

Whangarei District Council meeting – 28th November 2012.

[LINK to appropriate Agenda](#)

[LINK to Supplementary Agenda No1](#) - Proposed Development of 8-10 Dent Street.

A little bit of a late start after the earlier meeting. We are asked to all stand up for 'His Worship, the Mayor'. A large proportion attending in the public gallery, remain seated for his entry to the chamber.

He thanks everyone and they sit down.

He advises the meeting that "Your words and your images may be recorded unobtrusively today".

There were no apologies for today's meeting.

[*Link to Morris Cutforth Christmas email.*](#) - 21st December 2010 - Just to remind you all why he stood for mayor

Time now at 1003hrs and Item No.1, the 'Public Forum' (Page 1)

At the time of agenda there were no requests for people to speak in this forum.

Morris advised that there were comments in the agenda about those that had spoken at last month's meeting.

It was now still 1003hrs. Item No. 2. Minutes of a Meeting of the Whangarei District Council held 24 October 2012. (Page 2)

Moved: Cr Warwick Syers, Seconded: Cr John Williamson.

There was no discussion on this item.

With time now at 1004hrs it was Item No.3. Minutes of an Extra-ordinary Whangarei District Council meeting held 14 November 2012. (Page 6)

Moved: Cr Shelley Deeming, Seconded: Cr Aaron Edwards.

There was no discussion on this item.

With time now at 1004hrs it was Item No.4. Minutes of a Meeting of the 20/20 Inner City Development (City Centre/Urban Design) Subcommittee held 17 October 2012. (Page 8)

Moved: Cr Phil Halse, Seconded: Cr Shelley Deeming.

There was no discussion on this item.

With time now at 1006hrs it was Item No.5. Police Report. (Page 9)

This report can be found in the on line agenda.

Morris Cutforth invites Acting Area Commander Tracy Phillips, relieving Area Commander (Inspector Tracy Phillips) to speak to the meeting. He then corrected it to say Tracy is now the Area Commander, Whangarei - Kaipara.

There was applause from the councillors and public gallery acknowledging her appointment. Tracy introduces Senior Sergeant Stephen Dickson who is her assistant.

Tracy informs the meeting of compliance checks on licensed premises and was hoping for improvement. She also commented there were notes in the report on crime statistics and advised on Operation Fire Alarm. (All can be seen in the report)

There had been a white ribbon ride at the weekend with over 400 bikes taking place and advised that police were involved with that event. That was a synopsis of police activities in the report and she was happy to answer any questions.

Cr Sharon Morgan had questions on the licensing issues; Is it about lack of knowledge, or about flouting the laws.

Tracy Phillips believed there should be no lack of knowledge as all operators are licensed. It was more about a lack of food being offered to patrons within 15 minutes of their arrival on licensed premises. This was the 3rd or 4th part of their licence, which is displayed on site.

Cr Sharon Morgan confirming then that the knowledge is there and people are just ignoring the rules.

Tracy Phillips added that hosts have a responsibility for patrons to get home safely, to supply food but things like stag parties have a bad theme of getting the groom drunk. Tracy advised there is zero tolerance over host responsibility failures. Vine Street is a risk area on Friday and Saturday nights.

Cr Phil Halse commented he was pleased to see that in Raumanga a project with pedestrian safety but had concerns about people wandering over highways at all hours.

Morris Cutforth thanked the 'acting superintendent' her for the report.

Tracy Phillips was then presented on behalf of council with a lovely pot plant and tee shirts as recognition of her appointment to applause throughout the chamber.

Tracy thanked Morris and advised she would be declaring this in the gratuitous register.

This report was received by: Mayor Morris Cut forth, Seconded: Cr Sue Glen.

With time now at 1013hrs it was Item No.6, Northland Regional Council Representation Arrangements Review. (Page 12)

WDC Submission on the NRC Representation Arrangements Review. (Page 15)

Final Proposal for the NRC 2012 Representation Arrangements Review. (Page 18)

NRC's submission on the LGA (2002) Amendment Bill. (Page 44)

Moved:? Seconded: Cr Brian McLachlan.

Cr Merv Williams thanked the staff for the good work they had put into this.

Cr Greg Martin believed that as far as boundaries drawn up the people in Hikurangi don't have a lot in common with Doubtless Bay people.

Cr Phil Halse claims he doesn't want to see Whangarei assets being distributed all over Northland. *Perhaps Phil, you wouldn't mind seeing Northland Regional Councils investments off-setting the debts your council has incurred on the ratepayers though?*

Cr Sharon Morgan advised she doesn't see it being any better than the status quo. *That's strange I thought Sharon was also one who was keen on a 'unity authority' getting rid of the NRC and grabbing their assets; what's changed? Not going your way?*

With time at 1016hrs it was Item No.7. Submission on the Proposed Regional Policy Statement. (Page 80)

Moved; Cr Aaron Edwards, Seconded: Cr Sharon Morgan.

Cr Aaron Edwards advised he had some GE (Genetic Engineering) concerns; council spells it out. There is further information in the appendix of the item and it is absolutely important in Northland.

Cr Shelley Deeming advised that the views by staff were collective, but her own views on the lines being drawn on significant landscapes she was not happy with. *Isn't it strange how people become more concerned when it affects them 'personally also'*. Shelley wanted to congratulate the staff on asking Regional Council on what is 'Coastal' and 'Significant'.

Cr Merv Williams wants the Regional Council to withdraw that section from the RPS.

Cr John Williamson also wants to congratulate the staff as many of the staff had been involved with the development of this submission. There was general approval of the submission. He believed there were concerns over these areas defined as significant landscape. Also Urban Transition zones were shortly to be introduced.

Cr Phil Halse wished to mention a few things. Staff had done an excellent job. It was all about what effect does it have and what can we do better. He had heard a lot about economic incentives to attract business; but by taking away red tape is a huge incentive. A lot of red tape has been left in.

At 1027hrs now on to Supplementary Agenda No.1. -Proposed Development of 8-10 Dent Street.

Moved: Cr John Williamson, Seconded: Cr Jeroen Jongejans.

Cr Aaron Edwards advised this had been a difficult situation as they hadn't seen other sites that could have been used. How does this fit in with the overall strategy of the park. They were not saying this site will definitely be used for a hotel.

Cr Jeroen Jongejans confirmed he was pretty relaxed with this believing a hotel will be a positive step forward. *This may also help your Dive business Jeroen, somewhere for all those wealthy visitors to stay before and after venturing out on one of your dive excursions and then spend another couple of days meandering through the Hundertwasser. Why not build a bigger airport that can accommodate larger aircraft to encourage more visitors to the conference centre of the world; Whangarei. Yeah right.*

Cr John Williamson agreeing with Cr Jongejans admits this is the 1st stage in seeing if this is suitable for a hotel, or should it be used for a hotel or child care site. It's up to commercial enterprise to decide if it's suitable. This motion signals that it won't be on this site.

Cr Sue Glen wondered if a developer would see this as a hotel site. She felt it had caused a lot of anxiety. *Council is pretty good at that, just check out some of the recent issues, Top Ten Holiday Park, Bus Hub with no buses, Bullying people over signage, Victoria bridge, Gomez Road, land locking residents with zone changes, Hundertwasser, CEO bullying journalists, the Stadium, the Lower Hatea Crossing. Yep lot's of anxiety; and you too have created it along with them.*

Cr Shelley Deeming was pleased that this item had clarified that the Almond Court Flats were not part of councils pensioner housing.

Cr Merv Williams hoped that they were leaving options open. He also claimed Almond Court Flats were not social housing and had no relationship to pensioner housing. He also confirmed he was happy that tenants were to be offered a 12 month notice period. He did however have reservations over some of the wording, but was happy to go with this.

Cr Crichton Christie claimed this is not about the buildings we have there as they could well be beyond their use by date. This is about council making this site available to sell for anything. He was not against a hotel in Whangarei, even Hokitika has a Sheraton. He continued that this council has been here for a 100 years and will be here for another 100 years. You have to ask is this the right site, should it be added to the park or available for a commercial property. There were a number of options; if you sell it for the maximum dollar it will go for whatever; council will have no control over it. All the trees that are protecting that site are inside the boundary. Should it remain in civic ownership? There are many sites that are level and could be used. Is it our intention to subsidise a hotel? I hope not he added. They had previously thought of that site for a 1000 seat auditorium; it's in the 10 year plan. It doesn't make economic sense. The buildings there will possibly not be there forever.

Applause erupted from the public gallery. *Crichton made a lot of very valid comments. Why didn't he have all these grand ideas and thoughts when he was Infrastructure chairman on earlier councils in position of decision making? One has to wonder.*

Cr Kahu Sutherland asked if there was urgency on this matter. *Strange we all thought that when Kahu was pushing the Hundertwasser project, over other essential projects, at a million miles an hour; shows how things just happen to change.*

Jude Thompson, WDC Chief Operating Officer, gave details of upcoming sports events where accommodation may be an issue. *When will Whangarei host another World Cup? Most hotels in Whangarei are struggling with low occupancy rates and I would have thought if it was such an awesome idea Hotel Corporates would have been queuing up for a slice of the action already.*

Cr Kahu Sutherland claims he was struggling to comprehend that we were not selling any other properties for a hotel. We do have other sites and even developers have other sites within the vicinity.

CEO Mark Simpson explained that it was all about changing the designation of the site. *If you give him an inch will he will take a mile?*

Cr Warwick Syers advised that when we looked at the Hundertwasser proposal it was suggested that a hotel was needed near it, or a hotel in the car park adjacent. This is 'property stock of the council'. *No Warwick it is 'property stock of the people', you and others are given the privilege to prudently manage it.* Warwick continued that the leases had come up for expiry; it would not be sensible to renew leases for 3 or 5 years, if it may be needed. We are too late to withdraw. *Too late to withdraw from what? Is this another done deal? Are the confidential items C.2 Property Transaction or C.3 Property Proposal in today's later meeting about this?*

Cr Crichton Christie called for a point of order; we have heard submissions, to say it's too late to proceed say it is preconceived to go ahead. *Yes Crichton sounds like that to me also. [Link to Notice of Meeting](#) – Check this out; it was in Whangarei Leader 27th November 2012. So yes this item today is a 'crook of _h_t'. Just another of their preconceived plans where they go through the 'motions' to say they engaged!!!! Is this lot a devious bunch or what?*

Cr Phil Halse claims this started as a simple process. He advises, as chairman of the Inner City Development Sub-committee, they had approaches for hotel sites; they have four properties that are available. It's a simple process. If it's the status quo we have to spend a lot of money to upgrade (*properties in Dent Street*) and I have been a councilor for a long time. *Is it time for a change, as there are a few been there perhaps too long?*

Cr Kahu Sutherland asks if this is about selling the property or not? Now you are making statements about balancing the budget. (*Talking about upgrades etc*)

Cr Brian McLachlan claims the big picture is about the ambience of Whangarei. It concerns him that business people are in business to make money and we (council) may not have

control. *Brian there is nothing surer that business people focus on making money and a few don't care how or at whose cost.* Brian continued that he was finding it hard to make a decision. *Finding it hard? 75% have said no. how hard can that be to represent the people?* Cr Sharon Morgan believes this is simply about a change of use. It could be an option for a hotel and it still has to go through a resource consent process. That is the process in place to check it that.

Cr Shelley Deeming commented that they had gone out for submissions on this for a hotel. *If it is for something else does that mean another submission process?*

Cr Jeroen Jongejans claims he is pleased to see this council moving forward on this project. It indicates a visionary council is adopting this change of use. *Remember some people who have visions get taken away by people in white coats and sent for treatment. How many on this council come into that category?*

It was to the vote and a division was called for.

Only Cr Crichton Christie and Cr Kahu Sutherland voted against the recommendation.

Remember the submissions said 75% were against this property going for a possible hotel and now this lot have gone against that; so remember this on 12th October 2013.

The meeting finished at 1100hrs, the public excluded before going into the **confidential** section of the meeting and this was moved by: Cr Warwick Syers, Seconded: Cr Sue Glen.

Just a reminder, didn't Morris campaign that he wanted open and transparent council? And he always also tends to vote for it to go into confidential. Just another thing he did an 'about turn on'.

CONFIDENTIAL INDEX

C.1 Contract Extension. (Page 1)

One has to ask why is a contract extension in CONFIDENTIAL? Or do I smell a RAT?

C.2 Property Transaction. (Page 13)

C.3 Property Proposal. (Page 18)

All information in regards to this meeting's agenda and others are available on the Whangarei District Council website by clicking on this [link](#).