

## Whangarei District Council Meeting Minutes

**Date:** Thursday, 27 March, 2025  
**Time:** 9:00 a.m.  
**Location:** Civic Centre, Te Iwitahi, 9 Rust Avenue

### In Attendance

His Worship the Mayor Vince Cocurullo  
Cr Gavin Benney  
Cr Nicholas Connop  
Cr Ken Couper  
Cr Jayne Golightly  
Cr Phil Halse  
Cr Deborah Harding  
Cr Patrick Holmes  
Cr Scott McKenzie  
Cr Marie Olsen  
Cr Carol Peters (Teams)  
Cr Simon Reid  
Cr Phoenix Ruka  
Cr Paul Yovich

### Scribe

N. Pestana (Team Leader, Democracy)

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### Administrative Matters

- Meeting livestreamed.
- Cr Carol Peters attended remotely.
- Supplementary reports:
  - Item 6.4 - 2024 Rates Review.
  - Item 7.4 - 2025-26 Fees and Charges.
  - Item 7.5 - Annual Plan 2025-26 Consultation Document with Supporting Documents.
  - Item 7.6 - Local Water Done Well Update - March 2025.

#### 1. Karakia/Prayer

His Worship the Mayor opened the meeting with a prayer.

#### 2. Declarations of Interest / Take Whaipānga

Item 7.3 - Takahiwai Dam (Pukekauri Update) Next Steps.

### 3. **Apologies / Kore Tae Mai**

There were no apologies.

### 4. **Public Forum / Huihuinga-a-tangata**

There were no speakers at Public Forum.

### 5. **Confirmation of Minutes of Previous Meeting of the Whangarei District Council / Whakatau Meneti**

#### 5.1 **Minutes of the Whangārei District Council Meeting held on 27 February 2025**

**Moved By** Cr Paul Yovich

**Seconded By** Cr Simon Reid

That the minutes of the Whangarei District Council meeting held on Thursday 27 February 2025, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

#### 5.2 **Minutes Whangarei District Council Extraordinary Meeting held on 17 March 2025**

**Moved By** Cr Simon Reid

**Seconded By** Cr Deborah Harding

That the minutes of the Whangarei District Council Extraordinary meeting held on Monday 17 March 2025, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

*Secretarial Note: The confidential minutes of the Whangarei District Council Emergency Meeting held on 11 March were confirmed in open meeting.*

#### **Minutes Whangarei District Council Confidential Emergency Meeting held on 11 March 2025**

**Moved By** His Worship the Mayor

**Seconded By** Cr Phil Halse

1. That the Confidential Minutes of the Whangarei District Council Emergency Meeting held on Tuesday 11 March 2025, having

been circulated, be taken as read and now confirmed as a true and correct record of the proceedings of that meeting.

2. That the confirmed minutes of the Whangarei District Council Emergency Meeting held on 11 March 2025 be released to the public.

**Carried**

## **6. Information Reports / Ngā Pūrongo Kōrero**

### **6.1 Better Off Funding Portfolio - Progress Report March 2025**

**Moved By** Cr Gavin Benney

**Seconded By** Cr Deborah Harding

That the Council notes the March 2025 Progress Report on delivery of the Better Off Funding Portfolio.

**Carried**

### **6.2 Financial Report for the 8 months ending 28 February 2025**

**Moved By** Cr Paul Yovich

**Seconded By** Cr Marie Olsen

That the Council notes the operating results for the eight months ending 28 February 2025.

**Carried**

### **6.3 Capital Projects Report for the 8 months ending 28 February 2025**

**Moved By** Cr Paul Yovich

**Seconded By** Cr Simon Reid

That the Council notes the Capital Projects Report for the period ending 28 February 2025.

**Carried**

### **6.4 2025 Rates Review**

**Moved By** His Worship the Mayor

**Seconded By** Cr Scott McKenzie

That the Council:

1. Notes the information contained in this report.

2. Notes the direction that has been provided is the basis for preparing the rates information in the 2025-26 Draft Annual Plan and Consultation Document.

**Carried**

## **7. Decision Reports / Whakatau Rīpoata**

### **7.1 Changes to hapū membership - Te Kārearea Strategic Partnership Standing Committee - March 2025**

*The motion was taken in parts.*

**Moved By** Cr Deborah Harding

**Seconded By** Cr Carol Peters

That the Council:

1. Accept the resignation of Sandra Hawken from Te Kārearea Strategic Partnership Standing Committee.
2. Request the Mayor to provide a letter of appreciation to Sandra Hawken thanking her for her contribution to the mahi of Te Kārearea.
3. Note that a process to appoint a new member of Te Kārearea Strategic Partnership Standing Committee was undertaken by Te Huinga.

**Carried**

4. Confirm the appointment of Aperahama Edwards to replace Sandra Hawken as a hapū representative on Te Kārearea Strategic Partnership Standing Committee for the remainder of the 2022 – 2025 terms and notes the Committee's Terms of Reference will be updated accordingly.

*On the motion being put Cr Connop called for a division:*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor			X
Cr Gavin Benney	X		
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Jayne Golightly		X	
Cr Phil Halse			X
Cr Deborah Harding	X		

Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>8</b>	<b>4</b>	<b>2</b>

**The Motion was Carried (8 to 4)**

## **7.2 Stevens Point Lease Matters**

**Moved By** Cr Deborah Harding

**Seconded By** Cr Carol Peters

That the Council:

1. Support in principle Te Parawhau - Te Pouwhenua o Tiakiriri Kūkupa Trust - in their aspiration for long-term tenure of the land at Stevens Point, Beach Road, Onerahi, Whangarei comprising 780 square metres more or less being parts of Allotment 447 and Allotment 395 Town of Grahamtown as shown on SO Plan 37221 and SO Plan 23529.
2. Instruct Staff to identify the best mechanism to secure long-term tenure of the land taking into account its current status.

**Carried**

## **7.3 Takahiwai Dam (Pukekauri Update) Next Steps**

**Moved By** Cr Phil Halse

**Seconded By** Cr Simon Reid

That the Council:

1. Directs the General Manager - Waters to develop a draft Agreement in Principle with Pātuharakeke Te Iwi Trust Board, generally informed by the Te Ara Whakahokinga o Pukekauri (Pukekauri Takahiwai Dam Road Map), to consider the future of the Pukekauri (Takahiwai) Dam and associated lands.
2. Notes that the draft Agreement will be brought back to council for consideration.

**Carried**

*Cr Deb Harding declared an interest as Chair of the Pātuharakeke Te Iwi Trust Board.*

#### **7.4 2025-26 Fees and Charges**

**Moved By** Cr Paul Yovich

**Seconded By** His Worship the Mayor

That Whangarei District Council:

- a) Adopt the Statement of Proposal for 2025-26 fees and charges listed in Table A below which are subject to the Special Consultative Procedure process under the Local Government Act 2002
- b) Resolve to seek public submissions on these fees and charges in accordance with the Special Consultative Procedure.

**Table A: 2025-26 Fees and charges subject to the Special Consultative Procedure**

	<b>Refer Statement of Proposal</b>
Bylaw Enforcement	Page 7 - 8
Drainage (Waste Water and Trade Waste)	Page 3 - 6
Food Premises	Page 9 - 13
Gambling and Racing Act	Page 13
Health Act Registered Premises	Page 13 - 15
Public Places Bylaw	Page 15
Resource Management Act Council Professional Fees Monitoring and Land Use District Plan/Private Plan Changes Abatement notices	Page 16 - 28
Rubbish Disposal	Page 28 - 31
Water Supply	Page 32 - 34

- c) Adopt the 2025-26 fees and charges which are not subject to the Special Consultative Procedure listed in Table B below

**Table B: 2025-26 Fees and charges not subject to the Special Consultative Procedure**

	<b>Refer Attachment Proposed Fees and Charges</b>
Animals: Dogs, Stock Control	Page 5 - 8
Building Control	Page 9 - 19
Cameron Street Mall Permits	Page 21
Cemetery	Page 22 - 24
Forum North Venue Hire	Page 39 - 42
Laboratory	Page 46 - 48
Library	Page 49 - 53
Land Information Memorandum (LIM)	Page 54
Official Information	Page 56
Parks and Reserves (excluding Playing field rentals)	Page 57 - 61
Photocopying	Page 63
Searches	Page 74
Swimming Pool Fencing Inspections	Page 75
Transport	Page 76

- d) Adopts the 2025-26 Playing field rental fees and charges included on pages 57 - 58 of the Proposed Fees and Charges (Attachment 1), which are not subject to the Special Consultation Procedure.
- e) Authorises the Chief Executive to make minor amendments, drafting, typographical or presentation corrections necessary to the Proposed Fees and Charges and the Statement of Proposal prior to consultation.

#### Amendment

**Moved By** Cr Nicholas Connop

**Seconded By** Cr Carol Peters

- a) Adopt the Statement of Proposal for 2025-26 fees and charges listed in Table A below which are subject to the Special Consultative Procedure process under the Local Government Act 2002
- b) Resolve to seek public submissions on these fees and charges in accordance with the Special Consultative Procedure.

**Table A: 2025-26 Fees and charges subject to the Special Consultative Procedure**

	<b>Refer Statement of Proposal</b>
Bylaw Enforcement	Page 7 - 8
Drainage (Waste Water and Trade Waste)	Page 3 - 6
Food Premises	Page 9 - 13
Gambling and Racing Act	Page 13
Health Act Registered Premises	Page 13 - 15
Public Places Bylaw	Page 15
Resource Management Act Council Professional Fees Monitoring and Land Use District Plan/Private Plan Changes Abatement notices	Page 16 - 28
Rubbish Disposal	Page 28 - 31
Water Supply	Page 32 - 34

- c) Adopt the 2025-26 fees and charges which are not subject to the Special Consultative Procedure listed in Table B below

**Table B: 2025-26 Fees and charges not subject to the Special Consultative Procedure**

	<b>Refer Attachment Proposed Fees and Charges</b>
Animals: Dogs, Stock Control	Page 5 - 8
Building Control	Page 9 - 19
Cameron Street Mall Permits	Page 21
Cemetery	Page 22 - 24
Forum North Venue Hire	Page 39 - 42
Laboratory	Page 46 - 48
Library	Page 49 - 53
Land Information Memorandum (LIM)	Page 54
Official Information	Page 56
Parks and Reserves (excluding Playing field rentals)	Page 57 - 61



Photocopying	Page 63
Searches	Page 74
Swimming Pool Fencing Inspections	Page 75
Transport	Page 76

- d) Adopts an inflation only increase (based on Local Government Cost Index (LGCI) of 3.2% for 2025-26 Playing fields rental fees and charges, which are not subject to the Special Consultation Procedure, noting that additional maintenance costs will be funded by general rates and reduce Council's balanced budget position.
- e) Authorises the Chief Executive to make minor amendments, drafting, typographical or presentation corrections necessary to the Proposed Fees and Charges and the Statement of Proposal prior to consultation.

*On the amendment being put Cr Reid called for a division:*

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor		X	
Cr Gavin Benney	X		
Cr Nicholas Connop	X		
Cr Ken Couper		X	
Cr Jayne Golightly		X	
Cr Phil Halse		X	
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen		X	
Cr Carol Peters	X		
Cr Simon Reid		X	
Cr Phoenix Ruka	X		
Cr Paul Yovich		X	
<b>Results</b>	<b>7</b>	<b>7</b>	<b>0</b>

**The Motion was Lost (7 to 7)  
on the Casting Vote of his Worship the Mayor**

*The motion was taken in parts.*

*On the motion being put Cr Connop called for divisions on recommendations a to c and e; and d.*

That Whangarei District Council:

- a) Adopt the Statement of Proposal for 2025-26 fees and charges listed in Table A below which are subject to the Special Consultative Procedure process under the Local Government Act 2002
- b) Resolve to seek public submissions on these fees and charges in accordance with the Special Consultative Procedure.

**Table A: 2025-26 Fees and charges subject to the Special Consultative Procedure**

	<b>Refer Statement of Proposal</b>
Bylaw Enforcement	Page 7 - 8
Drainage (Waste Water and Trade Waste)	Page 3 - 6
Food Premises	Page 9 - 13
Gambling and Racing Act	Page 13
Health Act Registered Premises	Page 13 - 15
Public Places Bylaw	Page 15
Resource Management Act Council Professional Fees Monitoring and Land Use District Plan/Private Plan Changes Abatement notices	Page 16 - 28
Rubbish Disposal	Page 28 - 31
Water Supply	Page 32 - 34

- c) Adopt the 2025-26 fees and charges which are not subject to the Special Consultative Procedure listed in Table B below

**Table B: 2025-26 Fees and charges not subject to the Special Consultative Procedure**

	<b>Refer Attachment Proposed Fees and Charges</b>
Animals: Dogs, Stock Control	Page 5 - 8
Building Control	Page 9 - 19

Cameron Street Mall Permits	Page 21
Cemetery	Page 22 - 24
Forum North Venue Hire	Page 39 - 42
Laboratory	Page 46 - 48
Library	Page 49 - 53
Land Information Memorandum (LIM)	Page 54
Official Information	Page 56
Parks and Reserves (excluding Playing field rentals)	Page 57 - 61
Photocopying	Page 63
Searches	Page 74
Swimming Pool Fencing Inspections	Page 75
Transport	Page 76

- e) Authorises the Chief Executive to make minor amendments, drafting, typographical or presentation corrections necessary to the Proposed Fees and Charges and the Statement of Proposal prior to consultation.

	For	Against	Abstain
His Worship the Mayor	X		
Cr Gavin Benney	X		
Cr Nicholas Connop	X		
Cr Ken Couper	X		
Cr Jayne Golightly	X		
Cr Phil Halse	X		
Cr Deborah Harding	X		
Cr Patrick Holmes	X		
Cr Scott McKenzie	X		
Cr Marie Olsen	X		
Cr Carol Peters	X		
Cr Simon Reid	X		
Cr Phoenix Ruka	X		
Cr Paul Yovich	X		
<b>Results</b>	<b>14</b>	<b>0</b>	<b>0</b>

**The Motion was Carried (14 to 0)**

- d) Adopts the 2025-26 Playing field rental fees and charges included on pages 57 - 58 of the Proposed Fees and Charges (Attachment 1), which are not subject to the Special Consultation Procedure.

	<b>For</b>	<b>Against</b>	<b>Abstain</b>
His Worship the Mayor	X		
Cr Gavin Benney	X		
Cr Nicholas Connop		X	
Cr Ken Couper	X		
Cr Jayne Golightly	X		
Cr Phil Halse	X		
Cr Deborah Harding		X	
Cr Patrick Holmes		X	
Cr Scott McKenzie		X	
Cr Marie Olsen	X		
Cr Carol Peters	X		
Cr Simon Reid	X		
Cr Phoenix Ruka		X	
Cr Paul Yovich	X		
<b>Results</b>	<b>9</b>	<b>5</b>	<b>0</b>

**The Motion was Carried (9 to 5)**

## **7.5 Annual Plan 2025-26 Consultation Document with Supporting Documents**

**Moved By** His Worship the Mayor

**Seconded By** Cr Simon Reid

That Council:

1. Agrees on the consultation issues for the draft 2025-26 Annual Plan, which include:

### **New Stormwater Targeted Rate**

- a) **OPTION 1:** Introduce a targeted District-wide universal rate of \$0.0003696 per dollar of land value. This would work out to be an average cost of \$180 per household. (preferred).

- b) **OPTION 2:** Introduce a District-wide universal rate of \$172 per separately used or inhabited parts (SUIP) of a rating unit. A SUIP refers to any part of a property that is used for a different purpose or inhabited by someone (i.e. if you had two homes on one property, you would be charged twice).

### **Reducing the Uniform Annual General Charge**

- a) **OPTION 1:** From 2025-26, Council reduces the UAGC from \$909 to \$500. This would relieve some of the rate burden for lower value property owners. (preferred).
  - b) **OPTION 2:** Council leaves the UAGC at \$909 in line with what was set in the 2024-34 Long-Term Plan. This would see the share of rates paid by lower and higher value properties remain the same as what we have today.
2. Consults on a grant targeted at relief for Farmed, Business Zoned Land, seeking feedback on the following options:
    - a) **OPTION 1:** Increase Commercial & Industrial and Rural rates by 1.2% to provide temporary relief to owners of business-zoned property used for farming. Support will be available for a maximum of three years, after which landowners will transition to full business-zone rates.
    - b) **OPTION 2:** Do not provide temporary relief to owners of business-zoned property used for farming. This would mean properties would continue to be rated within their current zoning with no relief provided. Under this option, the additional 1.2% rate increase for Commercial & Industrial and Rural rates will not be needed to fund the proposed business-zone rates adjustment.
  3. Adopts the consultation document (Attachment 1) and consultation supporting documents (Attachment 2) for the draft 2025-26 Annual Plan.
  4. Authorises, through the Chief Executive, any necessary drafting, administrative, typographical or presentation corrections prior to printing and distribution, including any updates required prior to finalising the Consultation Documents. This includes any changes required from decisions made within this meeting, including those

relating to the proposed Farmed Business-Zoned Land Grant Provision.

5. Notes that budgets will need to be prioritised to manage impacts of high risk unbudgeted opex, and to identify any possible savings going forward. Where prioritisation has the potential to materially impact on service delivery it will be brought back to Council.

**Carried**

*Cr Benney requested his abstention from voting on Item 7.5 be recorded.*

*A break was taken from 11.03am to 11.13am following Item 7.5.*

*Cr Ruka did not rejoin the meeting following the break.*

## **7.6 Local Water Done Well Update - March 2025**

**Moved By** Cr Simon Reid

**Seconded By** Cr Paul Yovich

That the Whangarei District Council:

1. Notes the report.
2. Agrees to consult on the following options:
  - a) An In-house Business Unit with increased collaboration with Northland councils.
  - b) A Northland Council Controlled Organisation (CCO) with Kaipara and Far North District councils (drinking and wastewater only).
3. Agrees that the current preferred option is option a, an in-house business unit with increased collaboration with Northland councils.
4. Approves the attached consultation document and proposed consultation programme.
5. Authorises the Chief Executive to make minor changes to the consultation document prior to release to fix any errors, provide clarifications and incorporate relevant feedback from elected members at this meeting.
6. Agrees to work with other Northland Councils to explore managed/shared/contracted service arrangements where appropriate.
7. Agrees to work with other Northland Councils on the establishment of a Transition Advisory Group to further investigate the potential for Shared/Managed/Contracted

Service, and how a Northland Council Controlled Organisation could be possible.

8. Notes that Terms of Reference for, and appointments to, any Transition Advisory Group will be reported back to Council for consideration following discussions with, and feedback from, other Northland Councils.

**Carried**

*Cr Carol Peters was offline during the vote on Item 7.6.*

## **8. Public Excluded Business / Rāhui Tangata**

**Moved By** His Worship the Mayor

**Seconded By** Cr Marie Olsen

That the public be excluded from the following parts of proceedings of this meeting. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>		<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for passing this resolution</b>
1.1	Confidential Minutes Whangarei District Council 27 February 2025	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
1.2	Confidential Minutes Whangarei District Council Emergency Meeting 11 March 2025		
1.3	Confidential Minutes Whangarei District Council Emergency Meeting 11 March 2025		
1.4	TAB Recommendations		
1.5	KPP Steering Board – Monthly Chair's Report – March 2025		
1.6	Property Negotiation		

1.7	Land Purchase		
1.8	Land Option Recommendation		

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Item	Grounds	Section
1.1	For the reasons stated in the open minutes	
1.2	For the reasons stated in the open minutes	
1.3	For the reasons stated in the open minutes	
1.4	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations). To prevent the disclosure or use of official information for improper gain or improper advantage.	Section 7(2)(i) Section 7(2)(j)
1.5	To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or it the subject of the information. To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	Section 7(2)(b)(ii) Section 7(2)(i)
1.6	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	Section 7(2)(i)
1.7	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	Section 7(2)(i)
1.8	To enable Council to carry on without prejudice or disadvantage negotiations (including commercial and industrial negotiations).	Section 7(2)(i)

## 9. Closure of Meeting / Te katinga o te Hui

His Worship the Mayor closed the meeting with a prayer at 12.06pm.



Confirmed the 29<sup>th</sup> day of April 2025.

His Worship the Mayor Vince Cocurullo (Chairperson)

Confirmed Minutes