

Whangarei District Council

Notice of Meeting

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

**Wednesday
25 May 2011
10.00 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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CONFIDENTIAL INDEX

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C.1	Confidential Minutes of an Extra-ordinary Meeting of the Whangarei District Council held 27 April 20111

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

1. Public Forum

Reporting officer Carolyn Brindle (Senior Meeting Co-ordinator)

Date 13 May 2011

Public Forum

Appendix F in Standing Orders allows for a period of up to 15 minutes to be set aside for a public forum at the commencement of each monthly council meeting.

The time allowed for each speaker is 3 minutes.

Members of the public who wish to participate should send a written application setting out the subject matter and the names of the speakers to the Chief Executive Officer at least 5 working days before the day of the meeting.

Speakers

The following persons/organisations have indicated their intention to speak at today's meeting:

Time	Speaker	Subject
10.00 – 10.03am	Aroha Paea Paki	MISP Suicide Prevention Project throughout Northland Training available free for all Councillors and WDC staff Project run by University of Otago to reduce incidences of suicide
10.04 – 10.07	Vivienne Shepherd	The Northland and Auckland Rail line

2. Minutes: Whangarei District Council Wednesday, 27 April 2011

Minutes of a meeting of the Whangarei District Council held in the Council Chamber, Forum North on Wednesday 27 April at 10.00 am

Present:

Deputy Mayor P R Halse (Chairperson)

Crs C B Christie, S J Deeming, A J Edwards, S M Glen, J S Jongejans, G M Martin, B L McLachlan, S L Morgan, K J Sutherland, W L Syers, M R Williams and J D T Williamson

Apology:

His Worship the Mayor M C A Cutforth

Moved: Cr Halse

Seconded: Cr Morgan

“That the apology be sustained.”

CARRIED

Also Present:

Area Commander P Dimery (New Zealand Police)
 J Davidson, J Griggs, E Scrivener, K Pram and E Cribb
 J Harris, R Macey, V Cocurullo and L Andrews
 R Smart (New Zealand Hundertwasser Foundation)

In Attendance:

Chief Executive Officer (M P Simpson), Group Manager Environment (P Dell), Group Manager Support Services (A Adcock), Financial Controller (M Taylor), Communications Manager (P Rose), Property and Community Services Manager (M Hibbert), Economic Development Manager (P Gleeson), Parks and Recreation Manager (P McDonald), Roading Manager (J Devine), Senior Community Services Advisor (O Thomas), Community Safety Officer (D Palmer), Executive Assistants (F Watson, K von Keisenberg and J Walters), Councillor Support (J Crocombe), Meeting Co-ordinator (D Taylor) and Senior Meeting Co-ordinator (C Brindle)

1. Public Forum

Jane Davidson – Propose WDC introduce a Tree Protection Policy
 Jeff Griggs, S Scrivener and K Pram – Introduction of the Whangarei Youth forum to Councillors
 Emma Cribb – Roading Tikipunga.

2. Confirmation of Minutes of a Meeting of the Whangarei District Council held on 23 March 2011

Moved: Cr Deeming

Seconded: Cr Williams

“That the minutes of the meeting of the Whangarei District Council held on Wednesday 23 March 2011 including the confidential section, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.”

CARRIED

3. Confirmation of Minutes of the Creative Communities Assessment Committee meeting held on 22 March 2011

Moved: Cr Morgan
Seconded: Cr Jongejans

"That the minutes of the Creative Communities Assessment Committee meeting held on Tuesday 22 March 2011 having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting."

CARRIED

4. Confirmation of Minutes of the 20/20 Inner City Development (City Centre/Urban Design) Subcommittee meeting held on 14 April 2011

Moved: Cr Williams
Seconded: Cr Edwards

"That the minutes of the 20/20 Inner City Development (City Centre/Urban Design) Subcommittee meeting held on Thursday 14 April 2011 having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting."

CARRIED

5. Police Report

Inspector P Dimery provided a verbal report and answered questions from Councillors.

Moved: Cr Martin
Seconded: Cr Glen

"That the information be received."

CARRIED

6. Contract 10013 – Lower Hatea Crossing – Design and Construction - Tender Recommendation

Moved: Cr Martin
Seconded: Cr Morgan

1. That the contract value for Lower Harbour Crossing – Design and Construction (CON10013) be awarded to the Transfield Services/McConnell Dowell Joint Venture for the tender sum of \$200,000.00 (Two Hundred Thousand Dollars) excluding GST.
2. That a Lower Harbour Crossing Working Group be established to guide the project and make key decisions during the projects development.
3. That the Lower Hatea River Crossing Working Group shall consist of the following members: Councillors P R Halse, J S Jongejans, G M Martin, M R Williams and the, Chief Executive Officer, Group Manager Environment and Group Manager Infrastructure and Services."

On the motion being put Cr Deeming called for a division:

For the motion:

Crs Halse, Deeming, Williams, Williamson, McLachlan, Martin, Glen, Jongejans, Christie, Sutherland, Morgan and Syers (12)

Against the motion:
Cr Edwards

Absent:
His Worship the Mayor

CARRIED

7. Future or rail in Northland

Moved: Cr Edwards
Seconded: Cr McLachlan

- "1. That the Whangarei District Council indicates its support for the continuation of rail operations in Northland including the construction of the Marsden Point link, and request the Northland Regional Council Land Transport Committee work actively with local industry and operators to ensure the economic viability of rail in Northland.
2. That Council, should the decision be made to cease rail services in Northland, support a mothballing period for the Northland line to give breathing space for the potential emergence of economic factors which may determine the future viability of the line, and while issues such as port rationalisation are considered further."

On the motion being put Cr Glen called for a division:

For the motion:
Crs Halse, Edwards, Deeming, Williams, Williamson, McLachlan, Martin, Glen, Jongejans, Christie, Sutherland, Morgan and Syers (13)

Absent:
His Worship the Mayor

CARRIED

8. Hundertwasser Art Centre Whangarei

Mr R Smart addressed council on this item.

Moved: Cr Sutherland
Seconded: Cr Syers

- "1. That Council confirms a preference for developing the Hundertwasser concept at the former Northland Harbour Board building at the Town Basin as part of the overall vision for the District contained in the 30/50 Sustainable Futures Growth Strategy.
2. That Council begins a Special Consultative Process, including a range of funding options, on the Hundertwasser proposal as part of the Growth Strategy shaping the future development of the District. This will be a greenfields funding review and may include ratepayer funding involvement.
3. That the Special Consultative Process begins with a presentation by staff on the 30/50 Sustainable Growth Strategy at a series of public meetings.
4. That Council staff report to the May meeting of Council on a timeline for the Special Consultative Process and for the Hundertwasser Art Centre proposal, should it proceed.
5. That Council has an official public opening and a blessing for the Hundertwasser model on 26 May 2011."

On the motion being put Cr Glen called for a division:

For the motion:

Crs Halse, Deeming, Williams, Williamson, McLachlan, Martin, Glen, Jongejans, Christie, Sutherland, Morgan and Syers (12)

Against the motion:

Cr Edwards

Absent:

His Worship the Mayor

CARRIED

9. Elected Member Remuneration

Moved: Cr Halse

Seconded: Cr Syers

"That Council accept the recommendation of the Remuneration Authority and that elected member remuneration levels for the period from July 2011 to June 2012 are set at:

His Worship the Mayor	\$118,800
Deputy Mayor	\$ 51,434
Committee Chairs (3)	\$ 51,434
Councillors	\$ 41,147."

On the motion being put Cr Sutherland called for a division:

For the motion:

Crs Halse, Edwards, Deeming, Williams, Williamson, McLachlan, Martin, Glen, Jongejans, Morgan and Syers (11)

Against the motion:

Cr Sutherland

Abstained:

Cr Christie

Absent:

His Worship the Mayor

CARRIED

Further motion

Moved: Cr Deeming

Seconded: Cr Jongejans

"That Council request the Chief Executive Officer to investigate a method of reimbursing Councillors sitting as hearing commissioners for Council initiated plan change hearings."

CARRIED

A break of 5 minutes was taken at 12.08pm following Item 9.

Exclusion of public

Moved: Cr Deeming
Seconded CrEdwards

“That J Harris, R Macey, V Cocurullo and L Andrews be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of Item C.4 Services Contract. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because of their background knowledge.”

CARRIED

Moved: Cr Martin
Seconded: Cr Williamson

“That the public be excluded from the following part(s) of proceedings of this meeting namely:

Item C.1 Minutes of the Confidential Meeting of the Whangarei District Council held on 23 March 2011

Item C.2 Property Transaction

Item C.3 Property Transaction

Reason: To enable the council to carry on without prejudice or disadvantage negotiations

Grounds: Section 7(2)(i)

Item C.4 Services Contract

Reason: To enable the Council (the Committee) to carry on without prejudice or disadvantage commercial activities

Grounds: Section 7(2)(h).”

CARRIED

The meeting closed at 1.00pm

Confirmed this 25th day of May 2011

P R Halse (Chairperson)

3. Minutes: Extra-ordinary Whangarei District Council Monday 9 May 2011

Minutes of an Extra-ordinary meeting of the Whangarei District Council held in the Council Chamber Forum North on Monday 9 May 2011 at 9.30am

Present:

Deputy Mayor P R Halse (Chairperson)

His Worship the Mayor M C A Cutforth, Crs C B Christie, S J Deeming, A J Edwards, S M Glen, G M Martin, B L McLachlan, S L Morgan, K J Sutherland W L Syers, M R Williams and J D T Williamson

In Attendance:

Chief Executive Officer (M P Simpson), Chief Operating Officer (J Thompson), Group Manager Support Services (A Adcock), Group Manager Infrastructure and Services (S Weston), Democracy and Legal Services Manager (J Singh), Communications Manager (P Rose), Organisational Planning Manager (S Gavin), Finance Manager (D Muckle), Management Accountant (D Hebditch), Financial Accountant (F Welford), Strategic Planning Co-ordinator (S Munday), Senior Community Services Adviser (O Thomas), Executive Assistant (K von Keisenberg), Business Analyst (H Shannon), Councillor Support (J Benyon) and Senior Meeting Co-ordinator (C Brindle)

His Worship the Mayor advised that due to medical reasons he would be unable to chair the meeting today and that he would remain at the meeting to hear submissions until such time as it was necessary for him to leave.

His Worship the Mayor vacated the chair, Deputy Mayor P R Halse chaired the meeting from this juncture.

1. Draft 2011 2012 Annual Plan, Fees and Charges and 2011 LTCCP Amendment Hearings

Moved: Cr Martin

Seconded: Cr Glen

- "1. That any submissions identified as being received after the close of the submission period be accepted by consideration by Council.
2. That the submissions relating to the Draft Annual Plan, proposed Fees and Charges and Statement of Proposal for an Amendment to the Long Term Council Community Plan 2009-2019 be received and heard."

CARRIED

Submitters addressed the council with regard to their written submissions and answered questions from Councillors. The submitters who were heard are listed:

Marilyn Cox – Bicycle and walking trail between Waipu and Waipu Cove

Waipu Primary School – Ceili Lea, Adele Boniface, Eric Bradley, Renee Evans, Jordan Vaile, Deitrich von Dincklage, Molly Hislop and Seth Poa Faoagali – Cycleway between Waipu and Waipu Cove

Janeen Soderling –Public walkway Dings Bay, Langs Beach

Northland Youth Development Trust – Sasha Webb - Youth

Adrian Osborne – Future/ Promotion/Planning

Stephen Westgate –Beach Road – Roding, Footpath, Erosion, Weeds

Merv Rusk - Rates

Margaret Hicks – various – financial, traffic congestion, Sense of Place/Town Basin/CBD Revitalisation, Ruakaka Reticulation, Reduction operating costs

Steve Goldthorpe – Rates review, Capital projects

EcoSolutions – Vivienne Sherpherd – Wastewater, Debt/borrowing

Anna Murphy – Tutukaka, GE, Sustainability

GE Free Northland – Zelka Grammer and Anna Murphy – GMO's

Zelka Grammer and Tim Vallings – Zelka Grammer – GMO's

Martin & O'Halloran Limited – Alan Martin - Signage

CHART – Christopher Carey – Sense of Place/Town Basin/CBD Revitalisation, Forum North Performing Arts Centre, CHART Milestones

Parua Bay Community Focus Group – Glenn Mortimer – various, Parua Bay Community Projects

Peter Vaughan – Working with Maori

Manaia Primary Health Organisation – Ngaire Rae, Chris Farrelly and Brian Cummings – Child Friendly City initiative

WDC Walking and Cycling Reference Group – Glenn Mortimer – Walking and Cycling Strategy

Bike Northland – Stuart Bell - Cycling

Sport Northland – Brent Markwick – Walking and Cycling, Coordinator funding, Kiwisport

Robin Lieffering – Various - Comment on Annual Plan content, Reinstatement of Significant projects in Annual Plan, Rates, Coastal Amenities and Recreational Facilities targeted rate, Well being, infrastructure

J V Farms Limited – Ben Smith – rates, targeted rates

Ruakaka Parish Residents and Ratepayers Association Inc – Warren Daniel – various – rates, planning, elected member mileage, infrastructure, coastal amenities, wastewater, Town Basin, professional fees, services

W J and J I Daniel – Warren Daniel – Camellia Ave South and Marsh Street, Ruakaka

B M Wilkinson – Paul Doherty (on behalf) – Beach Road

Hockey Northland – Bill Shepherd and Grant McLeod – Funding third turf Kensington Park

Don Hedges – various - District Plan –change of zoning Limeburner Street, roading, rates

Department of Conservation – Sue Reid and Rolf Fuchs – Conservation Management Strategy, Project Restore, Kiwi protection, Kauri dieback, Mount Manaia lookout, Access to coastal recreation areas, Goat control, Weed control, Parihaka Summit upgrade

Jeremy Busck – Various - Debt levels, Transportation, Wastewater, Solid Waste, Stormwater, Parks and Recreation, cycling, Town Basin, Railway Station, Governance

Community Business and Environment Centre (CBEC) – Cliff Colquhoun – Environmental Education

Northland Regional Council – Ken Paterson and Craig Brown – various – Rugby World Cup Planning, Flood protection works, Pest Programme, Wastewater consents, Effluent disposal, Total Mobility Scheme Funding, Working together

Royal Forest and Bird Society – Northern Branch – Bev Woods – various – District Plan, Signage, Biodiversity

Save Ngunguru Sandspit – Mary Britton – Ngunguru Sandspit

Alan Agnew – Dog registration

Kim Anderson – Bus shelters, Upgrade Whangarei entrance, Branding, Upgrade Otaika Shopping Centre

Farmers of New Zealand Inc – Bill Guest – various – Rates, Borrowings/Debt, Local Government Funding Agency, UAGC, Sewage, Regulatory Service, Roothing, Planning

Federated Farmers of New Zealand – Richard Gardner, Matt Long and Donald Aubrey – various – Rates, Rates Review, Reform Local Government funding

Marist Sports Club – Craig Woods, Rick Palmer and Trevor Griffiths – Additions to Sports Club

Tutukaka Coast Residents and Ratepayers Association – Ben Edgar – various – Road Safety, Wastewater/Sewerage, Solid Waste, Stormwater, Water, Parks and Recreation, Civil Defence, Property, Policy and Monitoring, Sustainable development

Onerahi Focus Group/Onerahi Community Association – John Clark – Parking, Roothing – traffic issues, Beach Road

Onerahi Resource Centre Trust – Lois Slattery – Roothing, Beach Road, Skateboard ramp

Joseph Bruce Cann - Rates

Valerie Green-Moss – Beach Road infrastructure

Vitalise Whangarei – David Moss and Jane Scripps – Central Business District

Jeff Griggs – Transport, Town Basin/CBD Revitalisation/sense of place, Water, Parks and Recreation, Community Services, Policy and Monitoring

Whangarei Youth Forum – Youth representatives – Youth Centre

Whangarei Economic Development Group – David Moss – Hundertwasser Museum project

Northland Chamber of Commerce – Tony Collins – various – Business promotion, Infrastructure, Transportation, Parking, Wastewater, Water, Urban Waterways, Harbour

Crossing, Rates, Development Contributions, Council Land, Economic Development, Business in the Community, Tourism Destination Development, CBD/Town Basin, Cooperation and Collaboration

Vince Cocurullo – various – Heritage Buildings and Parks, Mander Park, Local bus service, Development.

At tea break of 10 minutes was taken at 11.00am after the submission by Steve Goldthorpe.

His Worship the Mayor left the meeting at 12.33am following the submission by Manaia Primary Health Organisation.

A lunch break was taken following the submission by Sport Northland, from 12.48pm to 1.10pm.

A tea break of 10 minutes was taken at 3.31pm following the submission by Federated Farmers of New Zealand.

Cr Syers did not rejoin the meeting immediately following the tea break.

Cr Syers rejoined the meeting at 3.53pm during the submission by the Marist Club.

Cr McLachlan left the room at 4.34pm during the discussion by Valerie Green-Moss. Cr McLachlan rejoined the meeting at 4.39pm following the discussion by Valerie Green-Moss.

Cr Morgan left the meeting at 5.15pm during the submission by the Whangarei Economic Development Group.

Cr Glen left the meeting at 5.20pm following the submission by the Whangarei Economic Development Group.

The meeting closed at 5.37pm

Confirmed this 25th day of May 2011

P R Halse (Chairperson)

4. Minutes: Extra-ordinary Whangarei District Council Wednesday 11 May 2011

Minutes of an Extra-ordinary Whangarei District Council meeting held in the Council Chamber, Forum North on Wednesday 11 May 2011 at 11.30am

Present:

Cr P R Halse (Chairperson)

Crs C B Christie, S J Deeming, A J Edwards, S M Glen, J S Jongejans, G M Martin, B L McLachlan, S L Morgan, K J Sutherland, W L Syers, M R Williams and J D T Williamson

Apology:

His Worship the Mayor M C A Cutforth

Moved: Cr Halse

Seconded: Cr Edwards

“That the apology be sustained.”

CARRIED

In Attendance:

Chief Executive Officer (M P Simpson), Chief Operating Officer (J Thompson), Group Manager Support Services (A Adcock), Democracy and Legal Services Manager (J Singh), Group Manager Infrastructure and Services (S Weston), Communications Manager (P Rose), Executive Assistants (K von Keisenberg and Ford Watson), Councillor Support (J Crocombe) and Senior Meeting Co-ordinator (C Brindle)

1. Leave of Absence His Worship the Mayor

Moved: Cr Martin

Seconded: Cr Deeming

- “1. That pursuant to Standing Order 3.6.1, leave of absence be granted to His Worship the Mayor M C A Cutforth for the period 18 May to 31 August 2011.
2. That Council appoints the Deputy Mayor to chair any forums, attend meetings of Local Government New Zealand or any other meetings of external organisations that the Mayor would attend.
3. That in the event the Deputy Mayor cannot attend any meetings he may appoint a replacement or a replacement will be appointed pursuant to the Local Government Act 2002 and Standing Orders.”

CARRIED

The meeting closed at 11.35am

Confirmed this 25th day of May 2011

P R Halse (Chairperson)

5. Police Report

Reporting officer Carolyne Brindle (Senior Meeting Co-ordinator)

Date 16 May 2011

The Police report had not been received at the time the agenda closed and will therefore be circulated prior to or tabled at the meeting.

6. Local Government New Zealand Conference

Reporting officer M P Simpson (Chief Executive Officer)

Date 04 May 2011

Vision, mission and values

This item is in accord with Council's vision, mission and values statement as thinking and planning for the future is where elected members show leadership.

Local Government New Zealand Future Focus Conference

The Local Government New Zealand 2011 Conference is to be held from 10 – 13 July in Wellington. The Conference is about 'future focus', participants will hear from expert commentators on future focused issues and trends.

Themes covered at the conference include leadership, the green future and special planning.

Jude Thompson Council's Chief Operating Officer will also attend the Conference.

Recommendation

That Deputy Mayor P R Halse, Councillor _____ and Councillor _____
attend the Local Government New Zealand Future Focus Conference in July.

7. Whangarei District Council Mayoral Disaster Relief Fund Trust - winding up

Reporting officer Pauline Rose (Communications Manager/Recovery Manager)

Date 12 May 2011

Vision, mission and values

This item is in accord with Council's vision, mission and values statement as it seeks to maximise the use of ratepayer and donated funds.

Local Government Act 2002 – The four well-beings

Cultural No direct link.

Economic The proposed course of action removes the need for unnecessary expenditure.

Environmental No direct link.

Social The Trust was set up to provide relief for those experiencing domestic hardship.

Background

The Whangarei District Council Mayoral Disaster Relief Fund Trust was formed to administer the allocation of donated funds to those in need following two severe storm events in Whangarei District in March and July 2007. Surplus funds remained in the account because the total amount requested by people who met the 'domestic hardship criteria' set by the majority of the donors, was less than the funds that had been donated. While the Trust Fund was established primarily to meet the needs of Whangarei residents, the Trust deed made specific provision for the funds to be used for the same purpose, by another district or districts. Accordingly the Trust has made donations to the Christchurch Earthquake Red Cross appeal and the Pike River Coalmine Mayoral Relief Fund.

The Trust is a (Council Controlled Organisation) CCO of Whangarei District Council and is required to be audited annually, at a cost of between \$1500 - \$2000 each year.

Proposal for winding up

At a meeting of Trustees in February this year the Trustees requested that Council staff investigate options for winding up the Trust. Funds remaining in the accounts would allow only one more audit after this financial year, and the annual audit will be an ongoing cost to Council if the present structure is retained.

Investigations by the Finance Department and discussions with Audit NZ indicate that the Trust can be wound up and the remaining funds set aside in a separate ledger as seed funding for any future disaster that might befall Whangarei District. These funds can be 'ring-fenced' so they accrue interest and are not used for any other purpose.

If the Trust is wound up before the end of the current financial year (30 June 2011) audit fees will be payable for only the current financial year.

At a Special Meeting on 10 May, 75% of the Trustees voted in favour of winding up the Trust. The next step is for Council to agree to the proposal as per the recommendation below. A further meeting of the Trustees will be held to complete proceedings after the Council resolution has been passed.

Recommendation

That Council approves the Trustees' decision that the Whangarei Mayoral Disaster Relief Fund Trust be wound up under clause 18 of the Trust Deed; and distribution of any surplus funds be made to Whangarei District Council to hold in a separate ledger for disaster relief.

8. Contract 10010 - Professional Services for Regulatory Services

Reporting officer Grant Couchman (Regulatory Services Manager)

Date 05 May 2011

Vision, mission and values

This item is in accord with Council's vision, mission and values statement as it provides for services which will contribute to the protection of public health and community safety through enforcement of legislative requirements relating to excessive noise, animal control, parking, bylaws and fencing of swimming pools.

Local Government Act 2002 – The four well-beings

Cultural No direct link.

Economic The tendering out of the specific enforcement services provides council with the opportunity to test the economic value of the work in the private sector and to benefit from competitive pricing.

Environmental The management of dogs, noise and parking adds to the overall environment we live in.

Social The contract scope of services requires that the contractor undertake an enforcement role across significant areas which can have a social impact in the community, for example dog and noise control. This enforcement is required to be undertaken in a professional and consistent manner so that a positive social environment is achieved.

Background

Tenders for a three year contract for the provision of professional services for the Regulatory Services Department closed on 25 March 2011. The three year period can be extended at Council's discretion for a further one year, plus one year. The services to be provided under the contract relate to animal control (including dogs), excessive noise control, parking and bylaw enforcement and the inspection of swimming pools under the Fencing of Swimming Pools Act 1987. These services, with the exception of the swimming pool inspection, are currently undertaken by Environmental Northland Limited. The fencing of swimming pools work is currently undertaken by Compliance staff but the inspection aspect of this work has been subject to contract in an endeavour to explore efficiency gains. The current contract with Environmental Northland Limited has been extended from 21 April 2011 through to 30 June 2011 to allow time for the tendering process to be progressed.

Tender evaluation

All tenders have been evaluated in accordance with Council's Tendering Policy, which has an objective that the tender representing best value for money is chosen. The tenders have been evaluated by the Lowest Price Conforming Method. This process identifies the lowest priced tenderer in the first instance and then evaluates that tenderer's non price attributes. The non price attributes which were assessed are shown in Table 1 and were evaluated as either a pass or a fail. The recommended tenderer is the tenderer with the lowest price and acceptable performance in terms of each attribute.

Table 1: Tender attribute weightings

Attribute	Evaluation
Relevant Experience	Pass/fail
Track Record	Pass/fail
Technical Skills (Personnel)	Pass/fail
Management and quality assurance skills	Pass/fail
Methodology	Pass/fail

Tenders received

Two tenders were received as detailed in Table 2.

Tender	Price (excluding GST)
Armourguard Security Limited	\$3,525,468.00
Environmental Northland Limited	\$3,336,000.00
Comparative estimate if undertaken in-house	\$4,075,521.00

Tender evaluation

The Lowest Price Conforming Method of tender evaluation was applied to this contract to ensure competitive pricing while retaining an ability to deliver the wide scope of services required of the contractor. The breadth of the scope of services involving a number of enforcement areas is uncommon in local government but has been pursued in the past by Council to provide economic benefit from economy of scale. The contracted services include excessive noise, animals including dogs, parking, bylaws and fencing of swimming pools. It is uncommon in that while excessive noise control is generally contracted out, parking and animal control services are not. Because of this arrangement it has been difficult to provide an engineer's estimate in the normal sense and an alternative comparative pricing estimate has been developed on the basis of Council staff undertaking the services offered in the contract based upon actual expenditure for the 2009/2010 period. The price does not include internal Council overheads which are applied to the functions.

Environmental Northland Limited (ENL) is the lowest priced tenderer and has been passed on each of the non priced attributes after careful review. The Armourguard Security Limited tender was a slightly higher price (\$189,468 difference over the term of the contract). Both tenders contained minor pricing errors which have been corrected and accepted and neither contained tags.

ENL is the incumbent contractor for excessive noise, animal control, bylaw and parking enforcement and has generally performed well. The enforcement work undertaken in terms of the contract is delivered at the very coal face of Council's relationship with the community and it can be challenging of any enforcement provider to receive positive feedback from the community at all times. ENL had performed well over the life of the existing contract and have provided for a number of initiatives which were outside of the brief of the existing contract and have gone unnoticed. The new contract (Contract 10010) is performance based and is built on comprehensive auditing and reporting requirements. ENL has shown a commitment to working closely with Council to deal with unexpected enforcement issues which may arise over a range of work areas on any day and there is confidence that the company can perform well under the new contract with its expectation of providing a high level of service to the community.

Staff met with ENL on 27 April 2011 to discuss their tender submission and obtain clarification around their ability to deliver on a number of their proposals. ENL adequately demonstrated their commitment and ability to deliver a high standard of service on the contract. It is therefore recommended that their tender be accepted.

Finally, the contract contains a contract bonus provision which provides that the contractor receives a payment of up to \$1,000 each month where compliance with key performance indicators is achieved. This amounts to \$36,000 over the three year period of the contract which is additional to the contract price. Council needs to approve this expenditure.

Recommendation

1. That Contract 10010, Professional Services for Regulatory Services, be awarded to Environmental Northland Limited for the price of \$3,336,000, goods and services tax exclusive.
2. That Council approves an additional budget up to \$36,000, goods and services tax exclusive, for contract bonus payments where compliance with key performance indicators is achieved.

9. Granting of Easement - Taurikura

Reporting officer Simon Weston (Group Manager Infrastructure and Services)

Date 03 May 2011

Vision, mission and values

This item is in accord with Council's vision, mission and values statement as it fosters the ultimate living environment through facilitating development while protecting the District's unique environment.

Local Government Act 2002 – The four well-beings

Cultural *The easement process enabled cultural values associated with the proposal to be assessed through iwi consultation.*

Economic *In legalising the discharge of groundwater from the adjoining subdivision the easement will support sustainable development within the District.*

Environmental *This item enables potential environmental effects of groundwater discharge from the adjoining subdivision to be addressed in an appropriate manner.*

Social *This item requires Council to consider the appropriate use of public assets.*

Purpose

To seek the approval of Council to grant a drainage easement over part of Council's Local Purpose (Esplanade) Reserve situated at Taurikura Bay (legally defined as Lot 2 Deposited Plan 155441) in favour of the property owned by Nelson and Ferrier being Lot 7 Deposited Plan 155441 (2276 Whangarei Heads Road). To authorise Council's Solicitor to complete the necessary process to give effect to registration of the easement.

Background

The owners' of the property situated at 2276 Whangarei Heads Road, Angela Nelson and David Ferrier have applied for an easement over part of the Local Purpose (Esplanade) Reserve situated between the seaward end of their property and the coastal marine area.

The requested drainage easement is for pipes and an outlet structure to discharge ground water and storm-water from their proposed two lot subdivision over part of the Council's adjacent reserve.

The proposed easement would allow for the installation of an underground discharge pipe (100mm diameter drain-coil) connected to a discharge outlet point occupying an area of the reserve approximately 0.6 metres x 0.45 metres. The discharge point is to be constructed from stacked rock spalls approximately 150mm – 300mm size.

The easement will provide a legal and registered right for the owners of Lot 7 to discharge storm-water and ground water over the Council's reserve.

A copy of the easement application (dated 23 April 2010) containing the proposed subdivision scheme plan, and subsoil drain detail is included as Attachment 1. A proposed easement plan and drain details are included as Attachment 2.

Parks and Recreation Department Assessment

All pipes associated with the easement will be underground assets to be maintained by the adjoining landowner while the outfall will be relatively small and constructed in keeping with the reserve. It is considered that neither the outfall nor the discharge will impact on the public use of the reserve.

Furthermore the resource consent for the Nelson / Ferrier subdivision requires removal of existing illegal structures from, and reinstatement of, the reserve to the satisfaction of Council's Parks and Recreation Manager. Overall it is considered that the reserve will be in an improved condition following completion of the drainage works, removal of the existing structures and reinstatement. As a result of this the proposal is supported by the Parks and Recreation Manager.

Reserves Act Process

This report now seeks Council's approval, as is required in accordance with Section 48 of the Reserves Act 1977, to the granting of the drainage easement.

Section 48 of the Reserves Act 1977 (the Act) outlines the statutory process involved with the granting of an easement over reserve land.

The Act requires Council to undertake both public and Iwi consultation on the proposal to grant the easement, except where;

Section 48(3)(a) *"The reserve is vested in an administering body and is not likely to be materially altered or permanently damaged: and*

Section 48(3)(b) *The rights of the public in respect of the reserve are not likely to be permanently affected – by the establishment and lawful exercise of the right of way or other easement."*

The reserve was created and vested in Whangarei District Council as a Local Purpose (Esplanade) Reserve upon subdivision of the adjoining privately owned land as contained within certificates of title NA35B/1480 and NA71D/12 back in 1995.

As outlined above, Council staff consider the proposal to have a relatively minor effect on the reserve. Accordingly, the exceptions contained within Sections 48(3)(a) and (b) were deemed to apply by the Department of Conservation and public consultation was not necessary. Iwi consultation remained a requirement.

In undertaking Iwi consultation Council has sought to build on previous consultation undertaken in relation to the subdivision. The proposed subdivision was originally sent to Te Rununga A Iwi O Ngapuhi, Ngatiwai Trust Board, Te Waiariki Ngati – Korora Hapu/Iwi and Ngati Kahu O Torongare Te Parawhau for comment. Comments were received from both Te Waiariki Ngati Kokora Hapu/Iwi and the Ngatiwai Trust Board. Subsequent Cultural Impact Assessments undertaken by Te Waiariki Ngati Kokora Hapu/Iwi and the Ngatiwai Trust Board supported the subdivision, inclusive of proposals for drainage to the reserve, subject to a section 12 Historic Places Act 1993 authority to modify/damage or destroy archaeological sites being sought (if required) and other recommendations. The consent requires compliance with the recommendations of Cultural Impact Assessments provided by Te Waiariki Ngati Kokora Hapu/Iwi and the Ngatiwai Trust Board.

Iwi consultation on this easement proposal was undertaken based on direction from Council's Iwi Liaison Department. Nga Uri o Pohe and the Ngati Wai Resource Management Unit were identified by the Department as affected iwi/hapu in the Whangarei Heads area. Consultation letters together with supporting documents (including titles, plans and aerial photographs) and explanatory letters outlining the easement proposal were forwarded to both Nga Uri o Pohe and the Ngati Wai Resource Management Unit on 18 March 2011. No response was received and follow up emails were sent on 06 April 2011. In a subsequent email Nga Uri o Pohe apologised for the delay and sought 'to physically look at the site to see what impact an easement may have on Maori land (if any), in close proximity'. A site visit was scheduled for the afternoon of Friday 15 April with the Nga Uri o Pohe representative undertaking to contact Council's agent on the day. When no call was received Council's Iwi Relationships Manager Officer left a phone message with the Nga Uri o Pohe representative. This was followed up with another call (and phone message) by Council's agent on 27 April 2011.

In summary, the subdivision (inclusive of proposals to drain to the adjoining reserve) was supported by Cultural Impact Assessments subject to Historic Places Act 1993 authority being obtained and other conditions. The consent requires works, including construction of drainage associated with this easement, to be undertaken in accordance with recommendations of Cultural Impact Assessments. Other than seeking to identify the site in relation to Maori land no additional cultural issues were identified through Reserves Act

1977 easement process. The site is not in close proximity to Maori land and effects are considered to be no more than minor and limited to Council's reserve.

A Council resolution endorsing the proposed easement is now required. The consent of the Minister of Conservation must then be obtained.

Finally the easement area must be legally defined on a survey plan before the easement instrument can be registered.

Agreement

The applicants, Nelson and Ferrier, have signed an 'Agreement to Grant Easement for Right to Drain Water'. That Agreement records the proposed terms and conditions for the granting of the easement. A summary outlining the main conditions of that Agreement follows:

1. The granting of the easement is conditional upon:
 - Council completing the public and Iwi consultative requirements of the Reserves Act 1977.
 - Council approval being granted.
 - The consent of the Minister of Conservation being granted.
 - The applicants securing all the necessary resource and regulatory consents.
2. The applicants will be liable for compliance with all consents along with costs associated with constructing the approved drainage system.
3. The applicants are to pay all of Council's costs, including lawyers, consultants, surveyors, and staff time processing this easement application.
4. The applicants will pay all costs to register the easement.
5. Council will not be liable for any future maintenance costs of the drainage system. This liability rests with the applicants, and future landowners.
6. The applicants will pay Council \$1,500 plus GST for the right to secure the easement.

Council has not yet signed the Agreement document. Execution of the Agreement is conditional upon Council approval being granted at this meeting.

Considerations in Summary

The owners' of the property situated at 2276 Whangarei Heads Road have applied for a drainage easement over part of Council's Local Purpose (Esplanade) Reserve situated at Taurikura Bay. The applicants have signed an Agreement to Grant Easement for Right to Drain Water document recording the proposed terms and conditions for the granting of the easement.

This report recommends that Council approves the granting of the proposed easement over part of the Local Purpose (Esplanade) Reserve situated at Taurikura Bay, as more particularly shown on the easement plan and drain details included as Attachment 2, and authorises Council's Solicitor to complete all the necessary processes to give effect to this decision.

Recommendation

1. That the information be received.
2. That Council approves the granting of a drainage easement in favour Nelson and Ferrier (Lot 7 Deposited Plan 155441) over part the Council's Local Purpose (Esplanade) Reserve situated at Taurikura Bay (Lot 2 Deposited Plan 155441) pursuant to Section 48 of the Reserves Act 1977.
3. That Council's Solicitor be delegated authority to complete the necessary procedures to give effect to Recommendation 2 above.

Attachments

1. [Easement application.](#)
2. [Easement plan and drain details.](#)

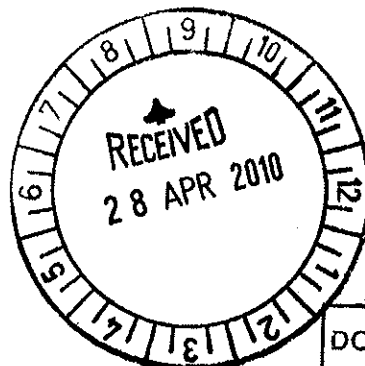
Hawthorn Geddes engineers & architects ltd



In reply please quote: 6010

23rd April 2010

Infrastructure & Services Department
Whangarei District Council
Private Bag 9023
Whangarei
0140



Attention: Dominic Kula

DOC ID

FERRIER & NELSON SUBDIVISION - TAURIKURA

The purpose of this letter is to provide amended details of stormwater and groundwater discharges from the land at 2276 Whangarei Heads Road (Lot 7 DP 155441), as discussed at our meeting of 1st April 2010.

We reiterate that the topography of the land is such that the existing esplanade reserve is obliged to receive the existing stormwater flows, under the Land Drainage Act, and the proposal does not intend to amend this.

Flows onto the reserve presently take 2 forms; groundwater from the steep escarpment discharging toward the shoreline and direct stormwater runoff from the site footprint (existing house and bush). We have undertaken an assessment of the likely flows and consider that the groundwater flows are unlikely to exceed 0.5l/min and the overland runoff is 6.5l/sec (20% AEP) and 14.5l/sec (1% AEP). The runoff flows presently discharge in a diffuse, cross-boundary manner at the southern site boundary.

The proposed subdivision is required to attenuate stormwater runoff flows such that the peak discharge rates do not exceed those generated by the site in its present condition for the 20% and 1% AEP rainfall events. It is proposed to reticulate the flows to the southern boundary where discharge is to be dispersed using a diffuser swale. This replicates the existing situation. The land drainage discharge is to be reticulated to a discharge point in the reserve dictated by hydraulic gradient, with the outfall constructed using rock spalls.

The proposed arrangement, as discussed, is shown on the attached drawings 6010-C01 & C02 rev. R2. It is acknowledged that an easement in respect of the ground water discharge line and outfall will be required.

Please can you confirm by reply that the proposal is acceptable. Should you wish to discuss further any aspect of the above, please do not hesitate to contact the undersigned.

Hawthorn Geddes engineers & architects ltd
7 Selwyn Avenue
Whangarei 0110

PO Box 575
Whangarei 0140

Civil, Structural, Environmental and Geotechnical Engineers
Registered Architects and Project Managers

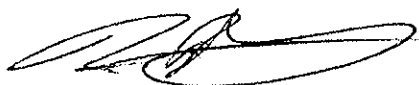


Phone: 09 438 7139
Fax: 09 430 0711
email: hg@hgcs.co.nz
Web: hawthorngeddes.co.nz

Limitation

This letter has been prepared solely for the benefit of our client D Ferrier & A Nelson and the Whangarei District Council in relation to the resource consent application for which this letter has been prepared. The comments in it are limited to the purpose stated in this letter. No liability is accepted by Hawthorn Geddes engineers & architects ltd in respect of its use by any other person, and any other person who relies upon any matter contained in this letter does so entirely at their own risk.

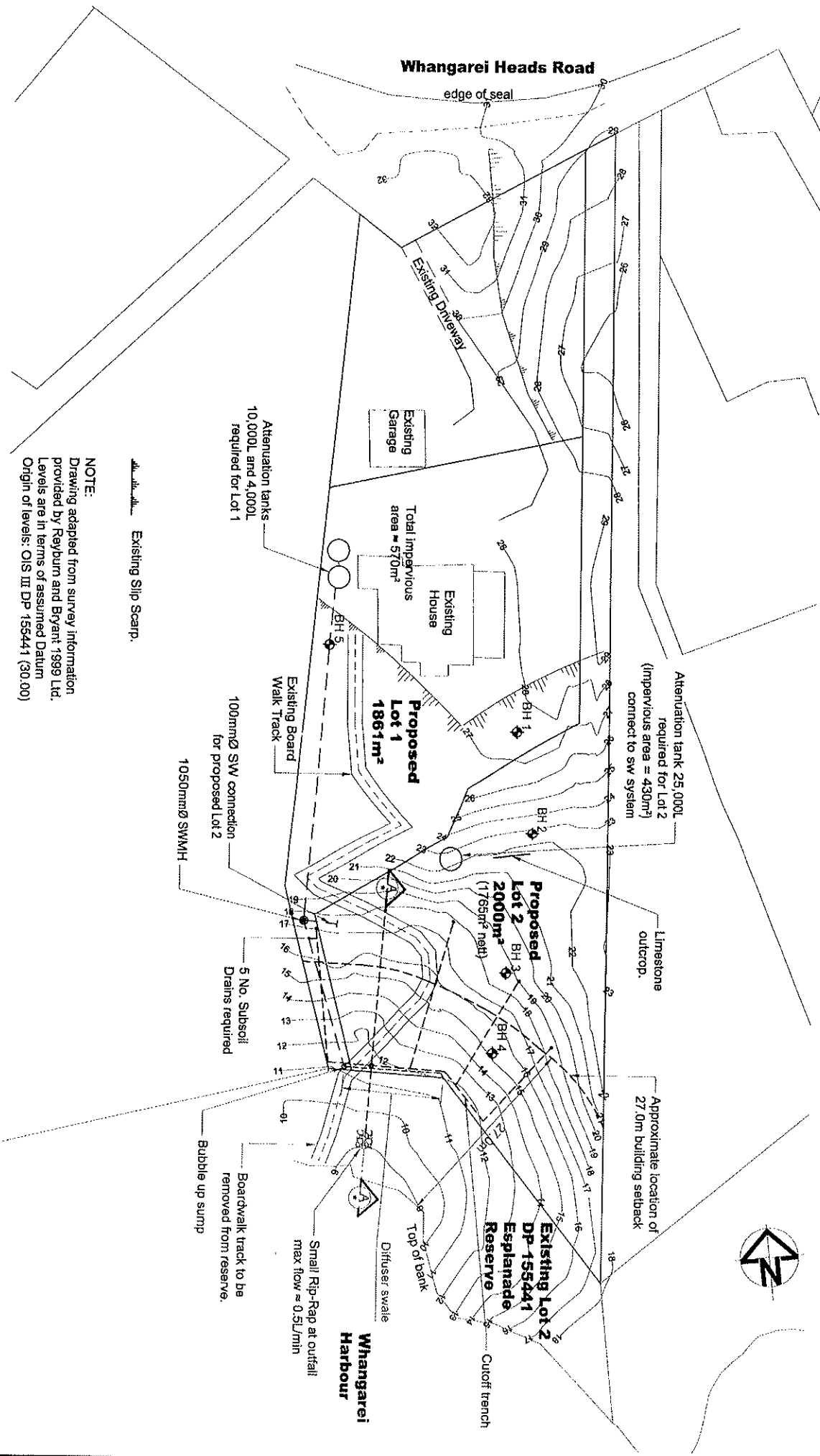
Yours faithfully,



James Blackburn
Hawthorn Geddes
engineers & architects ltd

Encl: Drawings 6010-C01 rev. R2 & C02 rev. R2

cc D Ferrier & A Nelson
Bryce Woodward – Reyburn & Bryant



NOTE:
 Drawing adapted from survey information provided by Rayburn and Bryant 1999 Ltd. Levels are in terms of assumed Datum Origin of levels: OIS III DP 155441 (30.00)

Existing Slip Scarp.



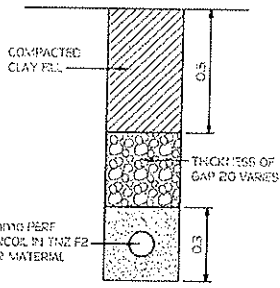
HAWTHORN GEDDES
 engineers and architects
 7 SELWYN AVENUE, P.O. BOX 975, WANGANUI
 TEL: (04) 750 7171 FAX: (04) 750 0711
 EMAIL: hg@hgs.co.nz

D Ferrier and A Nelson
 Whangarei Heads Road
 Geotechnical Report for
 Subdivision of Lot 7 DP155441
 Site Plan

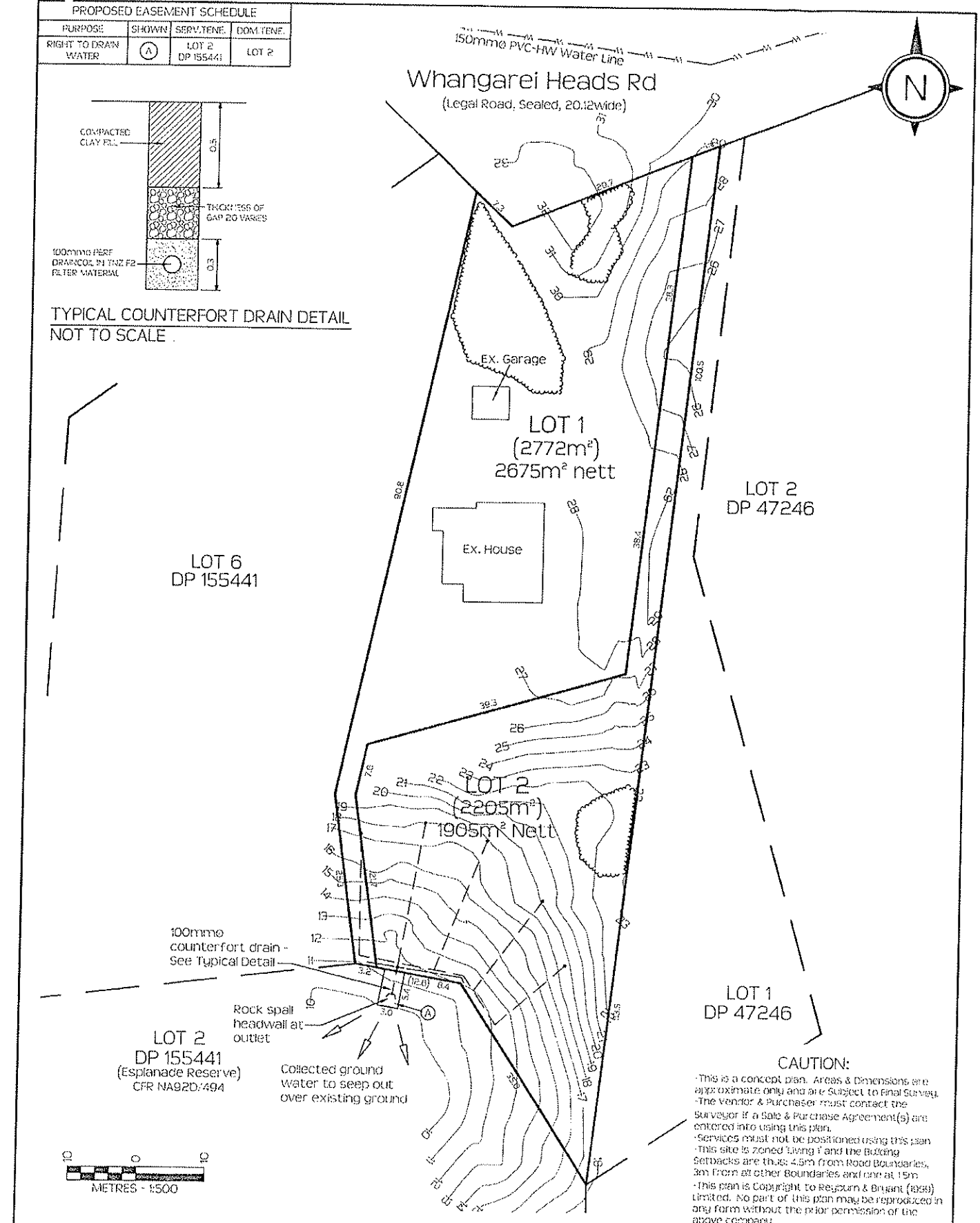
No.		REVISED WITH REVISION		DATE		BY		CHKD		APPVD		DESCRIPTION	
R1				12/10/10									
R2				12/10/10									

DATE	12/10/10	DATE	12/10/10
DESIGNED BY	DAVID	CHECKED BY	DAVID
DRAWN BY	DAVID	DATE	12/10/10
SCALE	1:500	PROJECT NO.	6010
PROJECT	155441	CLIENT	D Ferrier and A Nelson
PROJECT NAME	Whangarei Heads Road	PROJECT NO.	6010
PROJECT ADDRESS	Whangarei Heads Road	PROJECT NO.	6010
PROJECT CONTACT	Whangarei Heads Road	PROJECT NO.	6010
PROJECT PHONE	Whangarei Heads Road	PROJECT NO.	6010
PROJECT FAX	Whangarei Heads Road	PROJECT NO.	6010
PROJECT EMAIL	Whangarei Heads Road	PROJECT NO.	6010
PROJECT WEBSITE	Whangarei Heads Road	PROJECT NO.	6010
PROJECT SOCIAL MEDIA	Whangarei Heads Road	PROJECT NO.	6010

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV. TENE.	DOM. TENE.
RIGHT TO DRAIN WATER	(A)	LOT 2 DP 155441	LOT 2



TYPICAL COUNTERFORT DRAIN DETAIL
NOT TO SCALE



CAUTION:

- This is a concept plan. Areas & Dimensions are approximate only and are Subject to Final Survey.
- The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this plan.
- Services must not be positioned using this plan.
- This site is zoned 'Living 1' and the Building Setbacks are thus: 4.5m from Road Boundaries, 3m from all other Boundaries and 1m at 15m.
- This plan is Copyright to Reburn & Bryant (1999) limited. No part of this plan may be reproduced in any form without the prior permission of the above company.
- Designed by Reburn & Bryant - Whangarei - New Zealand.
- The whole site is a land instability Area.

Proposed Easement Over
Lot 2 DP 155441
 Local Authority: Whangarei District Council

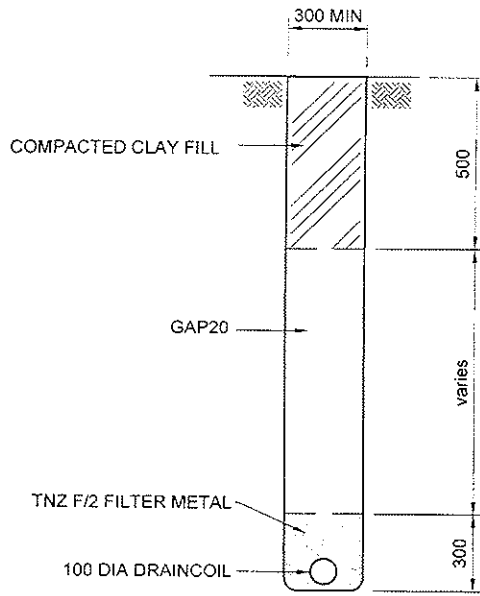
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AMENDMENTS	
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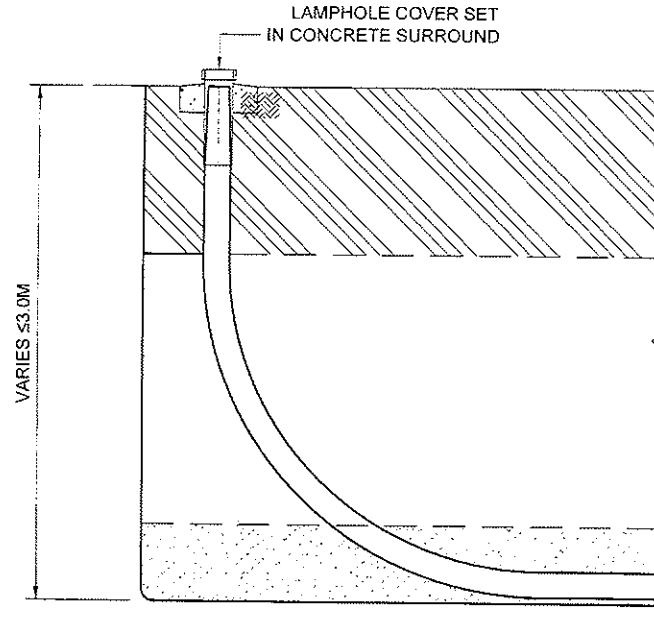
Ferrier & Nelson
 2276 Whangarei Heads Road
 Whangarei

REYBURN & BRYANT 1999 Ltd
 SURVEYORS, PLANNERS & PROJECT MANAGERS
 2276 Whangarei Heads Road
 Whangarei

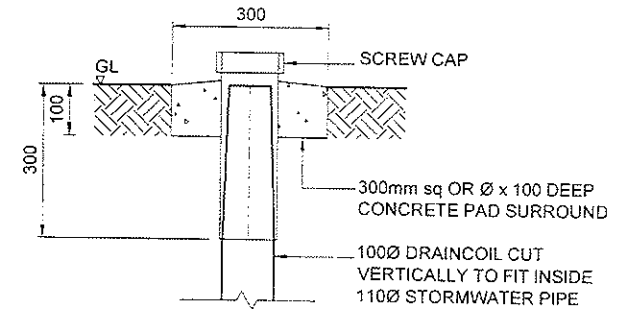
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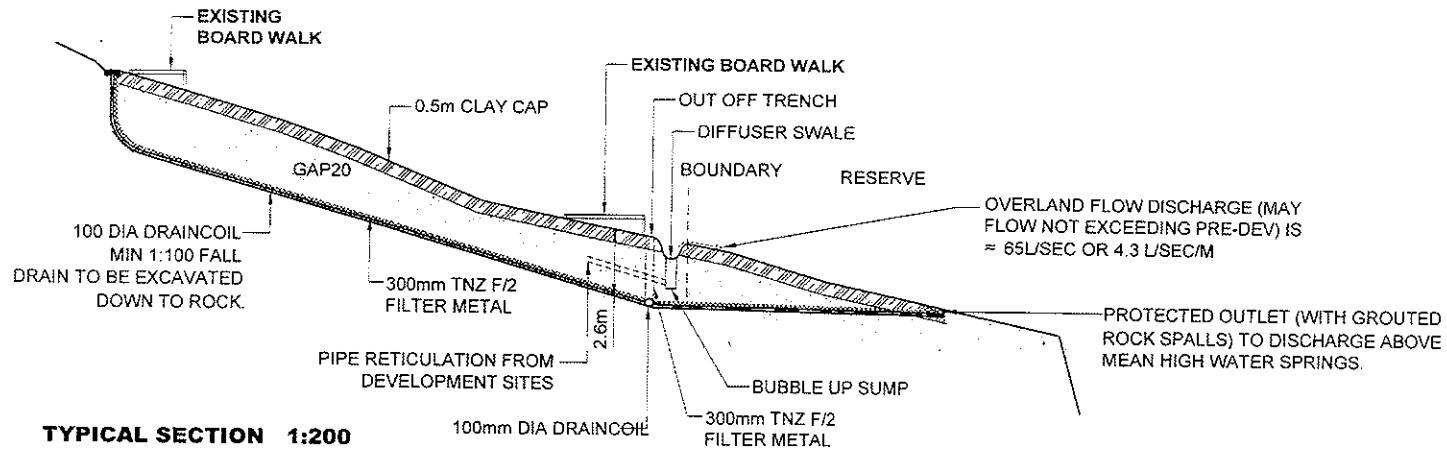
SUBSOIL DRAIN DETAIL NTS



INSPECTION POINT DETAIL NTS



INSPECTION CAP DETAIL NTS



TYPICAL SECTION 1:200



HAWTHORN GEDDES
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CLIENT

D Ferrier and A Nelson
Whangarei Heads Road
Geotechnical Report for
Subdivision of Lot 7 DP155441
Subsoil Drains

DRAWING

THIS DRAWING WAS PRODUCED BY CAD IT SHOULD NOT BE AMENDED MANUALLY AND MAY HAVE BEEN PHOTO-REDUCED				ORIGINAL SIZE
DATE	March 2008	CLIENT	6010	
DRAWN	DT	SCALE	AS SHOWN	SHT C02
R2	SW OUTLET ADDED	SS	12/04/10	Rev R2
R1	Issued With Report	DT	11/03/05	
BY	DATE	APP'D	J. BLACKBURN	

10. Hundertwasser Art Centre

Reporting officer Mark Simpson (Chief Executive Officer)

Date May 11 2011

Vision, mission and values

This item is in accord with Council's vision, mission and values statement as to create the ultimate living environment

Local Government Act 2002 – The four well-beings

- Cultural** *This project is of significant cultural importance to Whangarei District. It involves the creation of an art centre housing works in the District art collection, incorporating space to promote Maori art and culture and also containing original works by one of the 20th Century's leading European artists, Friedensreich Hundertwasser. The project will anchor the art and culture precinct being created at the Town Basin.*
- Economic** *An analysis of this project has identified considerable economic benefit to the District by establishing a national and international tourist attraction at the Town Basin.*
- Environmental** *The built environment of urban Whangarei and of the Town Basin area in particular will be significantly enhanced by this project. It will play a major part in the "sense of place" Council seeks to create in its strategy to ensure a sustainable community to meet the needs of the anticipated increase in population in coming decades.*
- Social** *The employment created by economic growth attendant with this project will improve the District and Region's social indicators. This and the development of the art and culture precinct at the Town Basin will contribute to a growing sense of pride and of place within the District.*

Last month's meeting of Council resolved:

"That Council confirms a preference for developing the Hundertwasser concept at the former Northland Harbour Board building at the Town Basin as part of the overall vision for the District contained in the 30/50 Sustainable Futures Growth Strategy and that Council begins a Special Consultative Process, including a range of funding options, on the Hundertwasser proposal as part of the Growth Strategy shaping the future development of the District."

This project has been identified as an important catalyst for economic growth – for example encouraging the construction of a high quality hotel in the CBD/Town Basin environs and the establishment of other tourism-related attractions – and for the cultural and social enhancement of Whangarei District.

The 30/50 Sustainable Futures Growth Strategy completed by Council in its previous term projected Whangarei District's population to increase by a minimum 50,000 in the next 50 years.

These new residents will choose to live, work and play here for a variety of reasons connected to the "sense of place" they and their families feel about Whangarei District, in other words what they find attractive about our area.

Sense of place is an important, multifaceted concept that attracts, retains and enriches communities in relation to a particular locality. A sense of place emerges through knowledge of the history, geography and sociology of an area, its natural and cultural heritage, the stories and myths associated with a place, and the relationships of communities with the land.

Sense of place comprises two essential elements: the 'community' or those people who feel attachment or a sense of belonging to a place; and the physical and intangible elements of a place that contribute to its special character or 'familiarity'. A sense of place helps people identify with where they live and with each other.

It can attract people and businesses to a place and help retain them there. It can also attract visitors and make them return to a particular place. It can assist in the promotion and 'branding' of a city or district.

For example, sustainable tourism relies upon a continuing sense of place.

The Growth Strategy has identified the important role of Council in putting in place the essential elements to enable our community to grow in a sustainable way. A critical part of ensuring sustainable communities is Whangarei's ability to attract highly skilled professionals to live here. With population aging in many parts of the world, skilled workers are increasingly seen as a scarce resource, with more global competition emerging. The ability to attract skilled workers is an important consideration for local businesses' decision-making and prospects.

Council has developed, and continues to develop, a range of amenities to meet the community's present and future needs, with particular emphasis in the areas of sport and recreation. The overall package of amenity development is about providing a substantial level of choice for our residents. This package ranges from the consideration of a multi-sport venue in Hikurangi, support for a multi-sport venue at Kensington, and on to increasing the range of activities and facilities within the local reserve network.

To attract the professionals the community requires, providing a range and choice of cultural amenities is also essential. Graduates seek environments which are healthy, educational and stimulating for themselves and their children, and Whangarei must create such an environment.

Our District must be successful in attracting and retaining young people and younger families, especially the knowledge-based, young, talented workforce. Young people tend to look for a package of services and amenities that make up a comprehensive 'scene' that they enjoy and can participate in. They are usually drawn to the arts, culture, and nightlife offered in urban centres.

Culture, arts and entertainment are important to people's quality of life and it is essential that a district of Whangarei's size offers a level of cultural amenities and entertainment facilities that meets the needs of its growing population, and the wider needs of the region. Whangarei increasingly acts as an arts and cultural hub for the Northland Region and this regional role is likely to increase in importance over the next 30/50 years.

The arts and broader cultural resources, amenities and facilities are coming to be seen as an important community asset and they have an essential and strategic role to play in society. The arts, culture, heritage and creative industries sector plays an important role in creating a vibrant, diverse and interesting community for residents and visitors alike.

It also assists in the creation of a unique sense of place for Whangarei. It is important to make Whangarei District an attractive place to live, work and play and encourage visitors to stay in Whangarei rather than just pass through. It can also help promote Whangarei to a wider range of international students who attend local educational institutions. To ensure this, we need to have a diverse range of cultural attractions of high quality for both local residents and visitors.

The Hundertwasser Art Centre, in conjunction with the current development of the Town Basin's covered market, sculpture walk, heritage trail and museums, would complete probably the strongest art and culture precinct in New Zealand. This would then connect nicely to the recreational trails of Parihaka, the Aquatic Centre and local cafes, providing a multi-faceted entertainment hub. The Hundertwasser Art Centre is Whangarei's opportunity to transform the perception of Whangarei.

In 2011, Whangarei is a community at the crossroads.

A national television documentary this month described Northland as a basket case dependent on welfare. It was a sad and unfortunate portrayal which undoes the marketing efforts Northland and Whangarei make to attract both investment and visitors.

Around two decades ago Whangarei District had its manufacturing heart torn out in the country's major economic upheaval in which provincial areas were the big losers. In the space of just a few years leading up to the early 1990s, Whangarei lost two meat processing facilities, the banknote printing factory, the glassworks and a major marine engineering company. Major retailers and small enterprises alike closed.

Since then Whangarei and Northland have become known for unemployment. The region's GDP per capita is the lowest in the country; our average weekly earnings, employment growth and life expectancy are all below the national average. Recent Household Labour Force data released by Statistics New Zealand this month confirmed local unemployment issues, with a rate of 9.8 percent in Northland. The next closest region was Auckland, with an unemployment rate of 7.9 percent.

Some 20+ years into the remodelled economy shaped in the late 1980s our indicators are uniformly unhealthy.

The social fabric of our District is such that drug culture and gangs thrive among the many disaffected youth, and new gangs move in to recruit from them.

Our criminal offending is now our most common front page news, and it is for this and other negative aspects of our community that Whangarei has become known. Business people report that their counterparts in other centres express sympathy when they learn their guests are from Whangarei.

We as a community can accept this latest portrayal of Whangarei and Northland as an unfortunate reality – or we can see it as a call to arms.

If Whangarei does not change its economic fortunes, the coming decades offer only grim promise of more of the same – more unemployment, more potential for crime and a high probability of a less and less safe community.

While there have been high levels of land development both residential and commercial, it appears that private enterprise is not investing heavily enough in facilities across Whangarei to produce the jobs we need to replace the jobs lost. Our young people will move away because they have no prospects here.

Whangarei District has to try something different to shape a better and stronger economy for itself and a better future for its citizens.

The Hundertwasser Art Centre is Whangarei's opportunity to transform the perception of Whangarei and to hold in the District the river of tourists – and their spending – which currently flow through en route to the Bay of Islands.

Our tourism business operators lament that Whangarei, despite a wealth of activities and attractions available, does not have a point of difference sufficient to attract greater numbers of domestic and international tourists to spend longer in our District.

We in Whangarei know we have a special place worth visiting and worth investing in. Once our prospective visitors learn that a stop to see the Hundertwasser building can then include enjoying one of the world's best coasts, a vibrant waterfront environment, pristine beaches, and waterfall, outstanding bush walks and giant kauri all within the city's precincts, then Whangarei's District-wide tourism will grow and this can catalyse the growth in the local economy.

Friedensreich Hundertwasser's architecture's ability to draw a crowd is proven. Some 160,615 people were recorded in an 11-week period visiting the toilets he designed at Kawakawa, and his buildings are known worldwide.

The Town Basin building itself will be a stunning artwork on a grand scale, will be a nationally and internationally significant attraction and will immediately become one of New Zealand's few iconic buildings.

A conservative Initial Market Appraisal and Preliminary Economic Impact Assessment prepared by Auckland art and tourism consultancy Visitor Solutions estimates the Hundertwasser Art Centre will attract up to 212,000 visitors to Whangarei in its first year, growing to 220,000 in a further five years.

If one third of these visitors pay to enter the centre (similar numbers to The Kauri Museum at Matakohē), admission revenue would be \$721,000 plus GST.

The assessment estimates other spending in Whangarei would amount to \$3.7 million plus GST annually. Further research, also conservative, shows that if just 25 percent of those paying to enter the centre were attracted to stay the night in Whangarei, it would be worth at least a further \$1.7 million plus GST a year.

Agglomeration of the cultural facilities at the Town Basin will also potentially increase the patronage of the other museums and galleries in the area as visitors take in a variety of attractions. It is also an all-weather destination, and will complement the marine attractions for which Northland is generally well known.

Thus the Hundertwasser Art Centre and other developments at the Town Basin have the potential to make the District a must-see tourist destination, sparking the employment growth, the sense of place and the pride which will enhance economic, social and cultural well-beings.

The Hundertwasser development is also a signal to the business community that we are ready to try something new, and will be seen as an invitation to business to take a fresh look at opportunities in Whangarei, which we believe will emerge in niche manufacturing and the development of more business services, as well as tourism. While it is not the only initiative undertaken by Council to improve our prospects, it certainly will be the most visible one and will garner national attention.

Council has a critical role in helping shape not only Whangarei's sense of place, but also its economic future. In the short-term, this means fostering the tourism industry and the wider services sector, and Council can be confident that with the Hundertwasser Arts Centre it can take the next step in creating a Whangarei that is a sustainable community which will continue to draw people, investment and development.

It is proposed that the \$12.2 million Hundertwasser project be included in the Special Consultative Process of next year's Council Long Term Plan 2012-22.

Incorporating the project into the review of the LTP will give sufficient time to assess funding options, and to measure the proposal against other important projects for the District within the overall economic envelope for the following 10 years.

Council and the community will be able to look at the entire financial requirements to implement the District Growth Strategy and so shape a sustainable future for the District.

It is further proposed that Council, as a prelude to the Special Consultative Process of the LTP, embarks on a communication strategy to ensure the widest possible community understanding of the 30/50 Sustainable Futures Growth Strategy as a driver of the enhanced economic, environmental, social and cultural well-beings of Whangarei District.

This communication programme would include public presentations of the Growth Strategy and the role of the Hundertwasser project and other Council projects within it.

Recommendation

1. That Council agrees that the Hundertwasser project will be consulted on through the 2012-22 Long Term Plan Special Consultative Process, and
2. That Council staff develop a communication programme to ensure community understanding of the 30/50 Sustainable Futures Growth Strategy and the Hundertwasser project's potential place in the contribution to the Strategy and that the programme is undertaken in the next six months.
3. That staff continue to pursue funding options to align with the 2012-22 Long Term Plan.