

# 1. Draft Annual Plan 2010-2011 and Proposed Amendment to the Long Term Council Community Plan 2009/2019

**Reporting Officer:** Alan Adcock (Group Manager Support Services)

**Date:** 4 May 2010

## ***Vision, Mission and Values***

*The Annual Plan forms the basis for Council activities over the next year, and as such is an integral part of Creating the Ultimate Living Environment.*

## ***Local Government Act 2002 – The Four Well-Beings***

**Cultural:** *The Draft Annual Plan is based on and informed by the Long Term Council Community Plan 2009 2019 which outlines Council's contribution to Cultural Well-Being through the six Community Outcomes.*

**Economic:** *The Draft Annual Plan is based on and informed by the Long Term Council Community Plan 2009 2019 which outlines Council's contribution to Economic Well-Being through the six Community Outcomes.*

**Environmental:** *The Draft Annual Plan is based on and informed by the Long Term Council Community Plan 2009 2019 which outlines Council's contribution to Environmental Well-Being through the six Community Outcomes.*

**Social:** *The Draft Annual Plan is based on and informed by the Long Term Council Community Plan 2009 2019 which outlines Council's contribution to Social Well-Being through the six Community Outcomes.*

## **Introduction**

The Draft Annual Plan and Proposed Amendment to the Long Term Council Community Plan (LTCCP) have progressed to the stage where the hearing of public submissions has been completed and Council now needs to deliberate on the content of all the submissions and decide how best to incorporate the issues raised into the final Plan, as well as deciding on whether to proceed with the proposed LTCCP Amendment to sell endowment land.

Once deliberations are complete, staff will incorporate the approved recommendations into the final Annual Plan as well as making any necessary changes to the LTCCP.

## **Overview**

This year a total of 126 individual submissions covering over 400 issues were received. A number of late submissions were also received that were tabled at the hearings and accepted by Council for consideration. Approximately 37 people attended the Hearings over two days at the Council Chambers at Forum North to present their views to the Councillors in person.

A number of key issues were apparent in the submissions, with the following issues being frequently raised:

### Rates

The majority of submissions on this issue related to the recent Quotable Value NZ revaluation of all properties in the district and the particular impact this has had on commercial land values.

### CBD Revitalisation

Submissions were received regarding a number of issues that included requesting Council to continue and enhance its work on the CBD; incorporating further development on the Town Basin CBD linkage and development of a hotel and conference centre.

### GMO

Most submitters on this issue commended Council for its work to date on GE and GMO issues with a few submitters requesting rules around GMO issues to be incorporated into the District Plan.

### CBD safety issues

A frequently raised concern in submissions on this topic was the John Street car park and Cinema stairwell as well as the alleyway between Rathbone and James Street.

### Amendment to LTCCP

The Draft Annual Plan included an audited Statement of Proposal for an amendment to the 2009-2019 LTCCP based on proposition to sell some endowment land and set up a property reserve from the proceeds of the sale. Of the submissions received 28 related, in full or part, to the amendment. A number of these submissions expressed concern in relation to Treaty of Waitangi settlement issues. Additional comments included concerns about the timing of the proposed sales in relation to current property values as well as support for the proposal.

## **Information for Deliberations**

Councillors have been provided with full copies of all the submissions received in response to the consultation on the Draft Annual Plan 2010 2001 and Proposed Amendment to the Long Term Council Community Plan 2009 2019 (LTCCP), as well as copies of submission issue summaries grouped by Council Activity Area.

After the hearings, Council requested further information on a number of issues raised in the submissions and/or during the hearings process. Staff have provided further background on these issues as well as draft recommendations for Council to consider during the deliberations meeting. These issues are detailed within the attached report. Also attached is a brief overview of all issues raised by the 126 submitters.

The aim of the deliberations meeting is to work through each of the identified issues and to finalise the wording of the draft recommendations so that they become firm recommendations for consideration at the Extra-ordinary Council meeting to adopt the final Annual Plan on 19 June 2010.

### **Recommendation**

1. That the information be received.
2. That recommendations in this report, after any amendments, be incorporated into the Annual Plan.
3. That recommendations in this report, after any amendments, be incorporated into the Amendment to the Long Term Council Community Plan 2009/2019.

### **Attachment:**

#### Information for Deliberations Meeting

**Draft Annual Plan 2010-2011 &  
Proposed LTCCP Amendment**

**Deliberations Meeting**

**27 May 2010**

# Background Paper - Discussion Points with Draft Recommendations and Submission Issue Summaries

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# Introduction

Councillors have been provided with full copies of all the submissions received in response to the consultation on the Draft Annual Plan 2010/2011 and Proposed Amendment to the Long Term Council Community Plan 2009 2019 (LTCCP), as well as copies of submission issue summaries grouped by Council Activity Area.

After the hearings, Council requested further information on a number of issues raised in the submissions and/or during the hearings process. Staff have provided further background on these issues as well as draft recommendations for Council to consider during the deliberations meeting. These issues are detailed within this report. Attached as an appendix is also a brief overview of all issues raised by the 126 submitters.

# Annual Plan

## 1. Economic Development including CBD Revitalisation

A number of submissions were grouped around the theme of economic development. Within those submissions there was a focus on matters relating to the CBD area and there was a call for revitalisation. Topics raised included; clear plan for sustainability of CBD, a District logo/branding, parking review, event coordinator, band stands, covered pedestrian areas/additional all-weather spaces, Town Basin/CBD link, covered walkways, provision for more Al Fresco, hotel/conference venue, pedestrian - only streets/traffic calming, marketing plan, investment/promotion of existing attractions, identification of tourism top 10, city entrance, Maori Cultural Centre, optimisation of waterways, , dedicated funds for the CBD improvements, bus depot, Vine Street markets, John Street car park/stairwells, Rathbone Street alleyway and inner-city building height restrictions.

As part of the review of the 20/20 strategy it has also been identified that a project is required to develop a vision for the revitalisation of the CBD. It is proposed that this visioning work be done in the 2010-11 Annual Plan period. The allocation of any funding would need to be considered once the indicative vision is developed. A key element is the linking of the Town Basin and CBD.

It should be noted that we have a number of staff with specific expertise which can add value to this process such as our recently appointed Urban Designer and Economic Development Manager. It is also the intention to consult with relevant stakeholders such as the Northland Chamber of Commerce.

### **Recommendations:**

1. That the planning for the Central Business District/Town Basin visioning project is given priority in 2010/11.
2. That Council consult and engage with interest groups to work on this project.
3. That funding options will be considered once the indicative vision is developed.

## 2. Cycleway

A number of submitters commented on the need for more cycling/walkway opportunities for the District. Council recognises the opportunities presented with the second harbour crossing to have a world class cycling/walkway precinct looping around the new bridge and the CBD.

**Recommendation:**

That the proposed Hatea Cycle/Walkway Loop be included for consideration in the next round of the Long Term Council Community Plan (LTCCP).

## 3. Vehicles on Beaches/Access

When Council adopted the Vehicle on Beaches bylaw it was structured as a bylaw that addressed safety on beaches and as a mechanism to manage conflict between those using vehicles on beaches and other beach users. The inclusion of 'safe zones' was by way of a schedule attached to the bylaw. Additional safe zones could only be added to the schedule by resolution of Council and following appropriate consultation on the matter.

While the Department of Conservation (DoC) can manage the areas it has responsibility for, the beach area is the responsibility of Council. Council was seen as being able to consult the wider community and not just certain sector groups. Any solution will require input from both Council and DoC.

**Recommendation:**

1. That Council work with DoC and the community to address this issue and that staff communicate the above information and process to the submitters.

## 4. Parua Bay and Onerahi Projects

Both the Parua Bay and Onerahi communities submitted on proposed infrastructure improvements for their communities.

**Recommendations:**

1. That staff work respectively with the Onerahi and Parua Bay Groups to address any improvements which are prudent and can be achieved as part of normal activity within existing budgets. Any improvements will be staged over the next two to three years.
2. As council has recently funded the Stage 2 upgrade of the Onerahi Shopping Centre that further funding for stage three of the planned development be considered in the next LTCCP.

## 5. Commercial Rates

A number of commercial property owners have objected to the large increases in their proposed rates for next year.

There are two main reasons for the disparities.

Firstly, the three-yearly revaluation of properties has seen significant increases in land values across this sector (on average 40%), compared to others, with Residential down 2% on average, and rural up 12%. This has seen a shift in the overall share of rates each sector pays, with Commercial going from 25.6% to 30.8%.

Secondly, there is a large variation of movement within the sector, with some areas experiencing significant increases (eg Pipiwai / Great North Rd, Ruakaka), while others have increased very little. This has led to large movements for individual properties, and many of the submitters fell into this category. The revaluation process allows for objections to the values, with subsequent adjustments to the rates payable. Some of the submitters made objections, while others who did not have been given an extension to do so. Notwithstanding the Annual Plan submission process, Council is already making adjustments as Quotable Value objections are settled, and will continue to work with individual ratepayers to correct any errors or anomalies.

It should be noted that large rates rises can also be triggered by:

- Errors in the rating database being corrected eg mis-classification of land use in previous years, or WDC not being notified of changes.
- Changes in land use eg a residential address gaining a resource consent to undertake commercial activity – e.g. along main arterial routes like Kamo Road.
- Subdivision of rural land into industrial land eg Ruakaka.

Council has various policies in place to cover situations where land is zoned for one purpose but used for another e.g. industrial land that is still being farmed, remitting UAGC's on land that has been sub-divided but not been sold. Where ratepayers raise concerns Council work through their specific individual situations to identify any issues like this and provide relief where appropriate

A number of submitters asked that the Commercial differential of 5 be reduced to nullify the increase to this sector. This is not recommended for two reasons:

- (i) There has been insufficient demand for this. There have been around 20 submissions requesting this, and only 65 objections have been made to QV regarding commercial valuations. It would not reflect 'best practice' to make a change of this kind (as it simply shifts the burden to someone else) based on this number of submissions without a further round of consultation.
- (ii) The main issue facing the submitters is actually the variation in land values, not the differential. Those who submitted about their rates increases would not see their problem solved if we simply changed the differential.

What is clear is that some ratepayers are unhappy with their valuations. While the objection process will address individual disputes, we will ask Quotable Value Ltd to review the outcomes of the valuations in several areas to ensure there no systemic issues present.

However, it must also be acknowledged that it has been a number of years since WDC undertook a comprehensive review of funding impacts by activity and rates policies. Council will make a commitment to ratepayers to undertake a comprehensive rating review which will cover all aspects of how this council charges rates and other charges. This review should also take into account the Shand report undertaken by central government and their response through the Local Government Amendment Bill currently in front of Parliament. In practical terms, while a rating review can be started now, it will have to be completed by the new Council once elected. It is therefore proposed that Council recommends that a review be completed by the next Council, and this is noted in the 2010/11 Annual Plan.

**Recommendations:**

1. That Council initiate a Funding and Rating Review in August 2010 and that the Review, with a recommendation, be progressed following the October elections by the next Council.
2. That Council meet as soon as possible with Quotable Value NZ to discuss Commercial valuations.

## **6. Commercial/Rural Rates-Categorisation of Land**

Two submitters (Keith and Erceg) have questioned:

- the consistency of rates assessment against others in the vicinity
- the classification of specific parcels within certain property holdings eg forestry blocks
- other contributions made in terms of services (Mr Keith only).

The classification of rural/commercial land usage is a decision made by Quotable Value Ltd (QV). Council will raise this matter directly with QV.

**Recommendation:**

1. That staff work with each submitter/objector regarding their rates assessment and where appropriate either address the matters raised or refer the submitter to Quotable Value Ltd.

## **7. Seal Extensions/Targeted Rates**

Council allocated \$2 million dollars per annum in the LTCCP each year for the seal extension programme, however that includes for 62% government subsidy (\$1.2 million). When the government announced its 3 year roading programme in 2009, funding for seal extension projects was given a very low priority and effectively council received no subsidy funding for seal extension projects. Government priority has been given to major roading projects on the State Highway network on what they call 'roads of national significance' (RON's) such as the proposed Puhoi to Wellsford upgrade recently announced.

In addition to the normal roading funding the Government also made available special funding for low socio-economic areas called the 'T Fund', but this was limited to \$10 million annually across the whole country. Some of Councils seal extension projects could qualify



and accordingly Council made an application to this fund for the 2009/10 year. This fund however was oversubscribed for that year and no funds were available.

Although council will reapply for subsidy for seal extension projects next financial year, it is still uncertain that subsidy will be available from either the normal or T Fund.

In light of NZTA subsidies not being available presently for seal extensions Council will look for contributions from immediate beneficiaries by way of a 50/50 targeted rate.

The process of setting a targeted rate requires significant consultation and would not be in place during the financial year covered by this draft Annual Plan. Additionally without the NZTA subsidy, the cost to the ratepayer in most cases would be prohibitive.

**Recommendations:**

1. That Council reapply for subsidy for seal extension projects next financial year and commence investigation of the viability of targeted rates with interested parties.
2. That the seal extension priority list come back to the July Infrastructure and Services Committee meeting for approval.

## 8. Lock/Weir

Council engaged engineers to confirm that the weir could be added at a later date to the lower Hatea crossing. This was confirmed by the engineers. The Port Road location was also accepted as being the only location where the lock/ weir would be feasible.

**Recommendation:**

1. That Council continue to engage with interest groups on the lock/weir.

## 9. Dip Road Footpath

Council has allowed \$207k for new footpaths in the draft Annual Plan. Council has a Footpath Program which is reviewed against criteria such as safety, usage and public benefit on an annual basis. Council will look to address the safety aspects of the Dip Road footpath within the current budget.

**Recommendation:**

1. That the Dip Road be added to the footpath priority list for consideration at the July Infrastructure and Services Committee meeting.

## 10. EMA Submission

EMA have made a lengthy submission, with two key issues related to commercial rates:

- (i) That policies in the LTCCP have been applied in error, resulting in an over-charge to the commercial/industrial sector, and
- (ii) That WDC should review its rating system, with particular regard to the recommendations of the Shand Report

### Errors in Applying Rating Policy

In their submission, they have taken various excerpts from the Revenue and Financing Policy in the LTCCP, and have then drawn conclusions (in error) from them that support an argument that the business differential should be reduced.

#### LTCCP Excerpts

“Operating Expenditure is incurred for Council’s day-to-day operations, for example services such as Council administration, collecting rubbish, providing street lighting, maintaining gardens and issuing building consents.

Council determines the most appropriate way of funding operating expenses for each activity by assessing the nature of the benefits provided by the activity, which benefits and for what period”

#### EMA Conclusion

##### Implementation of Council’s Policy

From these statements it can be seen that the policy of the council as expressed in the LTCCP and endorsed in this year’s Annual Plan is that the Council makes its decision on issues such as differential rates by looking at the expenses of various departments and who benefits from their activities.

In fact, WDC use the categorisation of operating expenses by activity to determine whether the activity should be funded by a fee (i.e. user pays), a targeted rate, general rates etc. We would only match the cost of activities and the underlying services to user groups during a rating review, not an Annual Plan.

EMA have made the incorrect assumption that the analysis of expenses by activity is undertaken each year to calculate the rates revenue for each sector, and that the percentage splits between each sector are maintained each year as a result of these calculations.

Audit NZ examine our Funding Policy as part of their audit process, and no issues of concern have been noted by them in relation to the application of differentials.

### Rating Review

EMA have encouraged WDC to undertake a rating review, and have highlighted several aspects of the Shand Report. In particular, they advocate:

- moving to a Capital Value or Annual Value approach
- having more targeted rates
- introducing more user pays charges
- phasing out differentials.
- 

All of these issues can (and should) be considered as part of a comprehensive rating review.

**Recommendation:**

1. That staff respond to the EMA submission to clarify the position regarding application of the Revenue and Finance Policy (Refer to rating review in EMA topic above).

## 11. Princes Road

Residents of Princes Road submitted with concerns about the flooding which impacts on their properties. Council acknowledges the impact is significant and that the ratepayers are willing to share the cost with Council on a targeted rates basis.

**Recommendations:**

1. That Council will work with the Northland Regional Council and residents to clarify the issues and provide recommendations including responsibilities and costs. This will also include the option of a targeted rate to provide funding.

## 12. Tourism Development Group (TDG) Submission

The Northland Tourism Development Group (TDG) submitted and put forward a number of requests;

*Regional Co-operation/Marketing Destination Northland*

That WDC to increase financial support of Destination Northland by 10%.

*JV Opportunity*

That WDC provide a one-off contribution of \$25,000 to Destination Northland for the Gateway Marketing initiative. This would be Whangarei's share of the \$125,000 Northland requires to participate with Auckland in the initiative. Northland and Auckland's combined contribution of \$250,000 would be matched by Government. This would provide a 1:20 leverage.

*Whangarei Projects*

That the SH1-Tarewa Road intersection needs to be well signposted and a roundabout at this point.

That more be done in Whangarei including; The beautification of the Town Basin and further development of the waterfront area, the connection of the CBD to this area, the development of Hihiaua, development of the Hundertwasser building, a 4 star (150) room Hotel, further development of arts in the District, the potential of Ngunguru sandspit as a Regional Park, the development of marine parks in our District and upgrading of the entrance to Whangarei and \$250k to upgrade the i-SITE Visitor Centre.

That the bridge be future-proofed for the lock/weir concept.

## **Recommendations:**

### *Regional Co-operation/Marketing Destination Northland*

1. That WDC maintain the current level of financial support to Destination Northland and not increase funding by 10%.

### *JV Opportunity*

2. That Council staff discuss a shared contribution to the Gateway initiative with the Whangarei Tourism Trust.
3. That Council approve up to \$25k for the Gateway initiative.

### *Whangarei Projects - SH1-Tarewa Road Signage*

4. That Council's Economic Development Manager liaise between New Zealand Transport Agency, the Northland Tourism Development Group and Council staff to ensure we achieve the best outcome for Whangarei.

### *Whangarei Projects – Various including CBD*

5. That the planning for the CBD/Town Basin visioning project is given priority in 2010/11.
6. That Council consult with interest groups to work on this project.
7. That the allocation of any funding is considered once the indicative vision is developed.

### *i-SITE upgrade - \$250k*

8. That the request for \$250,000 to upgrade the Whangarei i-SITE be referred to the Whangarei Tourism Trust.

### *Lock/Weir*

9. That Council will continue to engage with interest groups on the lock/weir.

## **13. BMX/Bike Northland Submissions**

### **BMX**

The Whangarei BMX Club would like to place a bid to host two UCI BMX Supercross events at the new track at Pohe Island. The first event is scheduled to take place in March 2011.

### **Recommendation:**

1. That Council's Economic Development Manager work with the Whangarei BMX Club on an event proposal including budgets.
4. That funding options be considered once the proposal is completed.

### **Bike Northland**

Bike Northland would like Council to consider assisting with the funding of a Cycling Coordinators position. The final draft of the role description is near completion and a full proposal will be forwarded to the council.

**Recommendation:**

2. That Council work with the submitter to identify other potential funding alternatives for a Cycling Coordinator.

## 14. Wharf Road, Whangaruru Toilets

Council has allowed \$147k for additions and improvements Public Toilet facilities in the draft Annual Plan. Council has a Public Toilet Facilities Programme which is reviewed against criteria such as safety and public benefit on an annual basis.

**Recommendation:**

1. That Council work with the Northland Regional Council, Department of Conservation and the community to find a solution.

## 15. GMO

Council has been part of a consortium of Councils who have jointly worked together on the issue of genetically modified organisms. A survey was undertaken and from that it was noted that the key issue is for Central Government to address the question of liability if something goes wrong. The group have agreed to continue to advocate Central Government takes responsibility. At this time there is no commitment to incorporate specific rules in the District Plan or develop other policy.

**Recommendation:**

1. That Council continue its work regarding genetically modified organisms in the district with current operational budgets.

## 16. Enviro-Challenge

The submitter, Enviro Challenge Charitable Trust, is requesting funding of \$15,000 to allow six Whangarei District high schools to participate in the 2011 Enviro-Challenge environmental management and leadership programme. This programme includes an environmental review of their school and the development and implementation of various environmentally based initiatives.

**Recommendation:**

1. That Council work with the submitter to identify other potential funding alternatives.

## 17. Ruakaka Beach – Adjacent the Village

One submitter raised that there has been an increase in popularity in Ruakaka Village beach but the surrounding environs and some infrastructure need improvement.

**Recommendation:**

1. That staff work with the Department of Conservation and the community to identify the specific issues and address the Council related issues which are prudent and can be achieved as part of normal activity within existing budgets.

## 18. Feral Pests & Weeds

Six Submitters, including the Department of Conservation & the Tutukaka Coast Residents and Ratepayers Association have raised concerns relating to pest and weed control, both in general in the district as well as identifying specific locations requiring attention.

**Recommendation:**

1. That staff look to address these issues raised in submissions which are prudent and can be achieved as part of normal activity within existing budgets.

## 19. Ngunguru Sandspit

A number of submitters expressed their desire to see the Ngunguru Sandspit pass into public ownership.

**Recommendation:**

1. That Council continue to work with other identified parties, including the Department of Conservation and Central Government with the aim of Central Government purchasing the Ngunguru Sandspit.

## 20. Saturday Markets

A small number of submitters have requested support for a Saturday market.

**Recommendation:**

1. That Council's Economic Development Manager work with the submitters to establish the feasibility of such a market.

## 21. Water Safety New Zealand

Water Safety New Zealand has sought the support of the WDC to partner in the Swim for Life initiative by:

- Inclusion in 2010/2011 WDC Annual Plan - All children in the Whangarei will be able to swim 200 meters by twelve years of age.
- By providing financial assistance towards the cost of the Swim for Life programme, delivering water safety awareness to school children in the Whangarei District each of whom will have the opportunity to develop a core life skill to the value of \$100,000.

**Recommendation:**

1. That Council work with the submitter to identify other potential funding alternatives.

## 22. Northland District Health Board (DHB)

It is acknowledged that the Health Impact Assessment (HIA) is an important tool and Council will welcome its use around the review of the Liquor licensing Policy. However as with any tool its relevance needs to be considered on a project by project basis.

A good working relationship exists between the DHB and Council both at a governance and staff level. Within this term of Council the Mayoral Office has extended invitations to the Medical Officer of Health, Dr Jarman, to meet with Council but unfortunately he has been unable to attend. There is a genuine willingness for this meeting to occur in the spirit of maintaining and building on the existing relationship.

**Recommendation:**

1. That Council re-extend an invitation for the Medical Officer of Health Dr Jarman to meet with His Worship the Mayor and Council's CEO.

## 23. Department of Conservation (DoC)

In terms of the planning aspects of Council business we have a good working relationship with DoC and will continue to seek early engagement. DoC's support to the Sustainable Futures 30/50 Project is appreciated.

### **Recommendations:**

1. That Council continue to work with DoC for mutual benefit.
2. That Council representatives/staff meet with the newly appointed Area Manager Whangarei to establish and progress our working relationship.



# Proposed Amendment to the Long Term Council Community Plan 2009 2019

Submissions were received from 26 submitters who directly commented on the proposed LTCCP Amendment. Two key issues were raised.

## 1. Treaty of Waitangi Claims

There are several Treaty Claims for land in the greater Whangarei area that include the areas of endowment land i.e. the claims are not specific to these titles – they are general claims for large blocks.

This issue was investigated in depth in relation to the Kaituna sale.

It is very clear that regardless of the merits of any claim under the Treaty of Waitangi, only Crown-owned land can be used to settle the claim. Land owned by Council is not Crown land, and there are no impediments related to Treaty Claims that stop Council from selling it.

As part of the legislated process for the disposal of Endowment properties, we have advised the Ministry of Treaty of Waitangi Negotiations of the sale. They have not raised any issues with us to date.

### Recommendation:

1. That staff respond to submitters to reaffirm position that Council-owned land cannot be used to settle Treaty claims.

## 2. Property Reinvestment Reserve Fund

*Concern has been expressed that the proceeds of Endowment sales will be used to retire debt, rather than being reinvested in property. Some also expressed concern that this was the 'wrong time to sell' given current economic conditions.*

The following is an excerpt from the newly adopted Property Policy. Emphasis has been added to highlight matters relevant to the points raised above.

### **Property Reinvestment Reserve**

A Property Reinvestment Reserve (PRR) shall be created to fund the ongoing growth and development of the Commercial Property Portfolio

The net proceeds of the **disposal of any property in the Commercial Property Portfolio** are to be **invested in the PRR.**

**Any sale of Council Services Property or Council Infrastructure Property** shall also have a **portion transferred to the PRR**. Council will nominate the portion to be applied at the time of disposal and it should generally be a minimum of 25% of the net realisation.

**Funds from the PRR** can be **advanced to Whangarei District Council as Council debt (i.e. internal lending)**, either for specific projects or to temporarily replace bank debt. When advanced to Council, an interest return of not less than Council's cost of funds shall be paid. **Where funds are borrowed** from the PRR, **they are to be repaid within a seven year period** from drawdown, to **ensure the overall value of the Commercial Property Portfolio is not eroded over time**. When repaid, provided the funds are not required for property purposes they may be re-advanced to Council as internal lending.

As long as successive Council's act responsibly in containing debt and repaying any internal borrowing (rather than rolling it over), following this policy will ensure the real value of the portfolio is maintained or increase over time.

**Recommendation:**

1. That any recommendation to sell endowment properties should include a resolution requiring proceeds to be placed in the Property Reinvestment Reserve as outlined in the Property Policy adopted in March 2010.

## Appendix A

The following table summarises all the issues received. The issues are grouped by Activity Area with the exception of those issues that are identified under the 'General' and 'Proposed LTCCP Amendment' headings. The issues are then grouped by an overall topic where applicable; more than one Activity Area can have issues under the same topic. The column indicating number of submitters (# of subs) identifies how many submitters raised this issue, where the column is blank this indicates only one submitter's comments.

## General

Topic	Summary	# of subs	Also Allocated to
Department of Conservation (DoC)	DoC wishes to enter discussions with WDC regarding an enlarged rural fire district		Civil Defence
Local Government Options for Northland	Opposed to money spent on Local Government Options proposal	3	
Local Government Options for Northland	Submitter believes there is scope for a properly investigated rationalisation of the functions of Local Government in Northland		
Various	Central Library is a much appreciated amenity		Libraries
Various	Commendation on usability of website and inclusion of heritage features and archaeological sites		Information Services
Various	Consult and co-operate with Maori Iwi and general public about historical significance of acquired lands		Iwi Liaison/Property
Various	NRC recommendation for all Councils to work together		
Various	Ngunguru Sandspit Protection Society (NSaPS) would like resource management planning and policy development activities to describe how Council will involve Maori, and the performance measures that will track progress with while fostering opportunities for Maori to contribute to decision-making		
Various	Request for engagement strategy with Iwi		Iwi Liaison
Various	Simplify Annual Plans & LTCCPs for public consultation purposes		
Various	Supports the GE Free Northland submission		
Various	Supports the NSaPS submission	3	
Various	Supports the Tutukaka Coast Residents & Ratepayers (TCR&R) submission		
Various	Federated Farmers recommends that the Council advocate to central government for meaningful reform of local government funding.		
Various	Acknowledges WDC assistance in civil defence issues		Civil Defence
Various	Establish community/citizen feedback on council policies for local input ideas.		
Various	Opposes Hundertwasser building		
Various	Supports Hundertwasser building	2	

## Community Services

Topic	Summary	# of subs	Also Allocated to
CBD revitalisation	Cinema parking building and stairwell are dangerous and unsightly.	9	
CBD revitalisation	Clean up Bus Terminal and surroundings	2	
CBD revitalisation	Alleyway between Rathbone and James Streets dangerous	6	Economic Development & Community Safety
Parua Bay & Onerahi Projects	Request for WDC to purchase land off Raumati Crescent as part of the Onerahi project		
Various	Look at public service sector needs to enable a cohesive social caring community		
Various	Acknowledgement of the WDC Settlement Support Services	2	
Various	Re-assess significant land holdings portfolio with greater public input and change to suit priority needs of community		
Various	Renovation of Ngunguru Hall is appreciated		
Various	Request for upgrade to Forum North theatre facilities		
Various	Request for WDC to set up outpost Service Centre on the Tutukaka Coast	2	
Various	Requesting funding for the Total Mobility Scheme		
Various	Seeking funding for Swim for Life initiative		
Various	Submitter considers lease return from WDC owned lands is abysmally low		
Various	Suggestion to develop or tenant former Northland Regional Council building for financial returns		
Various	Suggestion to sell Blue Goose properties		
Various	Support for funding for Kiwi House and Whangarei Museum		
Various	Request WDC purchase Glebe in Waipu		

## Economic Development

Topic	Summary	# of subs	Also Allocated to
BMX/Bike Northland	Support for potential international BMX event		
CBD revitalisation	Advocating a CBD Event Co-ordinator	4	
CBD revitalisation	Advocating a Hotel and Conference Centre	7	
CBD revitalisation	Band Stand Cafler Park		Parks
CBD revitalisation	CBD development, revitalisation and retail sustainability	7	
CBD revitalisation	Clean up city waterways for tourism development	7	Stormwater
CBD revitalisation	Covered pedestrian area		
CBD revitalisation	Increase pedestrian zone in CBD	3	Transportation
CBD revitalisation	Opposed to only focussing on CBD businesses - other retail areas also need focus		
CBD revitalisation	Free parking in CBD on Saturdays		Transportation
CBD revitalisation	Request for linkage between CBD and Town Basin	8	
Saturday Markets	Advocating Saturday Arts, Crafts & Second Hand markets	4	
Tourism Development Group	Advocating regional cooperation and funding of Destination Northland. WDC to continue their support and a request to increase this support by 10%		
Tourism Development Group	Request for support to upgrade the visitor information centre.		
Tourism Development Group	Requesting \$25K contribution towards a Joint Venture tourism marketing project.		
Various	Advocating various tools to encourage business development		
Various	Create a visually pleasing & inviting entrance to our City	9	
Various	Federated Farmers is concerned at the level of the resources of the District that are being put into business development and in particular tourism		Revenue
Various	Maori Cultural and Training Centre in town		Iwi Liaison
Various	Marketing & Branding - Signature Symbol required for Whangarei	4	
Various	Proposes workshops to promote opportunities available in relation to the Rugby World Cup		
Various	Recommend more resources directed to Economic Development	2	

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	Request for Town Basin and Mall Bandstands for performers.		
Various	Request that WDC gives consideration to infrastructure needs for Rugby World Cup		
Various	Requests safeguards to protect rate payers from ongoing deficits associated with the Northland Events Centre		Communications
Various	Tutukaka Coast Residents & Ratepayers Assn (TCR&R) requests to be included in decision-making on WDC economic development spend		
Various	Urges WDC to consider potential economic/tourism benefits of creating and supporting visitor attractions	3	Finance
Various	WDC should invest in existing attractions before investing in Hundertwasser building	4	Communications
Various	Whangarei needs to be marketed to NZ and this needs to be supported by WDC		

## **Finance & Revenue**

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
CBD revitalisation	CBD rates have highest rate differential in NZ. Request that this money is re-invested in the CBD		
Commercial Rates	Proposed rate increase for commercial industry is excessive. Request an adjustment to differential rating.		
Commercial Rates	Objects to proposed new rates	7	
Commercial Rates	Operating Expenditure is excessive. Proposed rate increase for commercial industry is excessive. Request an adjustment to differential rating.	26	
Commercial Rates	Opposed to rates and rating valuation		
Commercial Rates	Quotable Value Ltd (QV) valuations flawed		
Commercial Rates	QV valuations not inline with market values		
Commercial Rates	Rates increase unwarranted		
Commercial Rates	Rating system unfair, please alter the principle way the rating system is done.		
Commercial/Rural Rates - Categorisation of Land	The Council must maintain consistency with the rating. The industrial land owned by JB & RM Keith Trustees Limited is rated commercial while the corporates who own industrial land in the same zoning are rated rural		

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Commercial/Rural Rates - Categorisation of Land	We object to the rating system the Council is using to rate our land		
Employers & Manufacturers Association (EMA)	Council differential rating system has been mis-applied		
EMA	EMA considers Council has incorrectly applied it's funding policy		
EMA	Council should also have measures that reflect the efficiency of service delivery		
EMA	Council should charge for private benefit where this is identifiable		
EMA	Councils should not be involved in the provision of private goods except in the case of key strategic shareholdings.		
EMA	Employers & Manufacturers Association (EMA) welcomes low increase in overall rates.		
EMA	Rates should be kept to the rate of general inflation.		
EMA	Request for comparison figures for budgeted expenditure to be included in Annual Plan		
EMA	The Business Differential Rate should be reduced to a level which will comply with Council policy as set out in its Long Term Council Community Plan (LTCCP).		
EMA	The Council needs to begin work on a complete review of its rating system.		
EMA	The EMA supports the use of capital value or annual value rather than land value		
EMA	The EMA supports volumetric charging for water		
EMA	The EMA would like to see future plans contain statements on productivity gains proposed for the coming year and some quantification of the possible benefits to be achieved		
EMA	The new property valuations have had a significant funding effect		
EMA	The entire rating system of Whangarei needs to be reviewed in the next LTCCP		
Ngunguru Sandspit	Request for targeted Recreational Facilities Rate to secure Ngunguru Sandspit		Parks
Rates	Federated Farmers considers that Whangarei District Council could put in place a system of rating for the District that is fairer and more equitable to all residents of the District		
Rates	It is considered that Council could do a great deal more to make its rating system more equitable across the District.		



<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Rates	Advocates for the removal of the differential rating system and suggests principles for rates take.	2	
Rates	Federated Farmers is disappointed that Council has not raised the UAGC to something closer to the allowable maximum of 30% of total rates		
Rates	Rates increases should be kept inline with inflation		
Rates	Request to increase rates		
Rates	Suggests all rates remain the same as last year		
Various	Concern that deferred spending will be accumulating a backlog of critical infrastructure projects, resulting in higher costs for Whangarei ratepayers		
Various	All infrastructure asset depreciation funds should be used to provide for maintenance and renewal in perpetuity		
Various	Concerned at the level of Council public debt		
Various	Council needs to budget more conservatively and focus on core business		
Various	Council should derive an income from profits made at the Events Centre		
Various	Federated Farmers asks that Council ensure that any waste and wastewater projects it may undertake are funded on rational and equitable basis.		
Various	In support of McGregor's Bay Targeted Rate		Parks
Various	Proposes balance between financial restraint and investment in the future		
Various	Reduce excess public indebtedness		
Various	The depreciation figures for roading should be applied back to roading		Transportation
Various	That provision is made in the Annual Plan for the establishment of an independently operated charitable trust to operate the Northland Events Centre		

## Policy & Monitoring

Topic	Summary	# of subs	Also Allocated to
CBD revitalisation	Lift height restrictions of buildings within the city	3	Economic Development
NDHB	Recommendation of use of Health Impact Assessment tools during all policy and strategy development stages		
DoC	Department of Conservation (DoC) wishes direct involvement in changes to the tree protection strategy		
DoC	DoC wishes to contribute to the Rural Sector Growth Strategy		
DoC	DoC wishes to contribute to the Sustainable Futures Strategy		
Enviro Challenge	Request for funding for Enviro-Challenge school programme		
GMO	Considers there is no justification for WDC to continue with its approach to GMO issues		
GMO	Request for WDC to continue to fund the Inter-Council Working Party on GMO.	2	
GMO	Request to implement rules in District Plan in relation to GMO land use	2	
GMO	Supports WDC on its precautionary approach to GMO and GE issues	8	
GMO	We would like to see some type of local regulation using the RMA, to protect residents and ratepayers from adverse impacts of GMO land use.		
Ngunguru Sandspit	Ngunguru Sandspit Protection Society (NSaPS) urges Council to include considerations regarding the protection of the Sandspit in its District planning processes as soon as possible.		Parks
Ngunguru Sandspit	NSaPS is disappointed the draft Annual Plan makes no reference regarding efforts to secure the future of the Sandspit and Whakairiora		Parks
Ngunguru Sandspit	Request for budget to be provided to protect Ngunguru Sandspit		
Ngunguru Sandspit	Supports the Ngunguru Sandspit protection and move into public ownership	2	Parks
Various	Advocates that WDC discourages development in low lying coastal areas due to climate change concerns		
Various	Council's practice of favouring development at the expense of the environment is preventing Whangarei from ever creating the ultimate living environment		

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	NSaPS requests a review of measures 13.2.3		
Various	New Zealand Historic Places Trust (NZHPT) is concerned about the possible alteration of the District Plan.		
Various	NZHPT recommends provision is made for specialist advise in Council's forward planning		Resource Consents
Various	Opposed to ribbon development on Tutukaka Coast		
Various	Please proceed with the implementation of the Tutukaka Coastal Structure Plans asap	2	
Various	Policy and Monitoring expenditure has increased substantially over recent years		
Various	Protection of the environment is an economic necessity		
Various	Request for budgeting to protect ecologically significant areas		
Various	Request that WDC declares Tutukaka coast and Whangarei Heads Area Outstanding Landscape, Recreational and Environmental Areas		
Various	Supports the development of a tree protection strategy		
Various	Thanks WDC for completing Biodiversity Strategy. Requests funding to ensure completion of the State of the Environment Report 10/11	2	
Various	Tree Protection is important		
Various	WDC has responsibilities under the RMA for record keeping in relation to Iwi and Hapu		
Various	Wetland Criteria is important and should be acknowledged		

## **Parks & Recreation**

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
DoC	DoC encourages WDC to continue its development programme at Mount Manaia		
DoC	DoC seeks that WDC works collaboratively with all the agencies involved in co-ordinated a response to Kauri dieback (PTA)		
DoC	DoC seeks to continue a good working relationship by providing input where appropriate into neighbourhood park plans.		
DoC	Doc supports the Pukenui Forest-Ngahere O Pukenui Management Plan		
DoC	In the vicinity of Parihaka, Himalayan Fairy Grass (HFG) is an invasive weed problem with the same spreading capabilities as pampas. Currently DoC is controlling this plant pest on behalf of WDC. DoC encourages WDC to establish a programme of control of HFG in this area.		
DoC	Seeking co-ordinated approach to protect kiwi habitats from cats and dogs		Policy and Monitoring

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Feral Pests & Weeds	Request for budget to assist with the predator fence at Whangarei Heads Scenic Reserve		
Feral Pests & Weeds	Request for continued funding of the Pukenui/Western Hills mainland island		
Feral Pests & Weeds	Request for more funds budgeted for feral and pest plant management and eradication	7	
Ruakaka Village- various improvements	Upgrade Ruakaka Village Beach area		
Tourism Development Group (TDG) Submission	The TDG supports the improvements planned at Parihaka, Mount Manaia and Matapouri walkways.		
Various	Congratulates WDC for high standard of maintenance of public gardens		
Various	In support of the Pataua Estuary Works		
Various	NNDHB supports WDC's efforts to build better walking and cycling coastal trails		
Various	Supports the Athletics Facility at Kensington Park		
Various	Supports the Parks and Recreation Department in providing better information about recreational opportunities		
Various	TCR&R is committed to delivering community input to various projects including community skills, labour and weed management		
Various	Thanks WDC Parks & Recreation Department for their support and encouragement		
Various	We request WDC fund the current projects at Whangaumu Bay and the proposed improvements to the Council reserve near Te Maika Road reserve	2	
Various	Would like the pontoon at One Tree Point Boat Ramp to be replaced with a more robust structure		

<b>Property</b>			
<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Old Boys	Disappointed with outcomes of sale of Old Boys Rugby Club Grounds		
Old Boys	Stop sales of Old Boys		
Old Boys	WDC do not want Whangarei hapu to prosper or Ngapuhi hapu to have a recognised place in the Whangarei scheme		
Various	Concerns regarding the Property Governance Committee		
Various	Council to sell unusable WDC Land in Bream Bay Area		
Various	Federated Farmers recommends that the Council adopt a policy of divesting itself of low-performing "ground lease" properties		
<b>Resource Consents</b>			
<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	NZHPT commends the Resource Consent team for a pro-active approach to heritage planning.		
Various	Request for flexibility in payment of Development Contributions	2	
Various	Seeking assurance that Development Contributions are paid in a timely manner		
Various	Sub-standard provision of infrastructure by developers		
<b>Regulatory Services</b>			
<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
NDHB	Congratulations on participating in the Wellbeing (Health) Impact Assessment of the draft Liquor Licensing Policy		
NDHB	NNDHB looks forward to work with the Council on its triennial review of the Whangarei District Council Class 4 Gambling and Board Venue Policy and recommends that WDC conducts an HIA before the period of public submissions. The Unit extends its assistance in this regard.		
Vehicles on Beaches	DoC supports initiatives in setting special speed limits and wishes to work with Council on establishing no-vehicle areas		
Various	Concern over polluted waterways, requesting more monitoring and stricter controls	3	
Various	Concerned with private property owners who adjoin council reserves encroaching on this space.		Resource Consents
Various	NSaPS requests that where consents have been granted on sensitive coastal land monitoring is conducted within 3 months		

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	Problems with dogs in dog exclusion areas adjoining wildlife refuges		
Various	Request for increase in resources for consideration, monitoring and enforcement of consent conditions	2	Policy and Monitoring, Resource Consents
Various	Resourcing more environmental compliance monitoring		
Various	Supports the expenditure on the Animal Care Centre		
Vehicles on beaches/access	Unhappy with Vehicles on Beaches rules - still too unrestrictive		

## Solid Waste

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	Council should reduce rubbish collection charges to reduce dumping and provide free garden waste disposal.	2	
Various	Thanks Council for rubbish bins near playground in Ngunguru		
Various	The cost of cleaning up our environment will far exceed any revenue collected. It is uneconomic to truck waste to Auckland. The sooner planned alternative arrangements are put in place the better		

## Stormwater

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
DoC	Advocates for integrated Kaipara Harbour Catchment management		
DoC	Advocates integrated catchment management plans to be developed		
DoC	The Department seeks to work with the council to maintain the natural values of wetland reserves within the Hikurangi Swamp scheme.		
Various	We support provision of the Hikurangi Swamp pumps and the setting of the proposed targeted rate to pay for them		
Various	Advocates WDC working collaboratively with NRC on flood management and stormwater catchment issues		
Various	Congratulates WDC on wastewater, sewerage and stormwater work to date and encourages ongoing investment in these areas		Waste Water
Various	Funding for stormwater projects should be increased		
Various	Requests for remedy for flooding experienced in Princes Road		

<b>Transportation</b>			
<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
CBD revitalisation	Advocates an integrated and cohesive transportation strategy for the CBD.	2	
CBD revitalisation	Proposal to increase pedestrian area by closing off James Street from the John St end of Cameron St	3	Economic Development
CBD revitalisation	Remove through traffic in Otaika		
CBD revitalisation	Shortage of suitable parking within CBD as well as outlying areas such as Kensington Park. Strategic approach required.		
CBD revitalisation	Various CBD car parking issues	9	Economic Development
Cycleways	Sport Northland requests a focus on sustainable transport options and cross referencing with WDC Walking and Cycling Reference Group on this issue		
Cycleways	Ongoing need for walking and cycling lanes on the Tutukaka Coast.		
Cycleways	There is increasing demand for cycle and walking lanes for the Tutukaka Coast and all scenic parts of the District		
Cycleways	WDC cycleways budget should be fixed at the rates identified in LTCCP and not deferred or removed		
Cycleways	WDC Walking and Cycling Group wishes to be involved in planned capital expenditure projects for footpaths and cycleways		Parks
Dip Road	Road safety issues - Dip Road	2	
DoC	DoC seeks a commitment from WDC to upgrade and maintain the road access to Mimiwhangata as a priority		
DoC	DoC seeks assurance that soft protection options will be prioritised in coastal erosion areas		Policy and Monitoring, Parks
Feral Pests & Weeds	NRC supports a revision of the current management of roadside weeds and opportunities for joint funding of works explored with NRC		Parks
Parua Bay & Onerahi Projects	More car parking at Onerahi shopping centre		
Parua Bay & Onerahi Projects	Proposed project for Parua Bay covers 3 issues signage and visual improvements to road verge, improvements and extensions to existing footpaths and provision for pedestrian crossings		
Seal Extensions	NZTA aware of community concerns regarding unsealed roads and will take this into account		
Seal Extensions	Rapid deterioration of Otuhi Road, in need of urgent remedial work. Submission supported by 36 signatories		
Seal Extensions	Seal Extension - Prescott Road	2	

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Second Harbour Crossing	Alternative suggested location for 2nd Harbour crossing	2	
Second Harbour Crossing	Create a second harbour crossing that inspires excellence	2	
Second Harbour Crossing	NDHB strongly recommends that WDC utilises tools such as health impact assessment during the planning stages of construction of a new harbour crossing		
Second Harbour Crossing	Opposed to second harbour crossing		
Second Harbour Crossing	Postpone second harbour crossing or fund privately using DBFO methodology		
Second Harbour Crossing	Re-assess spending on second harbour crossing		
Second Harbour Crossing	Sewerage system is a higher priority than the second harbour crossing		
Second Harbour Crossing	Support for second harbour crossing lock and weir concept	3	
Second Harbour Crossing	The EMA supports the early completion of the new harbour link and the other transportation proposals		
Second Harbour Crossing	The NZ Transport Authority (NZTA) seeks clarification on whether variation to the LTCCP re the second harbour crossing refers to the whole transport corridor or specifically the harbour crossing		
Second Harbour Crossing	We submit that traffic congestion alleviation/second harbour crossing - Capital Projects, Transport, Section 2 page 43 should be omitted thus saving some \$40,599,000		
TDG	The SH1-Tarewa Road intersection is the most significant turning point both on the road as well as a funnel to drive visitors and economic development into and through our city. This needs to be well signposted and a roundabout at this point would be the best solution		
TDG	The TDG is excited to see the WDC upgrade of Tourism signage going up around town, we are still eagerly awaiting the SH1 tourism signage upgrade		
Various	A footpath and street lighting at the southern entrance to Ngunguru has been requested by our committee in previous submissions		
Various	Advocates other forms of transport than cars etc		
Various	All roading improvement/construction projects should incorporate water quality treatment mechanisms		



<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	Asking for immediate attention to the issue in Shoebridge Crescent		
Various	Congestion is largely the result of commuter traffic entering and leaving the town centre early morning and late afternoon. This could be alleviated by the use of appropriate public transport rather than encouraging even more vehicles by the provision of additional roading and a bridge		
Various	In view of the construction of the Porowini Avenue link project, the NZTA seeks the continuing dialogue with the Council to ensure compatibility of outcomes on the State Highway network for completion before the RWC		
Various	Lack of signage indicating the way to the Tutukaka Reserve and footpath to the Lighthouse		
Various	NDHB supports WDC's efforts to encourage the use of alternative transport options to its residents		
Various	NZHPT looks forward to early consultation on key projects and proposes financial provision for any archaeological input made		Parks
Various	NZTA seeks commitment from WDC for complimentary projects where funding is provided by NZTA		
Various	NZTA supports the land purchase to improve SH14		
Various	Public transport has to be the way of the future not more and more roads		
Various	Request for correction in Annual Plan text regarding bus service funding		
Various	Request for prioritising a new seawall at Ngunguru		
Various	Request for works to prevent potential flood/storm damage on Ngunguru Road		Stormwater
Various	Request that appropriate provision is made in the annual plan for the completion of the stock truck effluent disposal facility in South End Avenue		
Various	Road safety issues - Kaurau Road		
Various	Rush hour traffic requires tidal flow traffic lanes. Lights at Town Basin do not work		
Various	Shoebridge Crescent is twenty years overdue for a footpath, repeated requests from TCR&R and several petitions from residents have not led to any improvement		
Various	The NZTA supports the concept of continual review of road strategies where these interface with the State Highway network		
Various	We ask that extra warning signs be put in place to safeguard school children crossing from Shoebridge Crescent to Te Maika Road, together with a reduced speed sign before entry into Ngunguru from Tutukaka		

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	We understand that a pedestrian crossing can be put in place near the shopping complex in Ngunguru		
Various	We would appreciate the extension of the speed limits on both the main entry points into Ngunguru		
<b>Wastewater</b>			
<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
TDG	The focus on the upgrade of the sewerage system in Whangarei is supported		
Ruakaka Village	Upgrade Ruakaka Village toilets		
Various	Although we are disappointed that the Ruakaka South Sewerage Scheme has been delayed for one year we await the outcome of Council's application to Government for a subsidy with great interest		
Various	The Unit supports the aim of the Council to lead the country in wastewater containment and treatment.		
Various	A serious effort should be made to reduce pollution in the Whangarei Harbour and a change in policy to stop streams and rivers being subjected to contamination by storm and waste water discharges		
Various	Advocates WDC exploring Low Impact Urban Design Development solutions for Wastewater and Stormwater issues		
Various	Compulsory upgrading and regular monitoring of septic disposal systems, especially where close to waterways may be necessary		
Various	Funds for Okara pump station should be diverted to resolve the cause of the discharges		
Various	In the case of waste water management on private properties we support eco-friendly wastewater treatment and disposal systems.		
Various	NDHB recommends that WDC becomes more proactive about the proposed National Environmental Standards On-Site Wastewater		
Various	NRC notes with alarm the WDC's intention to defer spending on wastewater initiatives and urges the District Council to reconsider the priority it has given to such infrastructure projects.		
Various	NRC supports WDC's effort to reduce infiltration and inflows to the network and would support a harder line to remove illegal stormwater connections from the sewage network		
Various	Proposal to streamline processes between NRC and WDC for mutual benefit		

<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
Various	Request continued funding for Catchment Management Plans		
Various	Request for more funding for stormwater works		
Various	Ruakaka Waste Water Plant is on the verge of collapse		
Various	We support ongoing monitoring of Council's Sewerage Systems on the Coast together with monitoring of the water-quality of streams and our river.		
Wharf Road, Whangaruru Toilets	Request for public toilets at Wharf Road Whangaruru		
<b>Water</b>			
<b>Topic</b>	<b>Summary</b>	<b># of subs</b>	<b>Also Allocated to</b>
DoC	DoC suggests that alternative means of storing water be considered, including encouraging the use of domestic rainwater tanks and grey water storage tanks and that a comprehensive water conservation strategy be developed.		
New water source	Concerned at potential use of Ngunguru River as a water source.		
New water source	Opposed to Ngunguru River as new water source	2	
New water source	We ask that the public be kept fully informed of plans which could, in any way, have an adverse effect on the Ngunguru estuary and water quality such as the creation of a dam in the catchment area.		
Various	One of the few profits to be made from the extended drought is the sale of water from Wilson's Dam Prescott Road to Fonterra and water tanker operators		
Various	Council should endeavour to educate profligate city water squanderers		
Various	Householders should be encouraged to have a rainwater tank as backup. Council was tardy in implementing water restrictions		
Various	Increase in water supply required		
Various	Request work on strategies to reduce the district's vulnerability around water supply issues	2	
Various	We urge Council to utilize presently available expertise in managing water resource to better effect. e.g. rainwater tanks.		

## Proposed LTCCP Amendment

Topic	Summary	# of subs	Also Allocated to
Endowment Land	Generally supportive of sale of endowment land, however this needs a high degree of transparency and public engagement.		
Endowment Land	NZHPT is concerned about the potential heritage value of buildings that are proposed for sale		
Endowment Land	Opposed to disposal of assets for short term financial gain		
Endowment Land	Opposed to sale of endowment land	2	
Endowment Land	Opposed to sale of endowment land due to current state of property market	2	
Endowment Land	Opposed to sale of endowment land. 'Selling the family silver'.		
Treaty of Waitangi Claims	Opposed to sale of Endowment Land as it is subject to a Treaty Claim	14	
Treaty of Waitangi Claims	Opposed to sale of Endowment Land. Considers further consultation necessary to identify affected parties		
Various	Concerned at proposed use of funds to be derived from sale of assets		
Various	That the WDC puts in place a mechanism to ensure that there is public accountability and transparency of process in all its property transactions and the real value of the property investment reserve is retained		