, RM
353	Extend fixed period for service of notices under this Act on owners of Maori land. Report to the next available Council or relevant Committee meeting.	GMPR, MCO, MRC, RM
356	Apply to the Environment Court for an order authorising a matter to be determined by arbitration subject to advising Commissioners prior to actioning.	GMPR, MCO, RM
357C & 357D(1)	Authority to consider any objection (pursuant to this section) to an officer's decision where the objection can be dismissed, upheld in whole or in part or in the case of an objection under section 357B(a), as it relates to an additional charge under section 36(3), remit the whole or any part of the additional charge over which the objection was made.	GMPR, MCO
388	Request information as to the nature and extent of the activities carried out under the consent and the effects of those activities upon the environment.	GMPR, MCO
Schedule 1 Clause 6	Make a submission	NOT DELEGATED- COUNCIL ONLY
Schedule 1 clause 8	Make further submission	NOT DELEGATED- COUNCIL ONLY
Schedule 1 Clause 8AA(1)	Invite anyone who has made a submission on the proposed policy statement or plan to meet for the purpose of clarifying or facilitating the resolution of any matter relating to a proposed policy statement or plan.	GMC, SPA, PP, GMPR, MRC, PM

	Schedule 1 Clause 8AA(3)	With the consent of the parties, refer to mediation the issues raised by persons who have made submissions on the proposed plan or policy statement.	GMC, SPA, PP, GMPR, MRC, PM
	Schedule 1	Make an amendment, of minor effect, or correct any minor errors in a proposed policy statement or plan without using the process in this schedule or make an amendment to comply with a direction of the Environment Court. Make an amendment or correct any minor errors in an operative policy statement or plan without using the process in this schedule. Report to the next available Council or relevant Committee meeting.	GMC, SPA, MRC, GMPR, PM
	Clause 16 20A		
	Schedule 1	Require further information about a proposed change under Clause 21, specifying reasons for requiring further or additional information or for commissioning a report under this clause.	GMC, SPA, PP, GMPR, PM
	Clause 23		
		Delegations Pursuant to -	
		Local Government Act 1974	
	Section		Delegated to
	327A	Where a building-line restriction has been imposed under this Act or any former enactment, and Council subsequently determines that the building-line restriction be cancelled, Council shall send notice of cancellation to the District Land Registrar or Registrar of Deeds, as the case may require, who shall amend his or her records accordingly.	CPM, SPA, ROC, RSO
			In conjunction with Roothing Manager for KDC controlled roads
	348(1)	Give permission to lay out or form any private road or private way, or grant or reserve a right of way over any private way, in the district.	GMPR, MRC, TLRC, ROC, RSO
		Unit Titles Act 1972	
	25(5)	Unit title - deposit in stages.	GMPR, ROC, LIMO, MRC, TLRC, P
	32(2)	Restriction on deposit unit title plan.	GMPR, ROC, LIMO, MRC, TLRC, P

	5(1)	Building shown on plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.	GMPR, ROC, LIMO, MRC, TLRC, P
		General	
	A&I	Authorisation and Instruction form - isofar as it related to survey plans, easement and LINZ certificates.	GMPR, ROC, LIMO, MRC, TLRC

File number: 5105.12 **Approved for agenda** ☒
Report to: Council
Meeting date: 26 September 2017
Subject: Sale of Council Land : Section 1, SO 61790 , NA67C/989 (Mangawhai)
Date of report: 01 September 2017
From: John Burt, Property and Commercial Advisor
Report purpose ☒ **Decision** ☐ **Information**
Assessment of significance ☐ **Significant** ☒ **Non-significant**

Summary

This report is to obtain Council's approval for the disposal potential of a vacant section that might be considered surplus. The land identified as potentially surplus to Council requirements is a 1,770 square metres piece of land situated between Tomarata Road and the Mangawhai River (Estuary) and is a severance of stopped road, contained in fee simple title NA 67C/989, **Attachment 1**, known as Section 1, SO 61790 issued on 19 April 1989 initially in the name of Rodney County Council.

This title for the land came about as a road legalisation action under the Public Works Act. It should be noted for the purposes of compliance with s345(1)(a) of the LGA 1974 this land needs offered to the adjoining landowners in the first instance. This may have happened around 1989 but no records can found to confirm or this or otherwise.

The availability of this property has been made known to other Council units in terms of the SOLGM surplus property decision-making flow chart.

As per our policies they were asked whether the property is: *Essential to the delivery of relevant services, and property is only retained where it relates to a primary output of Council.*

All departments confirmed that there are no plans for this land.

If there is no actual requirement by Council to retain the property for any particular plan or purpose it is recommended that the property on Tomarata Road, Mangawhai be declared surplus or under-performing and offered for sale. The adjoining landowners must be offered the opportunity to purchase the land in the first instance.

Recommendation

That Kaipara District Council:

- 1 *Receives the Property and Commercial Advisor's report 'Sale of Council Land: Section 1, SO 61790 NA67C/989 (Mangawhai)' dated 01 September 2017; and*
- 2 *Believes it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with the provision of s79 of the Act determines that it does not require further information prior to making a decision on this matter; and*

- 3 *Declares that its property at Tomarata Road, Mangawhai described as Section 1, SO 61790 Certificate of Title NA67C/989 is surplus to its requirements; and*
- 4 *Offers the land to all adjoining landowners at valuation for the purposes of s345(1)(a)(i) of the Local Government Act 1974; and*
- 5 *Should the adjoining owners decline the offer to purchase the property, offer the land for sale generally to any other person(s); and*
- 6 *Delegates to the Chief Executive authority to negotiate terms and conditions and accept the best offer, provided that it is equal or greater than valuation.*

Reason for the recommendation

Council has no plans for the land and its location and condition means that if retained it will be an ongoing cost to Council.

Reason for the Report

This report is to obtain Council's approval for the disposal potential of a vacant section that might be considered surplus.

Background

The land identified as potentially surplus to Council requirements is a 1,770 square metres piece of land situated between Tomarata Road and the Mangawhai River (Estuary). Section 1 is a severance of stopped road, contained in fee simple title NA 67C/989 known as Section 1, SO 61790 issued on 19 April 1989 initially in the name of Rodney County Council.

A resolution was made at Council's Annual Plan deliberations meeting on 27 May 2014, which stated that Council *continues to investigate and consider the desirability of selling properties that are potentially surplus to its core service requirements as per its existing Investment Policy.*

This property is adjacent to the Estuary and overgrown with no services or formed access.

An investigation into the history and status of the land has concluded that if declared surplus, it will need to be offered to the adjoining landowners for purchase for the purposes of s345(1)(a) of the LGA 1974 before Council can sell the land to any other party. This because we been unable to confirm if this land was offered for purchase to adjoining landowners when the original transaction was completed.

Issues

An adjoining landowner raised concerns about the condition of this piece of land as it's overgrown with weeds. The land was part of Rodney County prior to the 1989 local government reorganisation and due to an error it was listed as being owned by Auckland Council (previously Rodney district). This error has now been corrected.

The availability of this property was then made known to other Council units in accordance with the SOLGM surplus property decision-making flow chart.

As per our policies they were asked whether the property is: *Essential to the delivery of relevant services, and property is only retained where it relates to a primary output of Council.*

All departments confirmed that there are no plans for this land.

As the land adjoins the River (Estuary) it will have implications for its development as the District Plan and Regional Soil and Water Plan restrict activity such as earthworks or vegetation within the vicinity of any water body.

Factors to consider

Community views

Many in the community would not be aware that Council owns this property so would be unlikely to have a strong view. Some however will hold the view that any Council property should be retained and not be sold under any circumstances.

Policy implications

Council's Treasury policies require that Council's overall objective is to only own property that is necessary to achieve its strategic objectives. As a general rule, Council will not maintain a property investment where it is not essential to the delivery of relevant services, and property is only retained where it relates to a primary output of Council. The Kaipara District Council Sale and Acquisition Policy states that and recommendation to declare a property as surplus (or underperforming) must consider Council's published strategic objectives, policies and/or plans as at the time of assessment.

Financial implications

There will be minor costs associated with selling the property, for example legal fees for preparing and/or reviewing any agreement. However these are expected to be offset by the proceeds of sale.

Legal/delegation implications

A Council resolution is required in order for Council to sell any of its property.

Council must offer to sell the land to the owners of any adjoining land for the purposes of s345(1)(a)(i) of the Local Government Act 1974.

Options

Council has two options;

Option A: Determine that the property is surplus and can be disposed of.

Option B: Determine that the property may not be surplus and should not to be disposed of at this time.

Assessment of options

If Council decides that there is unlikely to be a need to retain this land it could be declared surplus. By deferring a decision Council will leave the options open to develop the property later should another use of the property be identified.

Assessment of significance

Staff are of the opinion that the content and recommendations in this report are consistent with the requirements of the Local Government Act 2002 and that the decision-making requirements have been met. In accordance with Council's Significance and Engagement Policy (dated October 2014) the

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potential sale of this property has been assessed against the thresholds for significance.

Recommended option

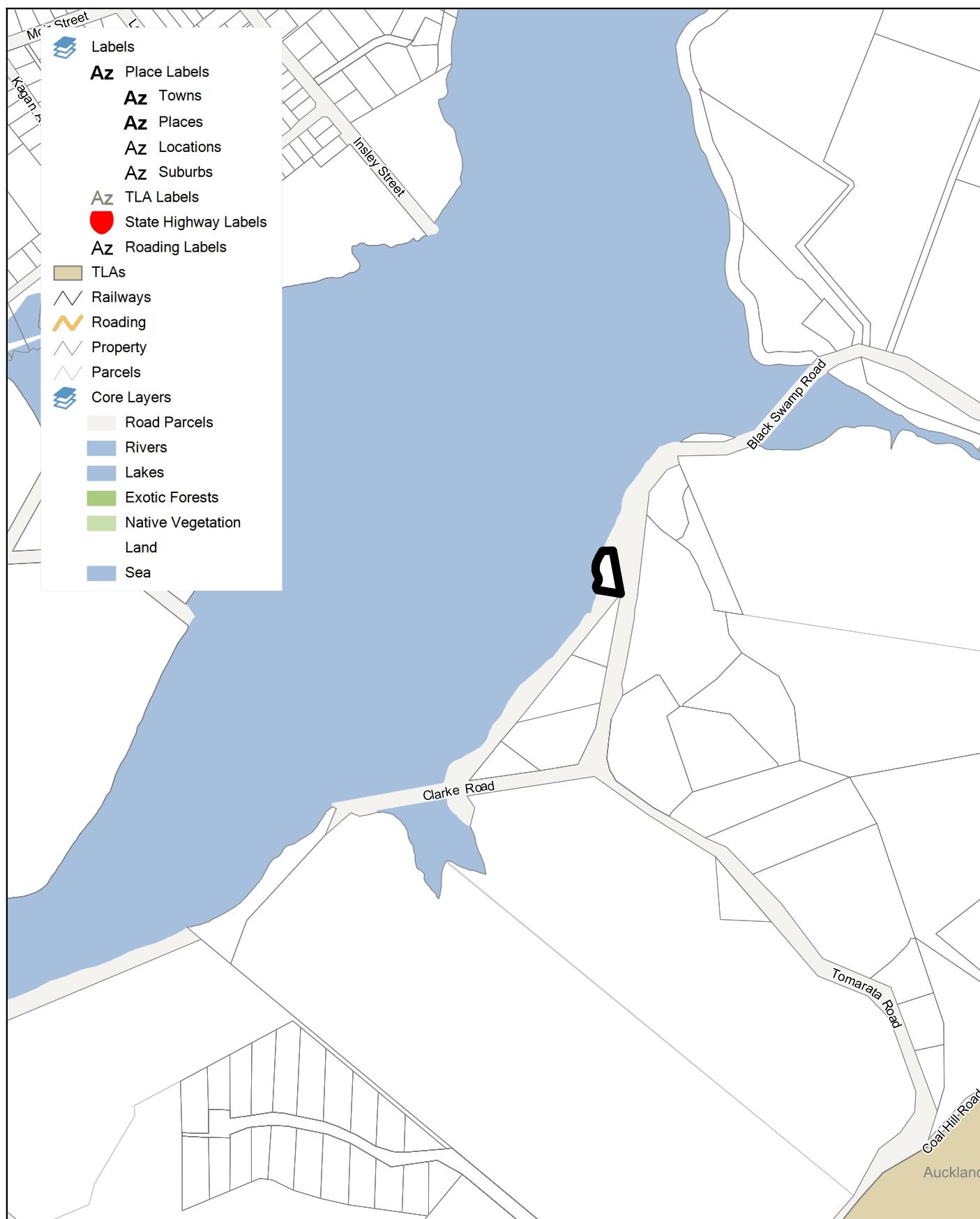
The recommended option is **Option A**, Determine the property is surplus and can be offered for sale.

Next step

Obtain a registered valuation and prepare the offer back to the former.

Attachments

- Certificate of Title, Tomarata Road (Attachment 1)
- Map of Tomarata Road Property (Attachment 2)



Scale: 1:7792
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1741374.08033815,5999057.48103702
1742815.09047285,6000848.95143338

The information provided is an indication only and needs to be validated in the field.
Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting
from the reliance or use of this information. Cadastral information is derived from LINZ's
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7 Public Excluded Council Agenda items: 23 September 2017

Recommended

That the public be excluded from the following part of the proceedings of this meeting namely:

- Confirmation of minutes 14 August 2017
- Forestry Sale - Offers

The general subject matter of each matter to be considered while the public is excluded, the reasons for passing this resolution in relation to each matter and the specific grounds under s48(1) of the Local Government Official Information and Meetings Act, 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered:	Reason for passing this Resolution	Ground(s) under Section 48(1) for the passing this resolution:
Confirmation of minutes 14 August 2017	Section 7(2)(i) enables any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
Forestry Sale – further Offers	Section 7(2)(i) enables any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
Mangawhai Holiday Park Wastewater Connection Agreement	Section 7(2)(i) enables any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
Contract 860 – Maintenance of Parks, Reserves, Cemeteries, Public Toilets, Buildings and Dargaville (Taha Awa) Gardens, Tender Report	Section 7(2)(i) enables any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

9 Open Council Agenda Tuesday 23 September 2017

Recommended

That the public be re-admitted to the meeting and resolutions made whilst in Public Excluded be confirmed in Open Meeting once the relevant parties have been informed.

Closure

Kaipara District Council
Dargaville