

Extra-ordinary Whangarei District Council

Notice of Meeting

A extra-ordinary meeting of the Whangarei District Council will be held in the Council Chamber, Forum North, Whangarei on:

**Thursday
2 June 2011
9.00 am**

Committee

His Worship the Mayor (Chairperson)
Cr C B Christie
Cr S J Deeming
Cr A J Edwards
Cr S M Glen
Cr P R Halse
Cr J S Jongejans
Cr G M Martin
Cr B L McLachlan
Cr S L Morgan
Cr K J Sutherland
Cr W L Syers
Cr M R Williams
Cr J D T Williamson

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**Recommendations contained in the Council agenda are NOT Council decisions.
Please refer to Council minutes for resolutions.**

1. Draft 2011-2012 Annual Plan Deliberations

Reporting officer Shireen Munday (Strategic Planning Co-ordinator)

Date 24 May 2011

Vision, mission and values

The Draft Annual Plan documents Council's path for the year ahead as it moves toward its vision of 'creating the ultimate living environment'.

Local Government Act 2002 – The four well-beings

The Draft Annual Plan is prepared in the context of the four Well-Beings – cultural, economic, environmental and social –and sets out how Council's activities will contribute to the six Community Outcomes identified by the Whangarei community during the LTCCP process.

Introduction

Whangarei District Council's 2011 2012 Draft Annual Plan was publicly notified for submissions on 15 March 2011 in accordance with the requirements of the Special Consultative Procedure (SCP) of the Local Government Act 2002. Submissions closed on 15 April 2011.

Council is required to adopt an Annual Plan in the years in which it does not adopt a Long Term Plan (previously known as a Long Term Council Community Plan). The next Annual Plan will take effect on 1 July 2011.

The Annual Plan provides a detailed annual budget and identifies any variations from the Long Term Plan (LTP) in the financial year to which it applies. The draft Annual Plan provides an overview of each activity that Council will carry out during the financial year, including the costs of that activity and how the costs will be met. The Annual Plan should be viewed as a supplementary document that supports the overall direction of the LTP.

The public have had the opportunity to present their views with an option to speak and elaborate on their submissions. It is now for Council to consider and respond to the submissions received to enable the completion of the final Annual Plan document and the subsequent adoption.

During the submissions period 106 submitters commented on over 260 issues that were subsequently grouped into 143 topics. Two late submissions were also received prior to the hearings date and were tabled for inclusion at the hearings meeting as a supplementary agenda item. 49 submitters attended the hearings on 9 May in Council Chambers at Forum North to present their views to the Councillors in person.

Council also adopted a Statement of Proposal for proposed new fees and charges for public consultation on 8 March. The submissions on the proposed fees and charges were tabled at the submission hearings on 9 May. A separate agenda item, summarising the submissions including staff recommendations on the final fees and charges to be adopted by council, will be presented at a future separate council meeting.

Process

Submitters have had the opportunity to speak to their submission at a public hearing. These hearings were notified as part of the submissions process. All submitters who indicated that they wish to speak to their submissions were contacted by letter.

All submissions have now been summarised and commented on by staff to assist the Council in its decision-making processes. The process from here is as follows:

- The Council is now being asked to consider the submissions and further information provided at the hearings, and to deliberate on the submissions.
- The final Annual Plan will incorporate any relevant decisions of Council and will be presented to Council for adoption.
- Submitters will be advised of the decisions made.

Key Issues

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

Issue	# of Submitters	Summary
Ding Bay Access Track	7 (+98 signatories)	All submissions received related to requests for an upgrade to the Ding Bay Beach access. One submitter provided a petition with 98 signatories.
Waipu Cycleway	53	All submitters requested that a cycle/walkway be constructed between Waipu and Waipu Cove for the benefit of residents and tourists. Fifty of the submissions were from Waipu Primary School pupils.
Proposed Rates	16	The majority of submitters stated that they do not agree with the proposed rates increases with most wishing to see little or no increase in their rates. Commentary on commercial rates included that these should be increased or that a targeted rate be introduced to address specific commercial issues.
Onerahi Shoreline Protection	14	Submitters requested that provision be made to protect the Onerahi shoreline as well as addressing the state and safety of the adjacent Beach Road.
Genetic Engineering	12	The submissions received on GE/GMO issues were all supportive of Council's stance on these issues with the majority requesting that further funding be made available to ensure that more stringent regulations can be included in the District Plan.
Walking & Cycling	10	The submitters expressed their support for the Walking and Cycling Strategy as well as the use of alternative transport modes and requested that appropriate funding is made available.
Sense of Place/Town Basin/CBD	10	All submitters expressed support for the proposed projects.

Change to Consumer Price Index

When the Draft Annual Plan was prepared the Consumer Price Index (CPI) for the 12 months ending 31 December 2010 (as advised by the Reserve Bank of New Zealand) was 4.0%.

On 19 May 2011 the CPI to 31 March 2011 was released, with CPI now being 4.5%.

It is therefore recommended that Rates are increased by 4.5%, in line with Council's position on keeping rates in line with inflation. Before the final Annual Plan is returned to Council for adoption operating budgets will be reviewed to determine whether any other changes are required in light of this increased inflation figure and any additional expenditure resulting from decisions made during deliberations.

Summary of Submissions Report

The attached report summarises all submission issues raised into topics and grouped by Council Departments. The report shows how many submitters commented on each topic as well as providing staff commentary where further clarification or background information is deemed appropriate.

The report contains draft recommendations for Council to consider as they work through each of the identified issues.

In many cases the recommendation is that "Council notes the submission and no change is made to the Annual Plan". In these instances the submission will help to inform future decision making and may lead to action in later years, or be incorporated into normal operations. Actions of this nature do not require a change to the draft Annual Plan, which is the purpose of this agenda item, but should still be seen as important contributions to the democratic process.

Recommendation

1. That the information be received.
2. That recommendations in the attached 2011-12 Annual Plan Deliberations Report, after any amendments and where appropriate, be incorporated into the 2011-2012 Annual Plan.
3. That the rates for the 2011-2012 year are increased by 4.5% in line with Council's position on keeping rates in line with inflation.
4. That the Chief Executive Officer directs staff to review operating and capital budgets based on the outcomes of the deliberations process and that these changes are incorporated into the final Annual Plan for the adoption meeting.

Attachment

[Draft 2011-2012 Annual Plan Deliberations Report](#)

Attachment

Draft 2011- 2012 Annual Plan

Deliberations Report

2 June 2011

Summary of Submissions with Staff Comments and
Recommendations

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1. Community Services

Topic: Unicef Child Friendly City	# of Submissions: 1
Summary: Request for committment to working with the Whangarei community to become a UNICEF Child Friendly City.	
Comment: The implications for Council (e.g. in terms of policy, resourcing and costs) need to be determined and considered before any decision is made.	
<u>The staff recommendation is:</u> That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan (LTP).	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and that no change be made to the 2011-2012 Annual Plan.

Topic: Museums & Art Centre	# of Submissions: 1
Summary: Request for support of the Museum facilities for the district. Old Library as a high quality community Arts Centre.	

Topic: Travel Fund	# of Submissions: 1
Summary: Request for \$10,000 be provided for a travel fund to be allocated to schools and sports groups.	

Topic: Sports Advisor	# of Submissions: 1
Summary: Request for \$35,000 be provided to support a second Community Sports Advisor.	

Topic: Funding for fitness professionals	# of Submissions: 1
Summary: Proposal for a fund for fitness professionals to provide fitness classes for obese people.	

Topic: Resilient Communities	# of Submissions: 1
Summary: Requests Council supports initiatives for resilient communities.	

Topic: Curtain recycling	# of Submissions: 1
Summary: Request that Council introduces a curtain recycling scheme.	

Topic: Children's involvement in Sport	# of Submissions: 1
Summary: Council to support children's participation in sport by developing a plan with sports organisers and the community to address cost barriers to participation.	

Topic: Northland Youth Development Trust (NYDT)	# of Submissions: 1
Summary: Northland Youth Development Trust is seeking funding for up to \$73,000 for a 12 month period.	
Comment: NYDT are being encouraged to apply through normal community funding channels.	

Topic: Whangarei Youth Forum	# of Submissions: 1
Summary: Whangarei Youth Forum and engagement with Whangarei youth.	
Comment: Council is supporting an application from the Northland Youth Development Trust for Ministry of Youth funding to develop a Youth Forum.	

Topic: Youth Centre	# of Submissions: 1
Summary: Provision for a Youth Centre be included in the 2011-12 Annual Plan.	
Comment: Council is already supporting the Manaia PHO and Youth Transition Service proposal to establish a 'Youth Space'.	

Topic: Total Mobility Scheme	# of Submissions: 1
Summary: Funding of Total Mobility scheme.	
Comment: Council's funding of this scheme is already incorporated into the 2011-12 budgets.	

2. Economic Development

For each of the following issues raised the staff recommendation is:

That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan (LTP).

Topic: Sense of Place/Town Basin/CBD revitalisation	# of Submissions: 9
Summary: Support for CBD, Town Basin or Ring of Walkway projects, inner city revitalisation plus other suggested related projects.	
Comments: The plans outlined in the Draft Annual Plan should proceed. Further Sense of Place issues and projects will also be considered and consulted on during the LTP consultation process.	
Topic: Sense of Place/Town Basin/CBD revitalisation	# of Submissions: 5
Summary: Opposed to CBD, Town Basin or Ring of Walkway projects.	
Comment: The plans outlined in the Draft Annual Plan should proceed. Further Sense of Place issues and projects will also be considered and consulted on during the LTP consultation process.	
Topic: Support of Hundertwasser concept	# of Submissions: 2
Summary: Support for the Hundertwasser concept.	
Comment: The Hundertwasser project will be consulted on with the community during the LTP consultation process in early 2012.	
Topic: Opposition to Hundertwasser Concept and/or request for further consultation	# of Submissions: 3
Summary: Opposed to the Hundertwasser concept and/or suggest consultation with the community.	
Comment: The Hundertwasser project will be consulted on with the community during the LTP consultation process in early 2012.	
Topic: Forum North Performing Arts Centre	# of Submissions: 1
Summary: Requests that a Forum North Performing Arts Centre should be developed and supported.	
Comment: CHART are encouraged to develop this concept further for consideration during the LTP development process.	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and no change be made to the Annual Plan

Topic: Tourism	# of Submissions: 8
Summary: Support for tourism activities in the District and the creation and enhancement of tourism opportunities as well as the promotion of the District. As well as support for the Whangarei Tourism Trust and Destination Northland.	
Topic: City Entrance	# of Submissions: 3
Summary: Request that the city entrance is upgraded and enhanced.	
Comment: As part of the Sense of Place/CBD revitalisation projects Council is currently researching options to address this issue.	
Topic: Rugby World Cup	# of Submissions: 1
Summary: Funding earmarked for flags and other 'decorative' Rugby World Cup expenditure should be spent on public toilets instead.	
Topic: CBD targeted rate	# of Submissions: 1
Summary: Suggestion for CBD targeted rate to support economic development activities in the CBD.	
Comment: Changes of this nature will be considered as part of any further rating review.	

3. Governance Issues

Topic: Spending and Debt Level concerns	# of Submissions: 4
Summary: Concern with current spending and debt levels.	
Comment: Council's financial strategy will be developed as part of the LTP process, with financial sustainability a key issue.	
<u>The staff recommendation is:</u>	
That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan.	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and no change be made to the 2011-2012 Annual Plan

Topic: Second Harbour Crossing	# of Submissions: 5
Summary: Questioning of the need for a second harbour crossing and that it is not necessary in the current economic situation and that funds could be utilised elsewhere.	
Comment: Council is already committed to this project.	

Topic: Governance Issues	# of Submissions: 2
Summary: Request that Council joins with Northland Regional Council (NRC) to resolve governance issues following on from recent commissioned reports.	
Comment: Council will continue to work with other territorial authorities to produce the best outcomes for Northland as well as the Whangarei District	

Topic: Shared Services	# of Submissions: 2
Summary: Suggestion for shared services approaches between Northland councils.	
Comment: Council staff are already working with other authorities to share resources and services to drive efficiencies where appropriate.	

Topic: Significance Test	# of Submissions: 2
Summary: Changes in the draft Annual Plan from the LTCCP 2009-2019 are significant and these changes should be revisited.	
Comment: The changes proposed in the draft 2011-2012 Annual Plan do not trigger the tests for 'significance' set out in Council's Significance Policy or breach any other Local Government Act 2002 requirements.	

Topic: Engagement	# of Submissions: 2
Summary: Request for more engagement and consultation on Annual Plan issues as well as specific issues such as Hihiaua Trust and arts and culture.	

Comment: Council has consulted with Hihiaua Trust, and will continue to engage on other issues as appropriate.	
Topic: Consultation	# of Submissions: 1
Summary: Request for free and open sharing of information by Council and suggests Council considers a range of consultation options with the community.	
Topic: Council Functions	# of Submissions: 1
Summary: Submitter considers Council's functions should be more limited than those which Council currently engages.	
Topic: Maintenance Schedules	# of Submissions: 1
Summary: Maintenance schedules should be reinstated in the Annual Plan to allocate and provide funding for maintenance work.	
Topic: Consultation	# of Submissions: 1
Summary: Flaws in consultation process for Annual Plan and suggestion of Community Boards for Council.	
Topic: Annual Plan	# of Submissions: 1
Summary: Submitter expresses support of Annual Plan in principle.	
Topic: Mileage Costs	# of Submissions: 1
Summary: Councillor should receive full reimbursement for mileage costs.	
Topic: Rationalisation	# of Submissions: 1
Summary: Request for the rationalisation of the Annual Plan and LTP processes.	
Topic: CBD Issues	# of Submissions: 1
Summary: Submitter requests that a focus on CBD issues is fully explained to rural communities.	
Topic: Ngunguru Sandspit	# of Submissions: 4
Summary: Request that Council assists in securing Ngunguru Sandspit as a reserve.	
Comment: Council will continue to support efforts to bring the sandspit into public ownership.	
Topic: Treaty Issues	# of Submissions: 1
Summary: Requests that the Annual Plan includes a designation of "Restricted Assets" on all Council land that has a Treaty of Waitangi claim on it.	
Comment: Land owned by Council will not be used to settle any Treaty claims, regardless of whether a claim has been lodged against it.	
Topic: Council-owned land	# of Submissions: 1
Summary: Submitter supports concept Council has adopted in relation to Council-owned land and supports potential sale of non-strategic land identified.	

4. Parks and Recreation

Topic: Ding Bay Access Track	# of Submissions: 7 +98
Summary: Request for the Ding Bay Beach access track to be upgraded.	
Comments: This work can be included in maintenance plans as part of operational expenditure.	
<u>The staff recommendation is:</u>	
That provision is made within the 2011-12 operating budgets to undertake this work, which has an estimated cost of \$36,000.	

Topic: Onerahi shoreline protection and Beach Road issues	# of Submissions: 18
Summary: Request for remedial action to be taken to protect the Onerahi foreshore. Concern regarding the state and safety of the adjacent Beach Road.	
Comments: There are several areas where coastal erosion is threatening existing seawalls and could potentially affect roads. All such work should be prioritised, with the most urgent work to be completed next year as budgets allow.	
Topic: One Tree Point coastal protection and boat ramp	# of Submissions: 1
Summary: Allocation of funds for protection works at One Tree Point including protection works for the boat ramp.	
Comments: Original designs for the boat ramp included breakwater structures to prevent the effects of the current on ramp users and the ramp/pontoon. Consent for this structure would be required. Parking for trailers is limited to existing carparks unless further properties are purchased for expansion.	
Topic: Ngunguru seawall	# of Submissions: 3
Summary: Ngunguru Seawall upgrade request.	
Comments: There are several areas where coastal erosion is threatening existing seawalls and could potentially affect roads. All such work should be prioritised, with the most urgent work to be completed next year as budgets allow.	
<u>The staff recommendation is:</u>	
That an additional priority allocation of \$500,000 is made to undertake urgent repairs to seawalls in Ngunguru, Onerahi and One Tree Point (including protection of the boat ramp), with any further funding needs considered as part of the 2012-22 LTP	

Topic: Tutukaka boat ramp	# of Submissions: 3
Summary: Request for the Tutukaka boat ramp to be upgraded.	
Comments: The upgrade of the boat ramp would require additional trailer parking and staff are investigating the location and costs of this parking.	
<u>The staff recommendation is:</u>	
That \$150,000 is allocated in the 2011-2012 Annual Plan to upgrading the boat ramp, with the cost and location of options for additional parking identified for future action.	

Topic: Hockey	# of Submissions: 1
Summary: Request that Council budgets \$1,000,000 in the 2011-2012 Annual Plan for construction of an artificial hockey turf at Kensington Park as well as providing a suitable site.	
Comments: The submission raises many issues which require full consideration and clarification. Staff recommend that the options previously proposed be further considered within the Sports Code Strategy document and further discussion with the various parties involved be completed; an independent assessment of the conflicting needs would clarify the issues and solutions. The true cost of this project as proposed in the submission is likely to cost up to \$5 Million if additional properties need to be secured, and does not provide for the effects on cricket, or fully replace open space used in the development.	
<u>The staff recommendation is:</u> That Council supports the development of a third hockey turf in principle, with the Sports Code Strategy completed before any final commitments are made. Funding of \$1 Million is to be allocated in the draft 2012-22 LTP for future consultation.	

Topic: Northland Athletics and Gymnastics	# of Submissions: 1
Summary: Northland Athletics and Gymnastics requests that the full amount of funding stated in the LTCCP 2009-2019 be made available in the 2011-2012 Annual Plan for car park/new road formation and construction of the building.	
Comments: This funding is part of a grant which is within the LTCCP, but which had previously been deferred 2012-13.. Northland Athletics and Gymnastics now plan to complete the project within the 2011-12 financial year, so the previously deferred \$1 Million will be required.	
<u>The staff recommendation is:</u> <ol style="list-style-type: none"> 1. That confirmation is sought from Northland Athletics and Gymnastics that they have secured their full share of funding before any Council funds are released or construction commences. 2. Northland Athletics and Gymnastics are to be advised that they are to fund the initial construction from their own funding sources, so that all Council expenditure is deferred to the 2012-13 year if possible 3. That if Northland Athletics and Gymnastics have exhausted their funding and Council funding is also required in the 2011/12 financial year, it is sourced through additional debt funding or the deferral of other capital works, with a final decision made at a meeting of the full Council at that time. 	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and that no change be made to the Annual Plan

Topic: Marist Sports Club	# of Submissions: 1
Summary: Funding for additions to Marist Sports Club (late submission)	
Comments: Until more detailed plans are available and specific costs are determined the impacts on Council can not be accurately determined. In the meantime Council staff are to work with Marist Sports Club on the potential for provision of public toilets within their expanded complex.	

Topic: Regional Coastal Park	# of Submissions: 1
Summary: Consider creating regional coastal park. DoC, Northland Regional Council and Council to collaborate on this issue around land in the Bream Bay area.	
Comments: Council plans to undertake a high level scoping study before any costs are incurred.	

Topic: Onerahi Skateboard Ramps	# of Submissions: 1
Summary: Request that the two old wooden skateboard ramps in Onerahi are replaced.	
Comment: The Onerahi skate ramps were completely refurbished in May 2011. A study on skatepark requirements in the CBD and district will be completed as part of the Sense of Place programme of works.	

Topic: Budget for Structures	# of Submissions: 1
Summary: Submitter asks where \$200,000 mentioned for Structures - jetties wharves and pontoons (pg. 116) is going as they cannot find reference to this figure in departmental budgets.	
Comment: The funds shown are intended to be spent on works at Paradise Point, however this is still subject to a Resource Consent process.	

Topic: District Parks	# of Submissions: 1
Summary: Submitter states that Council should not allow district parks to be sold to NZTA.	

Topic: Signage	# of Submissions: 1
Summary: Request for improvements to signage for beaches and walkways.	

Topic: Stevens Point reserve	# of Submissions: 1
Summary: Request for protection works at Stevens Point reserve in Onerahi.	
Comment: Staff are already working with the Ward Councillors and the local community to resolve these issues.	

Topic: Interpretation	# of Submissions: 1
Summary: Information boards in Mander Park and other areas of historical significance in Whangarei.	

Topic: Whangarei Falls	# of Submissions: 1
Summary: Opposed to expenditure earmarked for further landscaping at Whangarei Falls.	

Topic: Ruakaka River Mangrove Management Scheme	# of Submissions: 1
Summary: Request for support for the Ruakaka River Mangrove Management Scheme.	

Topic: Hatea River Walkway entrance	# of Submissions: 1
Summary: Request for upgrading Whareora Road adjacent to the entrance to the Hatea River Walk as well as providing signage and landscaping.	

Topic: Pest Plants	# of Submissions: 1
Summary: Resources to be allocated to ensure that potential future pest plants are not used in parks and reserves.	

Topic: Parks and Open Spaces benefits	# of Submissions: 1
Summary: Identification of benefits for the community through parks and open spaces and request these are placed higher on the priority list.	

Topic: Signage	# of Submissions: 1
Summary: Signage on WDC land and beaches in relation to the Royal Forest & Bird Society's work.	

Topic: Blue Goose	# of Submissions: 1
Summary: Suggestion that the Blue Goose area could be used for motorsports	
Comment: Preliminary planning and feasibility work is already underway for the establishment of a 'noisy sports' facility in Gomez Road, Hikurangi.	

Topic: Support for Department of Conservation (DoC) projects	# of Submissions:
Summary: DoC seeks Council's support on a variety of issues in relation to weed control, Kauri dieback, wild goats and re-vegetation and restoration work.	
Comment: Many of the issues raised are being addressed. Kauri Dieback signs are being installed in key parks. Council has contributed to the Himalayan Fairy grass removal at Parihaka on a shared cost basis. The wild goat programme is coordinated by Northland Regional Council.	

5. Planning, Regulatory and Environmental Services

Topic: Support for GE/GMO Issues and requests for funding to allow for more stringent rules in the District Plan	# of Submissions: 12
Summary: All submitters expressed support for Council's stance on these issues with the majority requesting that further funding be made available to ensure that more stringent regulations can be included in the District Plan.	
Comment: Funding for a review of the District Plan rules in relation to GE/GMO issues will be considered during the development of the LTP.	
<u>The staff recommendation is:</u> That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan.	

<u>For each of the following issues raised the staff recommendation is:</u> That Council notes the submission and no change be made to the Annual Plan
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Topic: Solar Hot Water	# of Submissions: 1
Summary: Request for Council to support a programme to promote the use of solar hot water systems by way of a targeted rate.	

Topic: Sustainable Development	# of Submissions: 4
Summary: Council to encourage Sustainable Coastal Development	
Comment: Various statutory and non-statutory documents, including the 30/50 Growth Strategy are informing the development of coastal areas based on sustainable principles.	

Topic: Environmental Education	# of Submissions: 2
Summary: Submitter supports areas of the Annual Plan that promote environmental education.	

Topic: Natural Disaster Impacts	# of Submissions: 1
Summary: Request that all structures should be constructed on solid ground in relation to the risk of a natural disaster event.	

Topic: Heritage & Archaeological Issues	# of Submissions: 1
Summary: Recommendation for financial provision is made for professional heritage and archaeological input on relevant capital works projects.	

Topic: Trees	# of Submissions: 1
Summary: Request that trees in road reserves be topped in height to 4.5m to minimise potential damage to private property. Submitter feels this would also save expenses on footpath repairs from tree root damage.	
Topic: Trees	# of Submissions: 1
Summary: Council should adopt a Native Tree policy to gradually replace exotic tree species.	
Topic: Biodiversity	# of Submissions: 1
Summary: Submitter wishes to see transparent Council communication to public regarding decision on biodiversity.	
Topic: Heritage Building protection	# of Submissions: 1
Summary: Submitter suggests that Council works with New Zealand Historic Places Trust to produce a document that clearly protects the use of historic buildings and parks.	
Topic: Rezoning	# of Submissions: 1
Summary: Request that properties adjoining Limeburner Street be rezoned to Business 3 environment.	
Topic: Plan Changes	# of Submissions: 1
Summary: Council should appeal to Central Government to have costly plan changes delayed until the current economic climate improves.	
Topic: Growth Strategy	# of Submissions: 1
Summary: Request that the 30/50 Growth Strategy is linked to the NRC Growth Strategy	
Topic: Heritage and Archaeological Issues	# of Submissions: 1
Summary: Financial provision made for professional heritage/archaeological input on relevant policy & monitoring matters	
Topic: Department of Conservation Issues	# of Submissions: 1
Summary: DoC wishes to engage with Council on the development of the Northland Conservation Management Strategy. DoC is commencing Project Restore on Taranga (Hen) Island. Request for a co-ordinated approach to the protection of high density kiwi habitats and wader birds by way of a plan change in the district plan.	
Comment: Council intends to continue working with DoC on the issues raised.	
Topic: Dog Registration	# of Submissions: 1
Summary: Submitter opposes the amount of personal information they need to supply for dog registration.	

Topic: Whanau Ora Health Impact Assessment	# of Submissions: 1
Summary: Recommendation that Council conduct a 'Whanau Ora Health Impact Assessment' on its draft Class 4 Gambling Venue Policy and Board Venue Policy prior to receiving public submissions on it.	
Topic: Unconsented development work	# of Submissions: 1
Summary: Request that Council takes action against unconsented development work but also offers incentives for these consents which are for the benefit of historic heritage only.	
Topic: Vehicle free zones	# of Submissions: 1
Summary: Funding to create four vehicle free zones as per the petition presented to Council in 2009 in conjunction with DoC	
Topic: Dog exclusion zones	# of Submissions: 1
Summary: Submitter requests Council to work with DoC on how to keep dogs out of wildlife refuges and enforce the dog exclusion zones.	
Topic: Consultants	# of Submissions: 1
Summary: Use of consultants to be critically examined and justified.	

6. Revenue

Topic: Opposition to proposed Rates Structure	# of Submissions: 16
<p>Summary: Opposition to the proposed rates changes with most submitters wishing to see little or no increase in their rates. Suggestion that commercial rates should be increased or that a targeted rate be introduced to address specific commercial issues. One argued for retention of the Coastal Amenities and Recreational Facilities targeted rates.</p>	
<p>Comments: Most of the submissions questioned the scope of the rates review that led to the proposed change to the 'lockdown' system and subsequent movement in the incidence of rating across sectors.</p>	
<p><u>The staff recommendation is:</u></p> <ol style="list-style-type: none"> 1. That Council complete a further rating review during the 2012 2022 LTP process, including a review of Activity Funding across sectors. 2. The the system for determining general rates should revert to the status quo until such a review has been completed i.e Differentials of 1 (Residential), 0.8 (Rural) and 5 (Commercial). 3. That the Coastal Amenities and Recreational Facilities targeted rates are absorbed into the Uniform Annual General Charge as proposed in the Draft Annual Plan. 	

Topic: Revenue gathering	# of Submissions: 1
<p>Summary: Acknowledgement of difficulties for local government in gathering revenue and offers support and suggestions towards this.</p>	
<p><u>The staff recommendation is:</u></p> <p>That Council notes the submission and no change be made to the Annual Plan.</p>	

7. Support Services

Topic: Council Office at Tutukaka	# of Submissions: 3
Summary: Council office situated on Tutukaka Coast.	
Comments: Population and expected enquiry volumes do not warrant establishing a facility now, but there is likely to be enough demand in the future, as noted in Sustainable Futures 30/50.	
<p><u>The staff recommendation is:</u></p> <p>That Council considers this issue and the associated budgeting requirements during the development of the implementation of Sustainable Futures 30/50.</p>	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and no change be made to the Annual Plan

Topic: Ruakaka Library	# of Submissions: 4
Summary: Congratulations to Council on the new Ruakaka Library.	
Comment: Council thanks submitters for their positive feedback.	

Topic: Internal mail service	# of Submissions: 1
Summary: Request that the mail service from Ruakaka to Forum North is also made available for mail delivery to Northland Regional Council.	
Comment: Investigations indicate this would not meet Northland Regional Council's needs nor be cost-effective.	

Topic: Ruakaka Service Centre	# of Submissions: 1
Summary: Congratulations to Council on the new Ruakaka Service Centre and the level of service it provides.	
Comment: Council thanks the submitters for their support and comments.	

Topic: Civil Defence Issues	# of Submissions: 3
Summary: Support of Council's Civil Defence Role and requests for adequate funding, resources and public exposure.	

8. Transportation

Topic: Walking and Cycling	# of Submissions: 7
Summary: Support for the WDC Walking & Cycling Reference Group directly and requests for support and funding from Council or make general comments in support of alternative transport options in the District.	
Comments: Recent developments in relation to the Sense of Place programme of works have highlighted a number of issues that relate to the Walking and Cycling Strategy implementation plan. A review of the Strategy would take account of these issues and allow Council to move forward with the strategy with clearly aligned walking and cycling projects.	
Topic: Waipu to Waipu Cove Cycle & Walkway	# of Submissions: 3 + 50
Summary: Request for the development of a Waipu to Waipu Cove walk and cycle way for residents and tourists.	
Comments: The request should be considered and further investigated in conjunction with the Whangarei District Council Walking and Cycling Strategy..	
<u>The staff recommendation is:</u> That \$5,000 of existing funding allocated in the 2011-12 budgets be utilised for a full review of the Walking and Cycling Strategy to allow for the prioritisation of one or more projects to proceed in the 2011-12 year that are clearly aligned to the strategy's sought outcomes. A total of \$150,000 has been allocated for physical works after priorities have been assessed, which will include existing routes such as Onerahi and other routes in the district, as well as the proposed Waipu to Waipu Cove walking and cycleway.	

For each of the following issues raised the staff recommendation is:

That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan.

Topic: Unsealed roads in Waipu area	# of Submissions: 1
Summary: Unsealed roads in the greater Waipu area to be urgently considered for sealing extension.	
Comment: Current NZTA funding policy means subsidy for seal extensions is not available. Sealing roads unsubsidised or even as ratepayer subsidised projects is currently uneconomical.	

Topic: District sealed roads	# of Submissions: 1
Summary: Request that the proportion of sealed roads in the district is increased.	
Comment: Current NZTA funding policy means subsidy for seal extensions is not available. Sealing roads unsubsidised or even as ratepayer subsidised projects is currently uneconomical.	

Topic: Raumanga bus shelters	# of Submissions: 1
Summary: Request for bus shelters in Raumanga (late submission)	
Comment: The provision of bus shelters is undertaken in conjunction with the NRC to support the bus service as some subsidy is available. The request will be forwarded to the NRC for consideration.	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and that no change be made to the Annual Plan.

Topic: Rail	# of Submissions: 4
Summary: Support for the retention of rail as a transport option in the district with three submitters specifically mentioning the retention of the Whangarei to Auckland rail line and two of these mentioning support for the additional link to Marsden Point.	
Comment: This issue has recently been considered by Council (see April 2011 agenda).	

Topic: Bus services	# of Submissions: 3
Summary: Link between the regional and local bus services/suggestion for alternative location.	
Comment: The future and standard of the Rose St bus station will be reviewed as part of the Sense of Place programme of works.	

Topic: Bus depot	# of Submissions: 1
Summary: Request that provision be made in 2011-2012 Annual plan budget to maintain Rose Street bus depot to a high standard.	
Comment: The future and standard of the Rose St bus station will be reviewed as part of the Sense of Place programme of works.	

Topic: Mander Park	# of Submissions: 3
Summary: Two submitters consider the removal of trees at Mander Park is unnecessary.	
Comment: The proposed road works that relate to the Mander Park trees are being undertaken by the New Zealand Transport Agency as the road in question is a state highway.	

Topic: CBD Parking	# of Submissions: 1
Summary: Suggestion for parking facilities could be provided in CBD by creating a large mall with parking underneath.	

Topic: Roading projects	# of Submissions: 1
Summary: Submitter supports Council's new roading projects in particular supporting State Highway 1 improvements and the second harbour crossing. Submitter supports a regional approach when dealing with Central Government regarding road funding.	

Topic: Bus service	# of Submissions: 1
Summary: Local bus service should be controlled by Council instead of Northland Regional Council.	
Comment: This issue is mandated by legislation.	

Topic: District Roads	# of Submissions: 1
Summary: Submitter considers District roads are in a bad state of repair.	

Topic: Traffic congestion	# of Submissions: 1
Summary: Submitter highlights issues with traffic congestion in Whangarei and supports improvements to the situation for continuing economic development.	

Topic: Mimiwhangata Road	# of Submissions: 1
Summary: DoC seeks a commitment from Council to upgrade and maintain the road access to Mimiwhangata.	
Comment: Council currently maintains this road up to the entrance of the park. No upgrades are currently planned for this road.	

Topic: Car-pooling	# of Submissions: 1
Summary: Submitter considers Council should support a centralised carpool co-ordination service.	

Topic: Peak oil	# of Submissions: 1
Summary: Submitter raises the issue of peak oil in relation to Council's transportation planning function.	

Topic: Funding	# of Submissions: 1
Summary: Submitter considers that the funding committed to road building should be reduced and other means of people having access to what they need are researched.	

Topic: Tutukaka Reserve Signage	# of Submissions: 1
Summary: Submitter requests the signage for the Tutukaka Reserve and Lighthouse walkway to be improved.	
Comment: Access to the reserve crosses private land and signage is subject to vandalism. Vesting of the access as road is being investigated which may help to resolve the problems.	

Topic: Rust Avenue bridge replacement	# of Submissions: 1
Summary: Request for Council provides share of funding in 2011-12 required to replace Rust Avenue bridge alongside Submitter's contribution.	
Comment: Council has agreed to apply to NZTA for subsidy funding for the project from the bridge replacement programme with NRC paying the local share of the works.	

Topic: Roadside pest plant programme	# of Submissions: 1
Summary: NRC and Council could combine work programmes and funds to enhance existing Roadside Pest Plant Programme.	
Comment: Council currently is required to manage roadside noxious weeds and combining programmes with the NRC will see better utilisation of funding.	

Topic: Ngunguru 50km/h speedzone extension	# of Submissions: 3
Summary: Extension to 50km/h speed zone both north and south of Ngunguru.	
Comment: Speed limit review will be undertaken in accordance with National standards.	

Topic: Road safety at Parua Bay Tavern	# of Submissions: 1
Summary: Road safety concerns in the vicinity of Parua Bay Tavern and boat ramps.	
Comment: This safety improvement project was deferred from the 2010-11 programme and is intended to be completed in the 2011-12 Minor safety programme.	

Topic: Onerahi roundabout, parking and congestion issues	# of Submissions: 6
Summary: Concerns about congestion and potential for accidents to occur at the intersection in Onerahi between New World and the local shops and request a roundabout and further traffic management measures. Submitters wish to see further parking provided.	
Comment: Council has already programmed funding for intersection improvements at Onerahi in the current LTCCP for 3 years 2011-12 to 2013-14.	

Topic: Parua Bay Village	# of Submissions: 1
Summary: Request that Council continues to support the Parua Bay Village road entry upgrade by providing funds in the 2011-2012 Annual Plan for pedestrian crossings in the area.	
Comment: Funding for pedestrian and safety improvements comes from council's Minor Safety Programme. The bulk of the 2010-11 programme was deferred and is intended to be completed in 2011-12. Improvements at Parua Bay would be considered as part of future programmes.	

Topic: Footpaths	# of Submissions: 8
Summary: One general request for the funding of footpaths, other requests for funding for the following footpaths in the district: St Mary's Road - Waipu Camellia Avenue and Marsh Street - Ruakaka Between Langs Beach and Waipu Cove Shoebridge Crescent - Ngunguru	
Comment: Council currently has 136 footpath requests totalling \$13 Million. The 2011-2012 Annual Plan budget provides for \$212,000. This amount is intended for the Shoebridge Crescent works which were deferred from the 2010-11 budget. The list of footpaths is presented annually to Council for prioritisation.	

9. Waste and Drainage

Topic: Regional collaboration on desludging equipment	# of Submissions:
Summary: Suggestion for a regional collaborative approach for the purchase of desludging equipment could realise savings for all three Northland district councils.	
Comments: This proposal can be reviewed and progressed through the Regional Wastewater Accord Group.	
<u>The staff recommendation is:</u>	
That staff raise this issue with the Regional Wastewater Accord Group and report back to Council on the issue.	

Topic: Stormwater issues at Limeburners Creek	# of Submissions: 2
Summary: Requests for funds to be allocated in the 2011-12 budget to construct a stormwater drain discharging to Limeburners Creek to alleviate flooding issues in Porowini Ave/Kaka Street area.	
Comments: Proposed amount will allow for a feasibility study to be undertaken based on the existing catchment assessment to address this issue. The current capital budget for 'Pump Upgrades' indicates that \$40,000 can be re-allocated to undertake the feasibility study, with the remainder to be allocated to projects related to the Hikurangi Swamp scheme	
<u>The staff recommendation is:</u>	
That Council directs staff to undertake a feasibility study at a cost of \$40,000, with the funds to be allocated from the existing Stormwater 'Pump Upgrades' capital budget, with the remainder allocated to the Hikurangi Swamp Scheme.	

Topic: Stormwater prioritisation	# of Submissions:
Summary: Request that Council reconsiders priority stormwater works within the CBD for the 2011-2012 Annual Plan and next LTP as submitter believes further investment is required over what is signalled in draft Annual Plan.	
<u>The staff recommendation is:</u>	
That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan.	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and no change be made to the Annual Plan.

Topic: Rubbish Collection	# of Submissions: 2
Summary: Better rubbish collection in coastal areas especially during busy periods.	
Comment: The current collection scheme, with twice weekly collections over the peak period, is considered adequate.	

Topic: Environmental Education	# of Submissions: 1
Summary: Budget for WDC Environmental Education (EE) programme has not increased over past 5 years and submitter would like to see EE programme expanded.	

Topic: Environmental Education	# of Submissions: 1
Summary: Education programme for community and schools on household composting to reduce landfill.	

Topic: Biofuel	# of Submissions: 1
Summary: Submitters proposes Council takes a leadership role in developing biofuel from household cooking oil.	

Topic: E-cycle	# of Submissions: 1
Summary: Submitter asks that Council support the Whangarei E-cycle programme that will replace E-day and highlights the Far North DC support the project in their district. Submitter suggests that costs could be covered by returns from the waste minimisation levy.	

Topic: E-cycle	# of Submissions: 1
Summary: Submitter considers that Council should provide funding to support E-waste and E-cycling issues.	

Topic: Commercial Premises Recycling	# of Submissions: 1
Summary: Commercial premises should receive recycling collections and that Council should expand its range of recyclable materials as well as providing compost.	
Comment: Red bins are considered impractical in commercial areas, and volume varies. This is best done commercially. Recycling is available. A vegetation drop off, and composting facility is available through the Re:Sort.	

Topic: Catchment Management Plans	# of Submissions: 2
Summary: Submitters requests that Council continues to fund work on Integrated Catchment Management Plans.	

Topic: Stormwater pumps	# of Submissions: 1
Summary: Submitter expresses dissatisfaction at efficiency of scheme and wishes current 2011-12 budget for pump upgrades be removed and no further capital allocated until a cost-benefit analysis is presented on the whole scheme.	

Topic: Mandatory minimum permeable surface	# of Submissions: 1
Summary: Council should invoke a mandatory minimum permeable surface for every subdivision title and that Council should invest in stormwater cleansing.	
Comments: Council is looking at investigating opportunities for stormwater treatment from the CBD that discharges into the Hatea river as part of the Town Basin works, with any funding requirements absorbed within existing budgets	

Topic: Low Impact Urban Design Development	# of Submissions: 1
Summary: Council to explore Low Impact Urban Design Development (LIUDD) for more flexibility in dealing with wastewater issues.	
Comment: Council's environmental engineering standards, that guide Council's approach to wastewater issues, promote LIUDD.	

Topic: Tutukaka Marina	# of Submissions: 3
Summary: Request for wastewater pump-out station for vessels at Tutukaka Marina.	

Topic: Public Toilets	# of Submissions: 5
Summary: Requests that Council provides: <ul style="list-style-type: none"> - Additional public toilets at Tutukaka, - toilets at Whale Tale Park in Ngunguru, - upgrading of the Waipu public toilets. 	
Comment: Council currently has 11 new, or upgrades to, public toilet requests. The 2011-2012 Annual Plan budget provides for \$117,000. This amount is intended for the Urquharts Bay toilets. The 2009-2019 LTCCP provides budget for one upgrade or installation per year.	

Topic: Ruakaka Treatment Plant	# of Submissions: 1
Summary: Request for consideration of other long-term options for Ruakaka Wastewater treatment plant including a regional park.	

Topic: Wastewater solutions	# of Submissions: 1
Summary: Support for Councils' approach to environmentally sound treatment systems. Recommendation to continue to seek best wastewater solutions.	

Topic: Regional approach	# of Submissions: 1
Summary: Council to be part of a Northland strategy to develop a regional plan for sewerage.	

Topic: Targets	# of Submissions: 1
Summary: Due to ongoing upgrades the target for performance measure 2.1.1 should be reduced to <5 for the 2011-2012 Annual Plan.	
Topic: Maintenance at Ngugnuru and Tutukaka	# of Submissions: 1
Summary: Request for wastewater systems at Ngunguru and Tutukaka to be maintained to ensure no degradation of water quality.	
Topic: Ruakaka South Wastewater Scheme funding	# of Submissions: 1
Summary: Council to continue to lobby Central Government for subsidy of the Ruakaka South Wastewater scheme.	
Topic: Biofuel	# of Submissions: 1
Summary: Council to consider the creation of biofuel as a potential source of income for Council.	

10. Water

Topic: Upgrades to water mains	# of Submissions: 2
Summary: Request that funds be made available to upgrade water mains.	
Comment: The appropriate level of upgrades to water mains will be reviewed as part of the LTP development process.	
<u>The staff recommendation is:</u>	
That Council considers this issue and the associated budgeting requirements during the development of the draft 2012-2022 Long Term Plan.	

For each of the following issues raised the staff recommendation is:

That Council notes the submission and no change be made to the Annual Plan.

Topic: Water Source	# of Submissions: 2
Summary: Support for investigation of a new water source and that Council continues to work with NRC to safeguard the District against future water shortages. Suggestion for Council to support rain water harvesting.	
Comment: Planning for a new water source is now nearly completed.	

Topic: Drinking Water Assistance Programme	# of Submissions: 1
Summary: Submitter encourages Council to participate in Ministry of Health "Drinking Water Assistance Programme".	
Comment: Council provides advice where requested.	

Topic: Ngunguru River	# of Submissions: 1
Summary: Request that Council does not consider Ngunguru River as a New Water Source.	

Topic: Drought targets	# of Submissions: 1
Summary: Submitter supports Council's targets around meeting a 1-50 year drought. Clarification sought on how the Water Conservation Strategy developed for Council by CBEC is used in meeting this target.	

2. Draft 2011 Amendment to the 2009-2019 Long Term Council Community Plan Deliberations

Reporting officer Alan Adcock (Group Manager Support Services)

Date 26 May 2011

Vision, mission and values

This item is in accord with Council's vision, mission and values statement as the Draft Amendment to the 2009-2019 Long Term Council Community Plan (LTCCP) proposes an approach to reduce Council's interest costs, thus enhancing Council's ability to implement goals identified in the LTCCP.

Local Government Act 2002 – The four well-beings

The consultation process for the draft Amendment ensures community input to any changes to the LTCCP which is developed in accordance with the four Well-Beings.

Introduction

Council adopted a draft Amendment to the 2009 LTCCP on 23 March that related to Council's participation in the formation of the Local Government Funding Agency (LGFA).

Council consulted on this proposed Amendment, again in accordance with the SCP, from 29 March to 29 April. Council received two submissions on the draft Amendment. Two submitters to the Annual Plan process also commented on the proposed Amendment. Of the four submitters, two chose to attend the hearings and to speak to their submissions.

Process

Submitters have had the opportunity to speak to their submission at a public hearing. These hearings were notified as part of the submissions process. All submitters who indicated that they wish to speak to their submissions were contacted by letter.

All submissions have now been summarised and commented on by staff to assist the Council in its decision-making processes. The process from here is as follows:

- The Council is now being asked to consider the submissions and further information provided at the hearings, and to deliberate on the submissions.
- The final Amendment will incorporate any relevant decisions of Council and will be presented to Council for adoption.
- Submitters will be advised of the decisions made.

Summary of Submissions Report

The attached report summarises each of the four submissions received.

- Three supported Council's involvement with the LGFA, with one against.
- There were no submissions directly related to changes to the Investment or Liability Management Policies.
- There were no submissions directly related to the formation of a Council Controlled Trading Organisation (which the LGFA would be).

The report contains draft recommendations for Council to consider in light of the submissions received.

Other Issues

Over the past two months work has continued on preparations for the formation of the LGFA. As well as working with other parties on governance and operational matters related to its formation and ensuing operations, there has been additional discussion within the local government sector. While this initiative has been driven by nine of the larger councils in New Zealand up till now, there is considerable interest from other councils, many of which are now interested in becoming establishment shareholders.

While some of these councils are yet to consult on the LGFA and will be unlikely to have a mandate to participate from inception, there are likely to be some who can. This will mean that we will be able to make a smaller investment in Establishment Shares than was originally proposed, with our minimum investment (budgeted at \$1.4 Million in the Draft Annual Plan), likely to be in the region of \$1 Million, with the budget being revised accordingly. It is also possible that we will have the opportunity to 'sell down' our shareholding to other councils as they join the scheme in the future, releasing further funds.

The enabling legislation was introduced to Parliament earlier this month for its first reading, with the Select Committee to report back by 1 August. This means that the LGFA could potentially be established by the end of December 2011.

Recommendation

1. That the information be received.
2. That Council adopts the 2011 Draft Amendment to the Long Term Council Community Plan 2009-2019.

Attachment

[Draft 2011 Amendment to the 2009-2019 LTCCP](#)

Attachment

Draft 2011 Long Term Council Community Plan Amendment

Investment Policy & Liability Management Policy

2 June 2011

Summary of Submissions & Policy Changes

Summary of Submissions

Council received two submissions on the draft Amendment to the 2009-2019 LTCCP. Two submitters to the Annual Plan process also commented on the proposed Amendment. Summarised below are the comments from all four submitters and that is followed by a staff recommendation.

Submitter	Chris Carter
Summary of Submission	Council should not gamble ratepayer money to guarantee debt for other councils. Council needs to pay off its own debt and live within its means.
Comment	The risk of default is extremely low. No Council in New Zealand has ever defaulted on debt, and there are several layers of protection within the LGFA arrangements before there would be any call on WDC to meet cross-guarantees. Council considers its debt levels on a regular basis and has clear policy parameters to ensue it remains at sustainable levels.
Submitter	Robin Lieffering
Summary of Submission	I support the move of the WDC to be an investor in the LGFA.
Comment	Noted
Submitter	Federated Farmers of New Zealand
Summary of Submission	Submitter supports any initiative that would give local government access to finance on better terms and conditions than New Zealand banks provide.
Comment	Noted
Submitter	Farmer of New Zealand Inc.
Summary of Submission	Submitter supports any local and central government initiative that gives access to loan finance on better terms. Submitter notes that under the current rules councils cannot borrow overseas which has proven to be risky due to international currency fluctuations.
Comment	Noted.

Proposed Amendment to Whangarei District Council's Investment Policy

It is recommended that the following wording be added at the end of the current Investment Policy (refer page 250-252, 2009-2019 Long Term Council Community Plan):

9. New Zealand Local Government Funding Agency Limited Investment

Despite anything earlier in this Investment Policy, Council may invest in shares and financial instruments issued by of the New Zealand Local Government Funding Agency Limited (LGFA), and may borrow to fund that investment. Council's objective in making any such investment will be to:

- (a) obtain a return on the investment; and
- (b) ensure that the LGFA has sufficient capital to become and remain viable, meaning that continues as a source of debt funding for Council.

Because of this dual objective, Council may invest in LGFA shares in circumstances in which the return on that investment is potentially lower than the return it could achieve with alternative investments.

Notwithstanding the Counterparty Credit Risk Limits set earlier in this Investment Policy Council may invest in financial instruments issued by the LGFA up to a maximum of \$50 million. If required in connection with the investment, Council may also subscribe for uncalled capital in the LGFA.

Proposed Amendment to Whangarei District Council's Liability Management Policy

It is recommended that the following wording be added at the end of the current Liability Management Policy (refer page 246-249, 2009-2019 Long Term Council Community Plan):

8. New Zealand Local Government Funding Agency Limited Investment

Despite anything earlier in this Liability Management Policy, Council may borrow from the New Zealand Local Government Funding Agency Limited (LGFA) and, in connection with that borrowing, may enter into the following related transactions to the extent it considers necessary or desirable:

- (a) contribute a portion of its borrowing back to the LGFA as an equity contribution to the LGFA;
- (b) provide guarantees of the indebtedness of other local authorities to the LGFA and of the indebtedness of the LGFA itself;
- (c) commit to contributing additional equity (or subordinated debt) to the LGFA if required;
- (d) subscribe for shares and uncalled capital in the LGFA; and
- (e) secure its borrowing from the LGFA, and the performance of other obligations to the LGFA or its creditors with a charge over Council's rates and rates revenue.

