

NOTICE OF EXTRAORDINARY MEETINGS

RODNEY DISTRICT COUNCIL

TO: Penny Webster - Mayor (Chairperson)
Crs Ross Craig
Pat Delich
Michael Goudie
Gaye Harding
John Kirikiri
Dave Parker, QSM
Grahame Powell
Zane Taylor
June Turner
Grev Walker
Wayne Walker
Suzanne Weld

An Extraordinary Meeting of the Rodney District Council will take place on Tuesday, 19 May 2009 commencing at 9.00 a.m. in the Council Chambers, Centreway Road, Orewa, for the purpose of hearing submissions from the Hibiscus Coast Ward to the 2009 - 2019 Long Term Council Community Plan.

for: CHIEF EXECUTIVE
Rodger Kerr-Newell

OREWA
12 May 2009

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ITEM NO: 1

APOLOGIES

ITEM NO: 2

REPORT



TO Council
ON 19 May 2009
FROM Ellen Barrett – Democracy Services Manager
APPROVED BY Rodger Kerr-Newell – Chief Executive
SIGNATURE

A handwritten signature in black ink, appearing to read "Rodger Kerr-Newell", written over a horizontal line.

SUBJECT HEARING OF SUBMISSIONS TO THE LONG TERM COUNCIL
COMMUNITY PLAN 2009 – 2019
FILE REF DG/11/3

PURPOSE OF REPORT:

<input type="checkbox"/> Information only	<input checked="" type="checkbox"/> Strategic decision	<input checked="" type="checkbox"/> Policy decision	<input checked="" type="checkbox"/> Statutory process
<input checked="" type="checkbox"/> Community issue	<input type="checkbox"/> Contract decision	<input type="checkbox"/> Delegation	<input type="checkbox"/> Appointment
<input type="checkbox"/> Administrative matter			

IMPLICATIONS:

(i)	Is this matter significant in terms of Council's Policy on Significance? No
(ii)	Implications in terms of Vision Rodney? Possibly – depending on particular decisions made.
(iii)	Implications in terms of Long Term Council Community Plan/Annual Plan? Yes – changes may be made to the Long Term Council Community Plan as a result of the hearing of submissions.
(iv)	Implications in terms of other Council Strategic documents or Council Policy? Yes – submissions have been received on various Council policies.

(v)	Is a budget amendment required?
	No
(vi)	Have the views of affected or interested persons been obtained and is any further public consultation required?
	Yes – submissions have been received from members of the public.

FINANCIAL IMPLICATIONS:

Capital cost implications	Not applicable
Is it currently budgeted for?	Not applicable
Funding source of capital costs	Not applicable
Ongoing operational cost implications	Not applicable
Is it currently budgeted for?	Not applicable
Funding & rating impact (whether resulting from capital expenditure or arising directly)	Not applicable

SUMMARY:

The hearing of submissions to the Long Term Council Community Plan 2009-2019 from the Hibiscus Coast Ward has been scheduled for Tuesday, 19 May 2009 commencing at 9.00 a.m. At the time of writing, session schedules were still being finalised with submitters. These schedules, showing submitters and the times at which they will speak, will be distributed at the meetings.

An Index of all Submissions received from the Hibiscus Coast Ward, by Number, is attached as **Appendix 1**. The Topic Summary Sheets attached as **Appendix 2** note the issues raised, including topics raised by submitters who have not asked to speak in support of their submissions, and the submission numbers allocated to those commenting on each topic.

Copies of all submissions have been circulated to councillors and are available for public inspection at the Council's Orewa Office and at the Warkworth, Helensville, Huapai and Whangaparaoa Service Centres. Submitters have been advised that they have been allocated a maximum of ten minutes to speak in support of their submissions and to answer questions from councillors.

The purpose of this hearing is simply for submitters to present their cases and answer questions from councillors; it is not intended to debate the merits of the submissions or make decisions at these meetings. Separate Extraordinary Council Meetings are to be held during the week 25-29 May to deliberate on all submissions and agendas for these meetings will be distributed separately.

APPENDIX 1

INDEX OF ALL SUBMISSIONS, LISTED BY NUMBER

SubNo	Name
H0001	Margaret and Bob Aylward
H0002	John Clements
H0003	L Newby
H0004	Kyle Blunden
H0005	Maygrove Village Ltd
H0006	Mr NJS Murphy
H0007	Harold Thomas
H0008	Howard and Miriam Moore
H0009	Jackie Stanley
H0010	Kane Hurley
H0011	Cliff Josephs
H0012	Joanna White
H0013	Simon Arthur
H0014	Karen Strange
H0015	Greg Strange
H0016	Dave Strange
H0017	Pam Strange
H0018	Eric Bennett
H0019	Bevan Murray
H0020	Sport Gulf Harbour
H0021	Jim Kelly
H0022	Trevor Bundock
H0023	Malcolm McAll
H0024	G Rutledge
H0025	Amelia Howard-Taylor
H0026	Pam Morris
H0027	Jim Hollings
H0028	Allan Parker
H0029	Ross Cooper
H0030	Simon Arthur
H0031	Kane Hurley
H0032	Phil and Tracey Bennett
H0033	Mrs K P Priestley
H0034	Pat Hilliar
H0035	Capt John and Brenda Briand
H0036	C K Drum
H0037	Mrs Joan Caisley
H0039	Colin Forster
H0040	Paul & Vera Wilson
H0041	Andrew Collis
H0042	WFH Properties Ltd
H0043	Hibiscus Coast Citizens Advice Bureaux Inc
H0044	Carolyn Daniel

SubNo	Name
H0045	Howard Jury
H0046	Mrs RM Wilkes
H0047	Mrs Eileen Green
H0048	Jan Cunningham
H0049	John C Sherwood
H0050	Marjory Benson
H0051	Max Edkins
H0052	Jennifer Mercer
H0053	Pam Parsons
H0054	Tony Ward
H0055	David Snell
H0056	DH and SJ Lumsden
H0057	Wayne Kemp
H0058	Norma J Buckland
H0059	B and B Nottage
H0061	James Davey
H0062	Nancy Thode
H0063	Hector C Anderson
H0064	J P and O C M Groos
H0065	C J Anderson
H0066	Mr Malcolm Hine
H0067	Trevor R Bundock
H0068	J R Wood
H0069	Mrs Lynn Malcolm
H0070	Ruth Newbury-Swash
H0071	Janet Fitzgerald
H0072	Mr Graham Lincoln
H0073	Sandra Cooper
H0074	Valerie Burgess
H0075	Corrilene Thomas
H0076	Teresa Stanley
H0077	Ron and Cynthia Archer
H0078	Lyn Clough
H0079	Samantha Kagan-Downer
H0080	Julia Struyck
H0081	Derreck and Linda van der Velde
H0082	Bruce Tong
H0083	Nikki Kent
H0084	Christopher Saunders
H0085	Joan Buffery
H0086	Katharine Jones
H0087	Tom Parsons
H0088	Paul Murphy
H0089	Rosalie and Graeme Mayo
H0090	Elaine Elder

SubNo	Name
H0091	Graham Clough
H0092	Waiwera Properties Ltd
H0093	Ivan Z Raos
H0094	L Raos
H0095	Beverley J McLeod
H0096	Martin W and Jeanne P Emery
H0097	R B McNair
H0098	Maygrove Village
H0099	Robert Steen
H0100	Sarah Dugdale
H0101	Julie and David Jackson
H0102	Centrestage Theatre Co (Orewa) Inc
H0104	Jennifer Myers
H0105	Zita M and Trevor F Jew
H0106	Alice Allen
H0107	Primelife Management Ltd
H0108	Margaret Anne Peart
H0109	Ellis Gould Lawyers for WFHProperties Ltd
H0110	DN & SE Stevens
H0111	Private Life Care Holdings Ltd
H0112	Peter McLeod
H0113	Susan V Kraakman and Ross G McLeod
H0114	Jim and Frances Kissel
H0115	Denise O'Reilly
H0116	Mike Smith
H0117	Neil Miller
H0118	Danny Morris
H0119	Dexus Property Group
H0120	Terra Nova Planning
H0121	Dennis M Adams
H0122	Sandra McInnes
H0126	Silverdale and Districts Returned Services Association
H0127	Coast Youth Community Trust
H0128	Sandi Hackett
H0129	Maryrose Pigott
H0130	Andy Woodhouse
H0131	Christine Woodhouse
H0132	Mary Gaughan
H0133	Mr B J Eade
H0134	Dianne Crooks
H0135	Colleen Melrose
H0136	O T Melrose
H0137	Alison Caron
H0138	Des Griffin
H0139	Celeste Elaine Robison

SubNo	Name
H0140	Christine Zeiler
H0141	Elwyn Fox
H0142	Des Fox
H0143	Maygrove Village Hospital
H0144	Pamela E Lewis
H0145	R J Lewis
H0146	Coral Mary O'Connor
H0147	Mervyn James O'Connor
H0148	Lorraine Sampson
H0149	Heather Bell
H0150	Jean Taylor Bell
H0151	Ian Inglis
H0152	Orewa Ratepayers and Residents Association
H0153	NV Investments Ltd
H0154	Malory Corporation Limited
H0155	Ron and Lynne Crabb
H0156	Hopper Developments Limited
H0157	Orewa Subdivision Limited
H0158	Cabra Holdings Ltd
H0159	Forest & Bird Hibiscus Coast
H0160	Sandi Hackett
H0161	HBC Community House
H0162	Geoff Hayes
H0163	Mark Tillett
H0164	Not Allocated Not Allocated
H0165	Mr R Cooper
H0166	Nolene Berger
H0167	Silver Fern Property Trust Ltd
H0168	Kathy Bowmast
H0169	Denny Bowmast
H0170	Mrs Jill Browne
H0171	Stillwater Ratepayers & Residents Association Inc.
H0172	Destination Orewa Beach
H0173	Orewa Beach Reef Charitable Trust
H0174	H Hilliam
H0175	Peninsula Players
H0176	Peninsula Residents Incorporated Society
H0177	Royal Forest and Bird Protection Society of New Zealand
H0178	Craig McPherson
H0179	Shirley Moodie
H0180	Hibiscus Coast Youth Council Incorporated
H0181	Neil Moodie
H0182	Beth Wagstaff
H0183	Riki Enosa
H0184	Graham Nielsen

SubNo **Name**

No. Submitters 178

APPENDIX 2

Decision Making with Public Excluded

TH0001

a) Governance and Democratic Processes

Submission number and name

H0099 Robert Steen

H0130 Andy Woodhouse

Summary

REQUEST

1. H0099 submitter distrusts Council and would question the motives behind any decisions made by a voted committee who are afraid to stand in the light of transparency.

2. H0130 submitter suggests Council should be far more transparent on all acts of Council and should not hide behind the smoke screen of 'commercial sensitivity'.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Liaison with Waitemata District Health Board

TH0002

a) Governance and Democratic Processes

Submission number and name

H0095 Beverley J McLeod

Summary

REQUEST

H0095 submitter requests Council liaise with the Waitemata District Health Board and allocate a site for a Super Clinic.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Use of Commissioners and Consultants

TH0003

a) Governance and Democratic Processes

Submission number and name

H0073 Sandra Cooper

Summary

REQUEST

H0073 thinks costs would be cut by having councillors chairing meetings rather than commissioners and that Council staff should present cases rather than consultants.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Metro Park

TH0004

a) Future Planning

Submission number and name

H0095	Beverley J McLeod
H0160	Sandi Hackett
H0162	Geoff Hayes
H0168	Kathy Bowmast
H0169	Denny Bowmast

Summary

REQUEST

1. H0095 submitter supports Metro Park; completion of earthworks and infrastructure as this will supply employment and recreation opportunities which are essential for the well being of Rodney and they will stimulate growth in this new residential area.
2. H0160 asks what the \$1,631,000 listed on the project schedule under "Metro Park sports field future" has been allocated specifically for. Submitter is concerned the budget allocated for Metro Park East does not allow for anything except field development and asks for confirmation of this. Submitter further suggests allowance needs to be made for provision of toilet/changing facilities, clubrooms and leisure centre for Metro park East in the range of \$2,500 to \$3,000 per sq m.
3. H0162 asks how earthworks for Metro Park West will help businesses and customers to move freely in and out of Silverdale.
4. H0168 and H0169 support Metro Park and request Council develop this park fully to accommodate multi sports, outdoor concerts, major events and passive leisure activities (walkways etc).

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Orewa Development

TH0005

a) Future Planning

Submission number and name

H0002	John Clements
H0059	B and B Nottage
H0088	Paul Murphy
H0090	Elaine Elder
H0117	Neil Miller
H0120	Terra Nova Planning

Summary

REQUEST

1. H0002 asks that Orewa development be addressed as he feels it has stalemated for the last 20 years of 'no plans'.
2. H0059 notes that some high rise has occurred in Orewa despite objections. Submitter does not think growth should be dictated by Auckland Regional Growth Strategy.
3. H0088 suggests a centrally located open space would be a worthwhile asset located near the library rather than focussing on the beach. Submitter agrees there should be flexibility in building heights and believes building towers should be encouraged.

Submitter applauds the Council for improvements made to date at the western reserve and bridge.

4. H0120 - supports the intention to complete the Orewa West structure plan and enter into a development MoU in 2009/10. H0120 also supports the coordination and planning of infrastructure to support growth and requests that sufficient funds be allocated to provide bulk infrastructure for Orewa West as soon as possible and in time to service planned growth.

5. H0090 - suggests the shops should be open 7 days per week to draw the public.

6. H0117 - supports the Orewa Boulevard project and rezoning of Orewa.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Whangaparaoa Town Centre

TH0006

b) Urban and Rural Design

Submission number and name

H0023 Malcolm McAll

H0034 Pat Hilliar

H0119 Dexus Property Group

Summary

REQUEST

1. H0023 and H0034 request improvements to the top of the Plaza in terms of weatherproof covering from the Farmers/ASB along the length of shops to Eddie Law's electrical shop. Submitter also requests an amenity upgrade for this area including better signage and footpaths.

2. H0034 would like to see the old toilets removed.

3. H0119 requests that the "Top of the Plaza" Upgrade project be included in the LTCCP.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Reef/Beach Sand Replacement

TH0007

c) Natural and Coastal Environment

Submission number and name

H0003 L Newby

Summary

REQUEST

H0003 requests that RDC to stop wasting money on expensive sand replacement and instead restore the mouth of the estuary to its original path.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Climate Change

TH0008

c) Natural and Coastal Environment

Submission number and name

H0024	G Rutledge
H0025	Amelia Howard-Taylor
H0028	Allan Parker
H0073	Sandra Cooper

Summary

REQUEST

1. H0024 suggests Climate Change is trivia and does not need attention at this time.
2. H0025 requests that climate change not be addressed for the time being.
3. H0028 references page 12 and page 39 of the LTCCP. Submitter suggests amended wording in regard to climate change on page 39 of the LTCCP Climate Change: How the Council will respond. The submitter considers the wording does not reflect revised climate change and sea level change forecasts. The suggested wording requested is:

"Council recognises that risk management is a prudent and pragmatic approach for incorporating the uncertainties associated with the projections of sea-level rise. The Council will continue to make decisions based on assumptions about what this rise will be over the lifetime of development, assets and infrastructure in low lying coastal areas.

For planning and decision timeframes out to the 2090s (2090 - 2099): the Council use the following criteria:

-A base value sea-level rise of 0.5m relative to the 1980-1999 average be used, along with

-An assessment of potential consequences from a range of possible higher sea-level rise values.

-At the very least all assessments should consider the consequences of a mean sea-level rise of at least 0.8m relative to the 1980-1999 average. For longer planning and decision timeframes beyond the end of the century, the Council will allow for sea-level rise of 10mm per year.

That the Council has carried out coastal inundation risk studies for various parts of the district and continue this and related work such as assessing the impacts of climate change on communities and facilities".

4. H0073 thinks Council forecasts appear to be on the low side and questions the wisdom of encouraging high intensity development on the coastline of Orewa.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Funding - Natural and Coastal Environment

TH0009

c) Natural and Coastal Environment

Submission number and name

H0159	Forest & Bird Hibiscus Coast
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Summary

REQUEST

H0159 seeks a review and targeted increase in funding for the Natural and Coastal activity to enable further work concerning biodiversity, scenic reserve management, pest control, and Whangaparaoa bush lots. Submitter also requests an undertaking to protect the bush included in land purchased for Penlink.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Genetically modified organisms

TH0010

c) Natural and Coastal Environment

Submission number and name

H0053	Pam Parsons
H0104	Jennifer Myers
H0166	Nolene Berger

Summary

REQUEST

1. H0053 thinks the Council should continue to participate in the Intercouncil Working Party on GMOs. Submitter thinks the LTCCP should include a statement in support of local regulation prohibiting GMOs in Rodney agriculture and horticulture.
2. H0104 requests an outright ban on the use of any GE plant or organism in the environment. Rodney District Council's officially adopted precautionary GE policy (in its adopted, operative LTCCP 2006-16) needs to be continued in this new plan.
3. H0166 proposes Council keep Rodney GE free.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Orewa reef/sea wall

TH0011

c) Natural and Coastal Environment

Submission number and name

H0004	Kyle Blunden
H0022	Trevor Bundock
H0090	Elaine Elder
H0116	Mike Smith
H0173	Orewa Beach Reef Charitable Trust

Summary

REQUEST

1. H0022 requests that a reinforced concrete seawall be built along the entire length of Orewa Beach in view of the predicted rising sea levels due to Climate Change.
2. H0090 suggests a wall is built instead of wasting money shifting sand.
3. H0173 suggests an alternative solution to Council building a seawall which it believes proposes a better and more cost effective job of protection public and private assets as well as achieving a number of other benefits not offered by a seawall. This alternative solution proposes that the Council assist the reef trust to obtain resource consent for the application already lodged with the ARC to establish a series of multipurpose offshore reefs along Orewa Beach.

4. H0004 requests that the Orewa Reef be built.

5. H0116 supports a contribution of funds to the Orewa Reef Trust to allow the RMA consent to proceed

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

10 Acre blocks

TH0012

d) District Plan

Submission number and name

H0024 G Rutledge

Summary

REQUEST

H0024 requests that the rules around developing 10 Acre Blocks be relaxed.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Orewa West

TH0013

d) District Plan

Submission number and name

H0120 Terra Nova Planning

Summary

REQUEST

H0120 supports the intention to introduce plan changes to implement the Orewa West Structure Plan.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Variation 101

TH0014

d) District Plan

Submission number and name

H0146 Coral Mary O'Connor

H0147 Mervyn James O'Connor

H0152 Orewa Ratepayers and Residents Association

H0165 Mr R Cooper

Summary

REQUEST

1. H0146 , H0147, 152 - 165 suggest that Variation 101 be held back for Auckland Council to decide.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Sale of council land

TH0015

e) Property Holdings

Submission number and name

H0014	Karen Strange
H0015	Greg Strange
H0016	Dave Strange
H0017	Pam Strange
H0021	Jim Kelly
H0024	G Rutledge
H0025	Amelia Howard-Taylor
H0033	Mrs K P Priestley
H0037	Mrs Joan Caisley
H0046	Mrs RM Wilkes
H0050	Marjory Benson
H0053	Pam Parsons
H0063	Hector C Anderson
H0064	J P and O C M Groos
H0065	C J Anderson
H0066	Mr Malcolm Hine
H0069	Mrs Lynn Malcolm
H0073	Sandra Cooper
H0080	Julia Struyck
H0087	Tom Parsons
H0090	Elaine Elder
H0093	Ivan Z Raos
H0094	L Raos
H0096	Martin W and Jeanne P Emery
H0100	Sarah Dugdale
H0105	Zita M and Trevor F Jew
H0106	Alice Allen
H0108	Margaret Anne Peart
H0110	DN & SE Stevens
H0115	Denise O'Reilly
H0121	Dennis M Adams
H0122	Sandra McInnes
H0129	Maryrose Pigott
H0130	Andy Woodhouse
H0131	Christine Woodhouse
H0137	Alison Caron
H0138	Des Griffin
H0139	Celeste Elaine Robison

H0140	Christine Zeiler
H0141	Elwyn Fox
H0142	Des Fox
H0144	Pamela E Lewis
H0145	R J Lewis
H0146	Coral Mary O'Connor
H0147	Mervyn James O'Connor
H0152	Orewa Ratepayers and Residents Association
H0159	Forest & Bird Hibiscus Coast
H0165	Mr R Cooper
H0170	Mrs Jill Browne
H0177	Royal Forest and Bird Protection Society of New Zealand
H0184	Graham Nielsen

Summary
REQUEST

1. H0014, H0015, H0016, H0017 and H0063 ask that the Council not sell off land which should be used for local community facilities such as park & ride, reserves etc, also suggesting any money from land sales should go back to the HBC to keep rates low.
2. H0021, H0037, H0046, H0050 and H0066 request a policy of open disclosure of all land holdings and those ear-marked for potential sale, and that information made available in regard to why this land is no longer required.
3. H0024, H0025 and H0073 request no property sales until Auckland Governance is settled.
4. H0033, H0053 and H0065 object to the sale of Council owned land in the Orewa and Whangaparaoa area. H0065 thinks there should be public consultation.
5. H0064 is concerned that the Council will not divulge which land it intends to sell. Submitter's property at Wade River Road backs on to a block of land at present listed as a reserve and submitter wants to know whether this land is to be disposed of.
6. H0069 thinks it is short-sighted to sell Council properties as these properties may well be required in the future to accommodate the needs of a fast-growing area.
7. H0080 objects to the sale of Council land. Submitter believes it would create an opportunity for people "to get land cheap." Submitter disagreed with the Council purchasing the Mad Butcher block at inflated prices.
8. H0087 opposes sales of land holdings therefore rejects hypothetical profits being considered. Submitter suggests inadequate consultation was carried out in respect to property sales and the creation of RPL and further suggests that secrecy surrounding property sales violates the intention of the LGA 2002.
9. H0090 Requests to know what is for sale, and why land purchased for the likes of Park & Rides, Parks, Reserves, stormwater and footpaths haven't had these built on them.
10. H0093 requests to know where the income from the sale of Hibiscus Coast properties will be directed.
11. H0094 would like to know if funds from sales of Council land on the Hibiscus Coast will be credited to the ratepayers of the Hibiscus Coast.
12. H0096 opposes the planned sale of Council land because:
 - it is a depressed property market
 - ratepayers deserve to be given some indication of benefits
 - releasing so many assets at one time gives the appearance of a 'fire sale'
 - hiding assets for sale from ratepayers is unacceptable
 - not identifying assets for sale denies the ratepayer the right to submit/argue

- seems wrong to rush into significant sales with 'Super City' less than two years away, would be prudent to wait for opinion of Establishment Committee.

13. H0100 requests Council decide against the wholesale sell of land assets in its pursuit of addressing debt. The Council should acknowledge that debt is simply part of the sharing of the 'burden' of development across generations of beneficiaries.

14. H0105 opposes any land sales and does not believe any elected member of Council has the right to dispose of these properties, in secret. Submitter believes they should have the right to bid for each or any property that is for sale.

15. H0106 believes elected Council members should not be able to sell off council land without consultation.

16. H0108 objects to council property sales. As ratepayers we own the properties, not the Council. Highly inappropriate regarding the secrecy.

17. H0115 is concerned that Council is proposing to sell an estimated \$100m of real estate, mostly on the Hibiscus coast. Submitter queries timing on these sales in view of the proposed Auckland governance changes and requests transparency in all land deals including justification for sales.

18. H0110 suggests property sales need to be dealt with openly and transparently within the public domain.

19. H0129 asks where the land the Council owns is, which parts were bought for specific purposes and whether these have changed now. Submitter also asks what areas does Council intend to sell and when. and why the money from HBC land sales cannot be kept for development of HBC like playing fields.

20. H0130 requests Council to stop the sales of council land on the Hibiscus Coast. There should be more transparency on the specifics and suggests such a major transaction should not be carried out prior to the restructuring of Auckland's councils.

21. H0131 opposes sale of council land without transparency to the electorate.

22. H0137 suggests the following uses for council owned land:

- land in Orewa CBD must be used to provide much needed parking, even a parking building

- land in Silverdale should long since have been used for park & ride

- land near Whangaparaoa Town Centre should be used for long promised family centre, park & ride

- Mad Butcher site must not be sold for less than was paid for it.

When Auckland Super city arrives all strategic land may be needed for projects RDC has put on the back burner.

23. H0138 requests council owned property should not be sold off in secret suggesting details of properties should be advertised for 'expressions of interest' and residents and ratepayers would then have a chance to purchase if they wish.

24. H0139 objects to the secrecy plans of the proposed sale of public land owned by Council. Democratic rights are being ignored which affords no opportunity for any genuine objections to be raised.

25. H0140 is against the proposed sale of public land on the Hibiscus Coast and elsewhere in Rodney without proper consultation. There is a need for transparency.

26. H0141 is against the sale of council land in its present form, suggesting these sales be opened up for public debate and that the secret sale of parcels of land in the HBC could be interpreted as corruption.

27. H0142 is not against selling surplus assets to retire debt. However, would need to be assured that assets sold on the HBC retires debt on the HBC. As the area grows, is Council sure these parcels of land will not be required in the future. Also the secrecy suggests Council has something to hide.

28. H0144 strongly opposes Council's plans to sell of property, suggesting selling these properties now does not make good business sense and that ratepayers have the right to know which pieces of land are for sale. Submitter challenges the Council to rethink the whole scheme.
29. H0145 is totally opposed to the selling off of any property belonging to the ratepayers of Rodney by the Council. Submitter believes it is not in the best interests of the ratepayers to have these assets sold due to the formation of the Auckland Council and the current depressed market. Also concerned regarding the secrecy.
30. H0146 and H0147 suggest no land should be sold until Auckland Super city is formed, also there should be no secrecy.
31. H0121 opposes the "secret land sell-off".
32. H0122 requests Council make public all properties owned by RDC which are for sale, and "non essential" properties to be listed with their relevant zoning and current permitted activities for the community to comment on.
33. H0152 opposes the hasty sale of Council land and requests that there be full transparency throughout. Submitter suggests Council put on hold due to changes in Auckland governance unless ratepayers are notified beforehand and accept the sale for a specific reason.
34. H0159 is concerned that land proposed for "secret sale" on the peninsula may include significant bush areas.
35. H0165 suggests Council stop all land sales so that the new Auckland Council can take decision as to whether or not each section of land has strategic importance or not.
36. Submitter H0170 is gravely concerned about the timing for selling off land in this very depressed real estate market and also questions whether Council may need it at a later date.
37. H0177 requests the area of bush known as the Archer block located between Whangaparaoa Rd and Cedar Tce be set aside for reserve land.
38. H0184 supports the excess land being sold provided:
- None of the approximately \$80m of possible property sales are subject to any obligations under s40 of the Public works Act and
 - Details of the property sales are made available after those sales are completed.
39. H0137 suggests the Mad Butcher Block must not be sold for less than was paid.

STAFF COMMENTS

Strategic use of council owned land

TH0016

e) Property Holdings

Submission number and name

H0137 Alison Caron

Summary

REQUEST

H0137 suggests the following strategic uses for council owned land:

- Land in Orewa CBD must be used for much needed parking, even a parking building
- Land in Silverdale should be used for a Park and Ride
- Land near the Plaza/cinemas should be used for a family centre and Park and Ride.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Pay and Display

TH0017

d) Bylaws

Submission number and name

H0050 Marjory Benson
H0059 B and B Nottage
H0063 Hector C Anderson
H0088 Paul Murphy
H0099 Robert Steen
H0116 Mike Smith
H0121 Dennis M Adams
H0135 Colleen Melrose
H0146 Coral Mary O'Connor
H0147 Mervyn James O'Connor
H0152 Orewa Ratepayers and Residents Association
H0163 Mark Tillett
H0165 Mr R Cooper
H0168 Kathy Bowmast
H0169 Denny Bowmast
H0170 Mrs Jill Browne

Summary

REQUEST

1. H0050 believes that parking meters will mean the 'death knoll' for Orewa and that there should be public consultation.
2. H0059 thinks that parking signs of 30-60-90-120 minutes would be better than parking meters. Submitter also thinks that there should be another traffic warden instead of meters.
3. H0063 does not approve of parking meters in Orewa or Whangaparaoa.
4. H0088 opposes charging for parking but agrees parking issues need addressing Orewa. Submitter suggests a multi storey car park funded by developer contributions.
5. H0099 submitter opposes the proposed parking charges bylaw, suggesting the Council

should not create another cash collection scheme at the expense of retailers who will definitely suffer loss of business if it chases people to other centres.

6. H0116 rejects the proposed Pay & Display for Warkworth and Orewa Beach, believing it will add to the difficulties facing the central commercial zones of both areas.

7. H0135 submitter opposes proposed parking meters as there is already a parking warden.

8. H0146 and H0147 oppose proposed Pay and Display bylaw, suggesting Council should find a better solution.

9. H0121 opposes parking meters in Orewa.

10. H0152 opposes Pay & Display and suggests a better solution be found to control parking in these two towns.

11. H0163 opposes Pay & Display parking at Warkworth and Orewa.

12. H0165 opposes paying for car parking and suggests using parking wardens to enforce existing current parking time limits instead.

13. H0168 and H0169 oppose Pay & Display parking in the Orewa CBD.

14. H0170 opposes Pay & Display parking in the Orewa CBD.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Bus Services from the Hibiscus Coast

TH0018

a) Transport planning

Submission number and name

H0058 Norma J Buckland

Summary

REQUEST

H0058 suggests that a direct bus service from Silverdale to the Auckland CBD could proceed via the motorway to the Albany Park and Ride station, allowing passengers for North Shore destinations to alight before proceeding directly to the city terminus.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Lobbying ARTA

TH0019

a) Transport planning

Submission number and name

H0117 Neil Miller

Summary

REQUEST

H0117 requests lobbying and supporting ARTA or its replacement in the establishment of a bus route from Wellsford on SH1 via Warkworth to Orewa and Silverdale and from Wellsford on SH16 to Waitakere.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Park and Ride Facility

TH0020

a) Transport planning

Submission number and name

H0003	L Newby
H0035	Capt John and Brenda Briand
H0039	Colin Forster
H0117	Neil Miller
H0149	Heather Bell
H0171	Stillwater Ratepayers & Residents Association Inc.

Summary

REQUEST

1. H0003, H0035, H0039 and H0117 request that a Park and Ride facility at Silverdale be given top priority.
2. H0149 requests that the planning of appropriate locations for park & ride facility at Silverdale be bought forward.
3. H0171 requests an integrated Transport Land Use Plan be prepared for Whangaparaoa, Silverdale, Stillwater, Orewa, Red Beach, Wainui and surrounding areas which incorporates the Northern Bus way and a Park & Ride Terminal at Silverdale.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Road & Walkway Network

TH0021

a) Transport planning

Submission number and name

H0120	Terra Nova Planning
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Summary

REQUEST

H0120 supports the proposed Orewa West road and walkway network works necessary to serve planned development in the Orewa West area. Submitter requests that sufficient funds be allocated for planning and building roads to service planned development in Orewa West following adoption of the structure plan.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Road safety performance targets

TH0022

a) Transport planning

Submission number and name

H0117 Neil Miller

Summary

REQUEST

1. H0117 suggests alternative wording for performance measures relating to promoting safe and responsible travel, and promoting alternative modes to cars. The submitter also suggests that the targets for "length of cycle ways constructed by Council" (1km) is woefully inadequate.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Brightside Road resealing

TH0023

b) Roading and Streetscape

Submission number and name

H0045 Howard Jury

Summary

REQUEST

H0045 requests that the Council include in its 2009/2010 budget provision to allow for the resealing (with hot mix type surface) of Brightside Road, Stanmore Bay from the Leisure Centre to the intersection of Brightside Road and Stanmore Bay Road.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Chemical spraying

TH0024

b) Roading and Streetscape

Submission number and name

H0041 Andrew Collis

H0044 Carolyn Daniel

H0053 Pam Parsons

H0055 David Snell

H0117 Neil Miller

H0166 Nolene Berger

H0178 Craig McPherson

Summary

REQUEST

1. H0041, H0044, H0053 and H0055 request that there be no chemical spraying and that alternatives be considered which are chemical and toxic free.

2. H0117 requests more mowing and less use of herbicides.

3. H0166 opposes the use of chemicals in public places and suggests a number of not-toxic

alternatives.

4. H0178 requests Council investigate and use alternatives to chemicals in the environment, particularly but not exclusively weed sprays.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Cochrane Avenue judder bar

TH0025

b) Roading and Streetscape

Submission number and name

H0012 Joanna White

Summary

REQUEST

H0012 suggests a review of the placement or removal of judder bar at bottom of hill.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

East Coast road intersection

TH0026

b) Roading and Streetscape

Submission number and name

H0042 WFH Properties Ltd

Summary

REQUEST

H0042 requests an upgrade of East Coast Road/Hibiscus Coast Highway intersection associated with development of Silverdale North.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Footpaths

TH0027

b) Roading and Streetscape

Submission number and name

H0008 Howard and Miriam Moore

H0009 Jackie Stanley

H0047 Mrs Eileen Green

H0078 Lyn Clough

H0132 Mary Gaughan

H0148 Lorraine Sampson

Summary

REQUEST

1 H0008 asks if the footpath near the shops in Rawhiti Road, Manly can be reshaped, particularly the area between the Platinum Hairdresser at 49 Rawhiti Road to the Japanese Restaurant, as this needs urgent attention (the submitter knows of someone falling and injuring themselves on this footpath).

2 H0009 requests that footpaths are built on both sides of Scott Road.

3. H0047 requests widening of the length of footpath on Whangaparaoa Road, from Palmgreen Court to the pedestrian crossing to the Plaza shopping complex.

4. H0078 requests that there be a footpath from Silverdale Village to Silverdale Domain.

5. H0148 requests safe pedestrian access to Silverdale, noting that Pg 85 of the LTCCP states that RDC has as an outcome the safety & physical wellbeing of the citizens and that there is no mention however of footpaths to the village, suggesting even a gravel one would be ok.

6. H0132 requests the footpath on Whangaparaoa Rd between Stanmore Bay Rd and Palmgreen Court be repaired.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Grand Drive

TH0028

b) Rooding and Streetscape

Submission number and name

H0042 WFH Properties Ltd

Summary

REQUEST

H0042 requests a widening/upgrade of Grand Drive between the proposed north and south link roads associated with future urban development/rezoning of Orewa West.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Orewa Boulevard

TH0029

b) Rooding and Streetscape

Submission number and name

H0059 B and B Nottage

Summary

REQUEST

H0059 thinks the Council should not have wasted money on the Orewa Boulevard.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Pedestrian/Cycleway networks

TH0030

b) Rooding and Streetscape

Submission number and name

H0054	Tony Ward
H0095	Beverley J McLeod
H0117	Neil Miller

Summary

REQUEST

1. H0054 requests a cycle lane from Silverdale through to Waitoki and Dairy Flat.
2. H0095 supports the development of a pedestrian/cycleway network to encourage sustainable alternative modes of transport, and also provide a safe environment for healthy exercise, walking, cycling, skateboarding etc.
3. H0117 requests that specific road space be allocated to cyclists on key arterial roads, specifically Whangaparaoa Rd and Hibiscus Coast Highway linked to the Park and Ride at Silverdale/SH1 junction, as a priority. Submitter also requests cycle lanes be established for leisure routes on East Coast Rd, SH17 Dairy Flat and over a period of 5 years along both SH1 and SH16. Submitter suggests this can be done at minimal cost through painting lines, with some additional road resurfacing and ideally a kerb-type barrier between cyclists and vehicles. Submitter endorses the proposal for the following cycle/walkways: Orewa West, Whangaparaoa Rd to the Duck Creek Rd junction at Stillwater, Oaia Rd connection with Muriwai Rd Reserve, but regrets the temporary loss of access along Millennium Way from Millennial Way to Alice Eaves Reserve.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Penlink

TH0031

b) Rooding and Streetscape

Submission number and name

H0003	L Newby
H0006	Mr NJS Murphy
H0010	Kane Hurley
H0024	G Rutledge
H0025	Amelia Howard-Taylor
H0039	Colin Forster
H0046	Mrs RM Wilkes
H0053	Pam Parsons
H0063	Hector C Anderson
H0071	Janet Fitzgerald
H0073	Sandra Cooper
H0074	Valerie Burgess
H0087	Tom Parsons
H0088	Paul Murphy
H0095	Beverley J McLeod
H0110	DN & SE Stevens
H0159	Forest & Bird Hibiscus Coast

H0165 Mr R Cooper
H0168 Kathy Bowmast
H0169 Denny Bowmast

Summary
REQUEST

1. H0003 rejects this project as it will only benefit the furthest tip of the Peninsula.
2. H0006 requests that Penlink be dealt with on a national level and that it be tolled.
3. H0010 asks that the Council push forward with Penlink as fast as possible as this is a vital infrastructure link for Whangaparaoa to Stillwater, North Shore and the city and for the future growth of these areas.
4. H0024 suggests it is pointless to pursue Penlink at this time and will result in more debt, also asking who will pay the \$15 million already incurred for Penlink work.
5. H0025, H0039, H0053, H0063 and H0073 request that Penlink not proceed.
6. H0046 requests that Penlink not proceed unless fully privately funded, with no Council input.
7. H0071 supports the inclusion of Penlink as stated on p. 135 of the LTCCP.
8. H0074 requests that the Council specifically state in its adopted LTCCP that any subsequent rate requirement for Penlink will be collected via the transportation rate levied in the current differential rate, across the whole district.
9. H0087 requests that Council reaffirm promises that Penlink will not cost ratepayers anything and that it will be user pays, with tolls. Submitter requests Councillors demand more quantitative and specific information on the need for Penlink.
10. H0088 disputes that Penlink is "vital" or indeed a "high priority for the community" and suggests it would benefit only a limited portion of the district population.
11. H0095 supports Penlink because the present Whangaparaoa Road, and options for widening are expensive and unsustainable even during the LTCCP, suggesting the Peninsula should have more than one exit.
12. H0110 suggests Penlink is non-viable and not essential, therefore the project should now be discarded.
13. H0159 opposes Penlink following RDC's failure to recognize the environmental constraints.
14. H0165 opposes any further money being spent on planning or proposing the Penlink project.
15. H0168 and H0169 supports Penlink and requests that the Council proceed with it now.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Road repairs

b) Roding and Streetscape

Submission number and name

TH0032

H0001 Margaret and Bob Aylward
H0121 Dennis M Adams

Summary
REQUEST

1. H0001 requests that money saved by not spending on Council buildings and Information Technology upgrades be spent on seal extension work.

2. H0121 suggests The Strand, Arkles Bay needs resealing.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Roading - Silverdale

TH0033

b) Roothing and Streetscape

Submission number and name

H0007 Harold Thomas
H0032 Phil and Tracey Bennett
H0054 Tony Ward
H0057 Wayne Kemp
H0067 Trevor R Bundock
H0078 Lyn Clough
H0088 Paul Murphy
H0091 Graham Clough
H0148 Lorraine Sampson
H0162 Geoff Hayes
H0182 Beth Wagstaff

Summary
REQUEST

1. H0007 asks whether a bypass can be built around Silverdale so that it can be utilised fully as at the moment Silverdale is divided into two parts and the risks to vehicles entering and exiting the bowling club, Snow Planet and rugby club/rotary club facilities would be reduced.

2. H0032 requests a speed restriction on the section of Hibiscus Coast Highway from the Whangaparaoa lights to the roundabout at the motorway on-ramp, also requesting a controlled intersection at Silverdale St and the Hibiscus Coast Highway.

4. H0054 requests a speed reduction from 80kph to 60kph at the Silverdale Street intersection, also requesting lights at the intersection.

5. H0057 requests traffic lights at the Silverdale St/HBC Highway intersection and suggests that there be a pedestrian overhead walkway.

6. H0067 requests that a three lane roundabout be built at the bottom of the Silverdale hill where it intersects the HBC Highway. They consider a roundabout to be a better option than traffic lights and suggest a speed reduction to 50kph would also assist in regard to safety.

7. H0078 requests a speed restriction from the Silverdale Fire Station to the motorway intersection, also requesting that lights be installed at the intersection of Silverdale Village and the Business Park, and that better pedestrian access be included.

8. H0088 requests the Silverdale area roading issues be reviewed as a whole encompassing the motorway interchange to the Whangaparaoa Rd intersection, rather than doing it in

individual pieces. Submitter also suggests a flyover with off ramps and passage beneath is a potential solution for the Silverdale St/Tavern Rd intersection.

9. H0091 requests a reduction in the speed limit to 50kph from Silverdale Fire Station to the motorway intersection and traffic lights at the intersection of Silverdale Business Park and Silverdale village with improved pedestrian access. Submitter suggests this would improve safety at Titan Rd intersection and at entry and exit of BP Silverdale, also requesting a footpath be provided from Silverdale village to the Silverdale Domain and improved access between Silverdale shops and East Coast Rd.

10. H0148 requests an immediate speed reduction to 60km on the section of road from the Whangaparaoa Rd intersection to the motorway and would also like an immediate solution to the problems of entry & exit at Titan Place. Submitter also requests traffic lights at the Silverdale Street intersection.

11. H0162 questions the priorities for Silverdale roading projects and asks about the reunification of Silverdale with traffic lights at Silverdale Street/Tavern Road as included in the structure plan pg 6.6, sections 6.2.2.3. Submitter also asks how street lighting on Silverdale Parkway and landscaping and traffic signals help pedestrians traverse the 600m west of the traffic lights where there is no footpath, noting that pedestrian access at Silverdale is abysmal and believes it is unsafe and that it is unacceptable that there is no safe pedestrian access (none at all for disabilities) south of the Whangaparaoa Rd lights and a number of other areas in the vicinity. Submitter asks what provision will be made to fix this situation.

12. H0182 requests improved signage directing locals and visitors to Silverdale Village and the Business Park as well as within Silverdale village. Submitter also requests that diagonal parking be introduced in the centre of Silverdale St and more car parks provided at the end of Agency Lane, suggesting introducing a roundabout at the hibiscus Coast/Silverdale Street intersection and decreasing the speed limit on the Hibiscus Coast Highway from 80 to 70kmh.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Roading - Whangaparaoa Roading

TH0034

b) Roading and Streetscape

Submission number and name

H0023	Malcolm McAll
H0034	Pat Hilliar
H0162	Geoff Hayes

Summary

REQUEST

1. H0023 requests improvements that involve the joining of Tower Hill to Stanmore Bay Road; the realignment of Stanmore Bay Road to a new roundabout at the bottom of Main Street; left turns only at the top of Wade River Road and Main Street; a new roundabout at the bottom of Link Crescent and the removal of three sets of traffic lights, these works to include the provision of pedestrian crossings.

2. H0034 thinks that traffic congestion is a real problem near the Plaza and that three sets of traffic lights add to the problem.

3. H0162 requests the widening of Whangaparaoa Rd be continued beyond D'Oyly Drive.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Speed Bumps - Orewa

TH0035

b) Roding and Streetscape

Submission number and name

H0050 Marjory Benson

Summary

REQUEST

H0050 requests speed bumps in the vicinity of Victor Eaves Park and in the Florence Ave area.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Wainui Road

TH0036

b) Roding and Streetscape

Submission number and name

H0042 WFH Properties Ltd

Summary

REQUEST

H0042 requests a widening/upgrade of Wainui Road between Silverdale Street and Waterloo Road.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Weiti Stream crossing

TH0037

b) Roding and Streetscape

Submission number and name

H0042 WFH Properties Ltd

Summary

REQUEST

H0042 requests a new crossing of the Weiti Stream, to the north of Hibiscus Coast Highway crossing, associated with development of Silverdale North.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Waiwera Wastewater

TH0038

b) Wastewater

Submission number and name

H0092 Waiwera Properties Ltd

Summary

REQUEST

H0092 has identified that no expenditure has been budgeted for upgrading of the Waiwera Wastewater Treatment Facility as Council intends to rely on private development agreements. As there have been no agreements concluded or applied the submitter believes this is an unreliable mechanism. Further, the submitter believes there is a significant backlog of work required in regard to the Waiwera Wastewater System but no provision has been made to rectify this. Submitter requests that Council include an upgrade of the wastewater system and recover the costs from existing residents for backlog and improved level of service work and from contributions when new development occurs.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Water Services

TH0039

b) Wastewater

Submission number and name

H0120 Terra Nova Planning
H0153 NV Investments Ltd
H0154 Malory Corporation Limited
H0155 Ron and Lynne Crabb

Summary

REQUEST

1. H0120 supports the bulk infrastructure, including water and wastewater proposals to support planned growth in Orewa West.
2. H0153 supports the proposal to install a wastewater collection pipeline and pump station to send Matakana wastewater to the Omaha Wastewater treatment plant at Jones Rd and requests that this work is completed as soon as practicable and no later than proposed in the LTCCP.
3. H0154 supports the intention to connect Kumeu, Huapai, Riverhead and Waimauku to the Watercare regional wastewater collection system which sends the wastewater to Mangere for treatment. Submitter also requests that the plan specify that Waimauku is included in the wastewater scheme budgeted for Kumeu/Huapai in 2009-12.
4. H0155 supports the intention to connect Kumeu, Huapai, Riverhead and Waimauku to the Watercare regional wastewater collection system which sends the wastewater to Mangere for treatment. Submitter also requests that Riverhead be specifically included in the wastewater scheme budgeted for Kumeu/Huapai in 2009-12 and also supports the intention to provide Riverhead local pressure wastewater reticulation, requesting that this work be completed as soon as possible and no later than 2010/11 as proposed.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Regional Parks

TH0040

a) Public Open Space

Submission number and name

H0013 Simon Arthur

Summary

REQUEST

H0013 asks the Council to keep up the good work with regional parks such as Shakespear and Wenderholm.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Shower - Waiwera

TH0041

a) Public Open Space

Submission number and name

H0011 Cliff Josephs

Summary

REQUEST

H00011 asks whether an outside shower could be installed by the beach for residents and visitors, similar to the shower at Matakatia beach.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Silverdale

TH0042

a) Public Open Space

Submission number and name

H0182 Beth Wagstaff

Summary

REQUEST

H0182 requests the creation and ongoing support for a community garden at Silverdale, and the provision of hanging flower baskets for all shop fronts overhanging the streets to provide a more attractive visual appeal. Submitter also requests provision of seating in and around Silverdale Village, especially utilising the area behind the toilet block and the large cobbled area at the end of Agency Lane. Submitter further requests more planted areas and maintenance of existing planted areas within the village area including planter boxes.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Softball pitches and cricket nets at Gulf

TH0043

a) Public Open Space

Submission number and name

H0020 Sport Gulf Harbour

Summary

H0020 requests provision be made for softball pitches and cricket nets as well as the utilisation of the park opposite Wentworth College at Gulf Harbour.

REQUEST

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Stanmore Bay - training lights upgrade

TH0044

a) Public Open Space

Submission number and name

H0095 Beverley J McLeod

H0168 Kathy Bowmast

H0169 Denny Bowmast

Summary

REQUEST

1. H0095 submitter opposes Council funding the training lights' upgrade for the Raiders Rugby League club at Stanmore Bay.

2. H0168 and H0169 oppose any floodlights on reserves and parks that exceed the 9m height limit as stated in the District Plan 2000.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Toilets - Fishermans Rock Reserve

TH0045

a) Public Open Space

Submission number and name

H0018 Eric Bennett

Summary

REQUEST

H0018 requests money proposed for Council Building refurbishment (\$425,000) instead be used to replace the Fishermans Rock Reserve toilets which were demolished in the mid 1990's.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Victor Eaves Park

TH0046

a) Public Open Space

Submission number and name

H0050 Marjory Benson
H0128 Sandi Hackett
H0183 Riki Enosa

Summary

REQUEST

1. H0050 requests that Victor Eaves Park not be spoilt by any more community buildings and that the park primarily be used for sport and sporting events.
2. H0128 requests that financial provisions be made for construction of Stage 3 of the sports/changing room/public toilet facility for around 2012-2014.
3. H0183 requests that funding be included to allow stage 3 of the sports pavilion at Victor Eaves Park to be completed, which will provide much needed extra toilets.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Walkways

TH0047

a) Public Open Space

Submission number and name

H0003 L Newby

Summary

REQUEST

H0003 requests that as Orewa is already well catered for in walkways, that money be spent on more pressing needs such as maintenance.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Aquatic Facility Needs

TH0048

c) Leisure Centre

Submission number and name

H0076 Teresa Stanley

Summary

REQUEST

H0076 thinks that the present level of aquatic space in regard to learning to swim, water safety and aquatic recreation is inadequate. Requests that RDC undertake a detailed Aquatic Facility Needs Strategy.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Hibiscus Coast Leisure Centre

TH0049

c) Leisure Centre

Submission number and name

H0062 Nancy Thode

Summary

REQUEST

H0062 has no interest in the HBC Leisure Centre and in the time of user pays questions why they should be expected to contribute to the running of the Leisure Centre. Thinks fees should be increased if the Centre can't exist without ratepayer funding.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Hall at Stillwater

TH0050

e) Community Assets

Submission number and name

H0088 Paul Murphy

H0171 Stillwater Ratepayers & Residents Association Inc.

Summary

REQUEST

1. H0088 suggests the demand for a hall is minimal and suggests improvements to the footpath network would be more beneficial to more people.

2. H0171 supports the provision of a hall at Stillwater and asks that the community is allowed to be directly involved in specifying the building to ensure it fully meets the needs of the community.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Hibiscus Coast Community House

TH0051

e) Community Assets

Submission number and name

H0161 HBC Community House

Summary

REQUEST

H0161 requests a mutually agreeable resolution is made in relation to providing modcoms, an ablution block and an agreed site for the HBC Community House.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Stillwater facilities

TH0052

e) Community Assets

Submission number and name

H0171 Stillwater Ratepayers & Residents Association Inc.

Summary

REQUEST

H0171 request that new facilities include a universal court designed for netball, basketball and tennis. Submitter also requests refurbishment or replacement of the skateboard ramp be scheduled for the next 12 months due to safety concerns around the existing ramp.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Whangaparaoa Hall

TH0053

e) Community Assets

Submission number and name

H0028	Allan Parker
H0029	Ross Cooper
H0036	C K Drum
H0070	Ruth Newbury-Swash
H0095	Beverley J McLeod
H0112	Peter McLeod
H0113	Susan V Kraakman and Ross G McLeod
H0114	Jim and Frances Kissel
H0118	Danny Morris
H0150	Jean Taylor Bell
H0168	Kathy Bowmast
H0169	Denny Bowmast
H0175	Peninsula Players
H0179	Shirley Moodie
H0181	Neil Moodie

Summary

REQUEST

1. H0036 requests the Council investigate taking control of the Whangaparaoa Hall and the land it is on to ensure those responsible for its administration are publicly accountable.
2. H0070 requests that the Whangaparaoa Hall be preserved and maintained and that it remain in public ownership.
3. H0095 requests Council liaise with the four trustees of the Whangaparaoa Hall and the community on the need for allocating a site for a community function centre.
4. H0112 requests Council designates another site to enable construction of a new

community centre and suggests the MoE land on the corner of Stanmore Bay Rd as a suitable site. Submitter also requests Council take the necessary steps/action to ensure the Whangaparaoa Hall is returned to public ownership.

5. H0113 and H0114 requests Council include provision for replacement of Whangaparaoa Hall in the LTCCP and also asks Council to designate a suitable site for the construction of a new multifunctional community centre. Submitter asks that this commitment be made before the changes to Auckland Governance commence.

6. H0114 also requests Council facilitate placing the present hall and its income into a transparent public entity to ensure they will contribute towards the hall's replacement.

7. H0150 requests Council acquire the Whangaparaoa Hall and develop the site to provide a public hall that can be maintained and developed into a facility to cater for a developing district.

8. H0118 requests Council invoke the "Public Works Act" to acquire the land where the current Whangaparaoa Hall is located to:

- provide for a community hall for local user groups including the Whangaparaoa Lions and a theatre that is community owned
- sort out current ongoing problems of the privately owned Whangaparaoa Hall with community user groups
- address traffic issues in the immediate vicinity.

9. H0168 and H0169 requests that Council facilitate placing the present hall and its income into a public entity so as to ensure they will contribute towards the Hall's replacement. Submitters also request Council designates a new site for a Community Hall at Whangaparaoa.

10. H0175 requests Council purchase under the Public Works Act, the land and building known as the Whangaparaoa Hall in order that it is returned to the community as a public amenity. Submitter requests if Council unable to achieve this, then it investigates the provision of a new public amenity within the area and that any action taken is done so urgently.

11. H0028 requests that provision be made for a new community hall in Whangaparaoa in the 10 year plan.

12. H0029 supports a new hall at Whangaparaoa.

13. H0179 and H0181 requests provision be made in the LTCCP for a new community hall to replace the existing hall, the ownership of the existing hall be clarified and the income transparent, and the proceeds to go towards the new complex.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Recycling

a) Waste Management

Submission number and name

H0134 Dianne Crooks

Summary

REQUEST

TH0054

H0134 suggests the use of biodegradable plastic bags for paper, cardboard, food scraps, garden waste etc. They should be 1) provided for by Council or 2) subsidised by Council and sold at supermarkets. Submitter doesn't think tying up paper with twine will be a practical option as doesn't think most people will bother.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Stanmore Bay Wetlands

TH0055

c) Stormwater

Submission number and name

H0095 Beverley J McLeod

H0168 Kathy Bowmast

H0169 Denny Bowmast

Summary

REQUEST

1. H0095 supports the development of Stanmore Bay Wetlands and a bridge and walkway across the wetlands to link the Plaza with Brightside Rd, Leisure Centre and the beach.
2. H0168 and H0169 support the plans to develop wetlands at Stanmore Bay Park including boardwalks connecting the Plaza to the Leisure Centre.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Stormwater - Orewa

TH0056

c) Stormwater

Submission number and name

H0088 Paul Murphy

Summary

REQUEST

H0088 applauds the Council for the naturally engineered stormwater solution adjacent to the Council building, and would like to see more of these natural type stormwater solutions implemented around the town centre.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Business Improvement Districts

TH0057

a) Economic Advocacy and Facilitation

Submission number and name

H0116 Mike Smith

Summary

REQUEST

H0116 supports funding for assisting in the organisation and polling of business sectors who wish to start a Business Improvement District and also those considering expanding their

boundaries.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Centrestage Theatre

TH0058

a) Community Policy, Planning and Action

Submission number and name

H0083	Nikki Kent
H0089	Rosalie and Graeme Mayo
H0102	Centrestage Theatre Co (Orewa) Inc

Summary

REQUEST

1. H0083 requests that the Council allocate enough funds on an annual basis to ensure that Centrestage "keeps its doors open." Funding should cover costs associated with employing a Theatre Manager, a Health and Safety Officer and Box Office staff. Submitter suggests that a partnership between RDC and Centrestage would be productive.
2. H0089 requests funding assistance for Centrestage Theatre.
3. H0102 requests Council fulfil its obligation to the Performing Arts as contained in its policy by paying an annual salary to the value of \$45,000+ for a theatre manager for Centrestage Theatre (or alternative funding) so the only fully equipped theatre in Rodney may remain available to visiting performing arts groups, both local and from outside the district.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Youth

TH0059

a) Community Policy, Planning and Action

Submission number and name

H0010	Kane Hurley
H0030	Simon Arthur
H0031	Kane Hurley
H0061	James Davey
H0082	Bruce Tong
H0180	Hibiscus Coast Youth Council Incorporated

Summary

REQUEST

1. H0010 - Requests a 'Youth Day Festival' targeting the 14 - 24 age group with bands and lots of music with food and drink for sale. This could raise money for local colleges and also provide information and educate youth about health and deal with local youth issues.
2. H0030, H0031 and H0061 support an annual youth festival.
3. H0082 supports the Youth Strategy Plan.

4. H0180 requests council provides a Modcom to utilise for Youth Health Services.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Cultural infrastructure and service providers

TH0060

b) Community Grants and Levies

Submission number and name

H0100 Sarah Dugdale

Summary

REQUEST

H0100 submitter requests Council support with a small operational grant key cultural infrastructure and service deliverers such as Kumeu Art Centre, Real Music, Estuary Arts Centre and Helensville Art Co-op ensuring that the Council recognises fiscally, their contribution to the district.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Hibiscus Coast CAB funding

TH0061

b) Community Grants and Levies

Submission number and name

H0043 Hibiscus Coast Citizens Advice Bureaux Inc

Summary

REQUEST

H0043 requests that annual funding from the Council for the 2009-2010 financial year for the Hibiscus Coast Citizens Advice Bureaux be increased to fully cover the wages of two paid part-time staff to the level needed to assist with meeting community demands.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Capital vs. Land Value

TH0062

a) Rating Policy Review

Submission number and name

H0006 Mr NJS Murphy

H0019 Bevan Murray

H0024 G Rutledge

H0025 Amelia Howard-Taylor

H0046 Mrs RM Wilkes

H0048	Jan Cunningham
H0049	John C Sherwood
H0074	Valerie Burgess
H0098	Maygrove Village
H0111	Private Life Care Holdings Ltd
H0116	Mike Smith
H0143	Maygrove Village Hospital
H0163	Mark Tillett
H0165	Mr R Cooper

Summary
REQUEST

1. H0006, H0046 and H0049 ask that rates be assessed on capital rather than land value.
2. H0019 requests that no change be made to land value based rating in view of the impending change to Auckland Governance.
3. H0024 supports Capital Value being used as basis for all rating.
4. H0025 thinks Capital Value should be the same as other wards, as for the Hibiscus Coast.
5. H0048, H0074 and H0163 oppose rates moving from land value to capital value.
6. H0165 suggests either leave the basis of the rating policy to land value of else opt for a halfway factor.
7. H0098 are opposed to the introduction of rating using Capital Value. The recreational facilities contained within a retirement village means that there is a disproportionately high capital value relative to the number of dwellings.
8. H0116 rejects the capital value rating proposal as a regional wide policy has been identified by the Royal Commission as one of the top priorities.
9. H0143 submitter (Maygrove Hospital) is opposed to the introduction of rating using capital value. Elderly residents in the hospital are unable to enjoy any recreational facilities offered in the community.
10. H0111 is concerned regarding the following proposed changes for capital value vs. land value, believe it will place a disproportionately large and unfair burden on the village (Hibiscus Coast Retirement Village) and its residents. Also residents in a retirement village are unable to claim any rates rebate that would be available to them if they were living in their own home in the community. Submitter would like to seek a more equitable rating system for retirement villages and objects to the proposed basis outlined in the draft LTCCP.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Differential Rating Categories

TH0063

a) Rating Policy Review

Submission number and name

H0005	Maygrove Village Ltd
H0024	G Rutledge

H0048 Jan Cunningham
H0098 Maygrove Village
H0111 Private Life Care Holdings Ltd
H0163 Mark Tillett
H0165 Mr R Cooper

Summary
REQUEST

1. H0024 suggests there should be the same rating applied for all, i.e.. No differentials.
2. H0048 is against Differential Categories.
3. H0005 - (Maygrove Village Association) and H0098 requests an explanation for the 2009/10 rating increase, particularly the increase in the transport levy which has escalated from \$14,228 last year to \$48,553.49 for 2009/2010. The submitter notes that retirement village units generate approximately 3 vehicle movements per day in comparison to 10 or 11 movements generated by normal households.
4. H0116 rejects the proposed rating for commercial and industrial properties believing the implications are not fully understood by Councillors. Submitter believes there is a lack of transparency and equity which needs to be addressed.
5. H0111 opposes differential transport rate. The submitter suggests it needs to be borne in mind that a large number of residents do not drive so the village (Hibiscus Coast Retirement Village) is particularly low in its traffic movement. Submitter would like to seek a more equitable rating system for retirement villages and objects to the proposed basis outlined in the draft LTCCP.
6. H0163 opposes charging business an increased general rate differential over residential properties.
7. H0165 suggests that in principle the demand placed on council services should relate to rates paid and assumes examples quoted in the LTCCP are related to the services required.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Rating Policy Review

TH0064

a) Rating Policy Review

Submission number and name

H0073 Sandra Cooper
H0107 Primelife Management Ltd
H0116 Mike Smith
H0117 Neil Miller
H0143 Maygrove Village Hospital
H0162 Geoff Hayes
H0163 Mark Tillett
H0165 Mr R Cooper

Summary
REQUEST

1. H0073 believes the rating categories for 2009 are acceptable and that they should be calculated the same way for 2010.

2. H0117 supports targeting rates that are more closely aligned to the service residents receive.
3. H0143 contends that the Council should have a separate rating formula for private hospitals to accurately reflect the limited loading they place on council services.
4. H0162 suggests that before any change is made Council must consider the effect this will have on business rates, advise all businesses of this likely impact on their fixed costs and further consider if this will encourage local employment.
5. H0163 suggests Council not adopt an "ability to pay" regime towards rates.
6. H0165 suggests there is no way that residents would have the information to be able to comment on the validity of factors used in determining rating levels.
7. H0107 is concerned with the proposed increase in rates as well as the apparent disparity between Apartments and Multiportion Units within a retirement village.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Financial Divisions

TH0065

b) Financial Divisions

Submission number and name

H0024	G Rutledge
H0037	Mrs Joan Caisley
H0046	Mrs RM Wilkes
H0048	Jan Cunningham
H0053	Pam Parsons
H0073	Sandra Cooper
H0087	Tom Parsons
H0096	Martin W and Jeanne P Emery
H0097	R B McNair
H0110	DN & SE Stevens
H0117	Neil Miller
H0130	Andy Woodhouse
H0131	Christine Woodhouse
H0135	Colleen Melrose
H0136	O T Melrose
H0146	Coral Mary O'Connor
H0147	Mervyn James O'Connor
H0152	Orewa Ratepayers and Residents Association
H0159	Forest & Bird Hibiscus Coast
H0162	Geoff Hayes

H0165 Mr R Cooper
H0184 Graham Nielsen
Summary
REQUEST

1. H0024 suggests one financial division in Waitemata and the rural north will likely gain from lower rates.
2. H0025 believes one set of accounts for the whole district will come anyway.
3. H0037 requests that Hibiscus Coast be retained as a separate financial division within Rodney.
4. H0046 supports whichever system benefits the ratepayer.
5. H0048 believes there needs to be economies of scale made in moving to one set of accounts, otherwise stay with two.
6. H0053 and H0073 think that the two financial divisions should be retained (i.e. Hibiscus Coast and that Rural and Township divisions).
7. H0087 suggests Council retain the existing divisions and their separate bookkeeping.
8. H0096 submitter opposes the proposal to cease the Hibiscus Coast's status as a separate financial entity. It is inappropriate to proceed with this as the financial structure of what is now RDC should logically be determined by the Super City establishment committee.
9. H0097 submitter deeply concerned if Rodney financial divisions end HBC property dollars will be spend district wide. Future RDC budgets and planning in the LTCCP treat the end of financial divisions as a done deal. How can this be so? Draft LTCCP projected rates are for one outcome only. This one-sided presentation deprives voters of information they need for an honest consultation.
10. H0117 supports the change to a single financial system.
11. H0110 submitter suggests district should be regarded as one financial /council area.
12. H0130 submitter would like the Council to stop plans for the dissolution of the Hibiscus Coast financial entity. This should not be done prior to the proposed Auckland Governance plans and should not be done at the time of the proposed land sell offs.
13. H0131 requests Council keep the Hibiscus Coast and Rural & Townships financial divisions.
14. H0135 submitter asks rates collected on the Hibiscus Coast stay on the one area. Do not agree with the one bucket system.
15. H0136 submitter opposes financial division. Submitter sees no merit in changing the two budget system.
16. H0146 and H0147 oppose amalgamating current financial divisions.
17. H0152 opposes changes to the financial divisions suggesting that this situation should be decided by the new Auckland Council.
18. H0159 opposes the amalgamation of financial districts.
19. H0162 opposes moving to one rating district, especially in view of the proposed land sales on the Hibiscus Coast and the impending Auckland Governance changes.
20. H0165 requests council maintain the status quo on financial divisions.
21. H0184 suggests the decision regarding combining the two financial districts be deferred by 12 months to enable further communication, discussion and consideration of the issues and the be proposed as an LTCCP amendment to the 2010/11 Annual Plan.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Volumetric charging for Wastewater

TH0066

c) Volumetric Charging for Wastewater

Submission number and name

H0019	Bevan Murray
H0024	G Rutledge
H0025	Amelia Howard-Taylor
H0026	Pam Morris
H0028	Allan Parker
H0040	Paul & Vera Wilson
H0046	Mrs RM Wilkes
H0048	Jan Cunningham
H0049	John C Sherwood
H0053	Pam Parsons
H0062	Nancy Thode
H0073	Sandra Cooper
H0074	Valerie Burgess
H0075	Corrilene Thomas
H0079	Samantha Kagan-Downer
H0085	Joan Buffery
H0087	Tom Parsons
H0098	Maygrove Village
H0108	Margaret Anne Peart
H0117	Neil Miller
H0143	Maygrove Village Hospital
H0165	Mr R Cooper

Summary

REQUEST

1. H0019, H0074, H0075 and H0079 request Volumetric Charging for Wastewater is not introduced due to the impending changes to Auckland Governance.
2. H0024, H0025, H0026, H0048, H0073, H0117 and H0165 support Volumetric Charging for Wastewater.
3. H0028 requests that tank water users in established areas not be included in the scheme to charge water usage by volume.
4. H0040 believes that changing to volumetric charging for wastewater must be calculated to "reward" those owners with tanks or tank/town supply combinations. These owners should not be expected to subsidise the rest of the users of the district.
5. H0046 asks that charges be based on the amount of discharge per property, unless a

property is on tank water and taking into account the number of persons in a dwelling.

6. H0049 is the sole occupant of a house on tank water and has no recourse to Council water. Thinks the rate should be set as average of single wastewater usage.

7. H0053 requests that the Council base the volumetric charge on actual water put into the wastewater system for tank users. Submitter thinks the Council should not apply targeted fixed costs for bulk water supply to the 30% of HBC residents on tank water. Submitter objects strongly and wants the sentences "This share is proposed to be funded from the fixed targeted rate whether a property uses the service or not. This is proposed to be for both water and wastewater." removed from page 181 of the LTCCP.

8. H0062 wonders whether the volumetric charge for wastewater has been properly thought through. Submitter lives in Waiwera and wonders how they can be charged a higher rate for being "outside Army Bay area of benefit" when they have been contributing to the HBC sewerage scheme for approximately 10 years.

9. H0085 is opposed to volumetric charging of wastewater until an accurate way of measuring every property can be found so as not to disadvantage properties that are not connected to the Council water supply system.

10. H0087 suggests it is a contradiction to the "user-pays" principle to charge non-users (in relation to Option 3 (a)). Submitter also suggests the calculation basis for charging properties using rainwater tanks be re-thought.

11. H0098 (Maygrove Village Orewa) oppose the proposal to charge a wastewater levy based upon 80% of water used. The village uses a large amount of water for its swimming pool and watering its gardens and the proposed charge does not accurately reflect the wastewater generated.

12. H0108 objects to the proposal to a fixed charge for water when a household is not connected to the reticulated water supply. This issue is separate from wastewater and an acceptable formula must be found to deal with this.

13. H0143 is opposed to the proposal to charge wastewater levy based on 80% of water used. The hospital water usage is metered together with Maygrove Village which on charges the hospital a percentage of this amount. Effectively the hospital would be paying twice.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Development Contributions

TH0067

d) Development Contributions

Submission number and name

H0002	John Clements
H0024	G Rutledge
H0025	Amelia Howard-Taylor
H0049	John C Sherwood
H0073	Sandra Cooper
H0086	Katharine Jones
H0092	Waiwera Properties Ltd
H0109	Ellis Gould Lawyers for WFHProperties Ltd
H0116	Mike Smith

H0117	Neil Miller
H0151	Ian Inglis
H0152	Orewa Ratepayers and Residents Association
H0156	Hopper Developments Limited
H0157	Orewa Subdivision Limited
H0158	Cabra Holdings Ltd
H0165	Mr R Cooper
H0167	Silver Fern Property Trust Ltd
H0184	Graham Nielsen

Summary
REQUEST

1. H0002 suggests that to achieve private sector contributions there has to be something in it for the private sector.
2. H0024 and H0025 oppose Development Contributions and proposes a better system would be a capital gains tax payable to the Council only.
3. H0049 thinks developers should be required to pay all costs upfront before commencement of projects; all of which should be non-refundable.
4. H0049 agrees that the Council build a factor into its policy that automatically treats retirement units as having a lower demand on infrastructure by virtue of guaranteed lower occupancy. Thinks the same should apply to retired people in private housing.
5. H0049 agrees with the Council proposal that any requirement for a local reserve contribution should be linked to proposed spending reflected in the LTCCP.
6. H0073 agrees there should be development contributions and that contributions should be collected when consent is granted. Submitter thinks it is difficult to agree with the method of calculating contributions if the two financial divisions remain (as submitter thinks they should) but that there should possibly be factors depending on the location of the development.
7. H0086 agrees that Council builds in a factor to treat retirement units as having a lower demand on infrastructure.
8. H0092 queries in regard to wastewater at Waiwera, that there appears to be only limited identified works to which the DC policy charge of \$3913 for one unit of demand provides for, and most of this appears to be renewal and backlog. The submitter also finds that funding the outfall replacement through development contributions is unacceptable. The submitter also suggests that the RDC DC policy is premature given the Auckland Local Government reform currently underway. The submitter is concerned that the policy provides that there will be no credits given by direct expenditure by a developer suggesting the Council may be double dipping. The submitter requests the policy be amended to more fairly identify the works required to address backlog, improved levels of service, renewal and growth in Waiwera and the application of development contributions being sought in the circumstances. As an alternative the submitter requests Council delay the operative status and continue with PC62 pending the reorganisation of the Auckland Governance.
9. H0116 rejects the proposed financial contributions policy believing this is at odds with other Auckland Regional policies and requests that it is not implemented at this time.
10. H0117 supports the Development Contributions Policy.
11. H0109 submitter (WFH Properties) has concerns with regard to Development Contributions.
 - significant increase in contributions payable on household unit equivalent basis
 - there will be no direct expenditure by a developer being treated as a development contribution. Expenditure must be acknowledged and given credit by Council. Credits are mandatory under the LGA unless prior written agreement.
 - breaking stormwater into five areas, concerned if providing for all of Silverdale North development internally then no basis upon which a causal connection can be drawn

between the development at Silverdale North and the demand on the Council to provide stormwater to service that development

- no basis for Council to require a developer to pay for works in unrelated areas
- submitter does not support any interest component being charged from date of resource/building consent until time of payment
- methodology used to support policy makes no allowance for the cross-subsidy or double-dip effect
- request assurance e not liable to pay Council for Penlink related works when that project is no longer a foreseeable reality
- submitter request council abandon this policy by virtue of need to recognise Auckland Governance revisiting these issues

If council is to embark upon a development contributions regime, there is a specific need to recognise the relationship between Council and WFH (submitter) which has been established over several years on the understanding that the level of contributions was in accordance with Plan Change 62 provisions.

11. H0151 oppose many aspects of the proposed development contributions and therefore oppose the implementation of the DC policy unless a number of items can be addressed as requested.

12. H0152 agrees that Developers contributions must be strictly enforced.

13. H0165 suggests council implement the proposals that seek adequate infrastructure funding from developers.

14. H0167 requests changes to Vol 2, Table 1, pg 81 as follows:
Retirement unit/water supply, wastewater, stormwater @ 0.5
Retirement unit/roading @ 0.2
Retirement unit/community facilities @ 0
Retirement unit/Reserves, sports fields, libraries, parks and coastal, halls and community centres, offices and leisure centres @ 0
Retirement unit care bed/ Water Supply, wastewater and stormwater only @ number of beds divided by 2.68.

15. H0184 is pleased that Rodney is about to adopt a Development Contributions Policy.

16. H0156, H0157, and H0158 submission covers a number of specific issues relating to the Development Contributions Policy, including:

- the LTCCP covers the period to 2019 yet RDC will cease to exist in 2010 and in the interim the financial contributions rules set out in Chapter 22 of the District Plan should prevail, saving costs and litigation in the set up of a new regime.
- Abandon the LGA proposals covering Reserves, Water, Wastewater and Stormwater.
- Lack of integration with other Council policies
- Credits for Vested Assets, suggesting 2.2.4 should be redrafted.
- Charging of interest, suggesting 2.2.8.5, 2.2.8.6, and 2.2.8.7 be rewritten.
- Rate of interest, suggesting interest charges is recalculated as at 1Jul09 based on best available information as to future interest rates, not past ones.
- Areas of funding, suggesting rewriting of 2.2.11 to ensure that growth will not be made responsible for addressing pre-existing problems.
- Time of payment, suggesting part 3.2 is rewritten to address inequity in the proposed arrangement.
- Units of demand, suggesting implementation is delayed until a full LGA proposal has been developed.
- Reserve policy, suggesting Orewa be included in Table 3.5.1. Submitters also challenge the acquisition of 7.5% maximum contribution of land value, and request the standard 30m2 per lot requirement is reconsidered in light of the existing extensive regional and esplanade reserves. Submitters request the term "close proximity" be defined.
- Audit, suggesting a more robust and independent audit is required.
- Definitions, requesting "average (mean) market land value" be amended to be exclusive of GST as the resource calculation formula in 3.5.2 already adds GST to this figure. Also requests "dwelling gross floor area" be amended to exclude accessory buildings and permanently covered outdoor areas.

STAFF COMMENTS

Kawau Island Rates

TH0068

a) Rates (Other than Consultation Issues)

Submission number and name

H0048	Jan Cunningham
H0051	Max Edkins
H0052	Jennifer Mercer
H0056	DH and SJ Lumsden
H0077	Ron and Cynthia Archer
H0081	Derreck and Linda van der Velde
H0101	Julie and David Jackson

Summary

REQUEST

1. H0048 strongly objects to the increase of rates on Kawau Island. Submitter believes there should be no transport rate for Kawau Island as there are no roads.
2. H0051, H0052, H0056 and H0081 object to the rates increase for Kawau Island as the Island gets little in the way of services.
3. H0056 objects to the proposed rate increase with regard to a property on Rabbit Island.
4. H0077 strongly object to the proposed rate increase on Kawau Island.
5. H0101 submitter opposes proposed rates increase for Kawau Island. Rates to rise approximately 130%. Kawau Island ratepayers certainly do not get the same amount of council services as say Whangaparaoa. Kawau Island ratepayers more than cover their share of the costs of Sandspit Wharf. Request Council keep rates to the average of 5.2%.
6. H0156, H0157, and H0158 submission covers a number of specific issues relating to the Development Contributions Policy, including:
 - the LTCCP covers the period to 2019 yet RDC will cease to exist in 2010 and in the interim the financial contributions rules set out in Chapter 22 of the District Plan should prevail, saving costs and litigation in the set up of a new regime.
 - Abandon the LGA proposals covering Reserves, Water, Wastewater and Stormwater.
 - Lack of integration with other Council policies
 - Credits for Vested Assets, suggesting 2.2.4 should be redrafted.
 - Charging of interest, suggesting 2.2.8.5, 2.2.8.6, and 2.2.8.7 be rewritten.
 - Rate of interest, suggesting interest charges is recalculated as at 1Jul09 based on best available information as to future interest rates, not past ones.
 - Areas of funding, suggesting rewriting of 2.2.11 to ensure that growth will not be made responsible for addressing pre-existing problems.
 - Time of payment, suggesting part 3.2 is rewritten to address inequity in the proposed arrangement.
 - Units of demand, suggesting implementation is delayed until a full LGA proposal has been developed.
 - Reserve policy, suggesting Orewa be included in Table 3.5.1. Submitters also challenge the acquisition of 7.5% maximum contribution of land value, and request the standard 30m² per lot requirement is reconsidered in light of the existing extensive regional and esplanade reserves. Submitters request the term "close proximity" be defined.
 - Audit, suggesting a more robust and independent audit is required.
 - Definitions, requesting "average (mean) market land value" be amended to be exclusive of

GST as the resource calculation formula in 3.5.2 already adds GST to this figure. Also requests "dwelling gross floor area" be amended to exclude accessory buildings and permanently covered outdoor areas.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Rates

TH0069

a) Rates (Other than Consultation Issues)

Submission number and name

H0002	John Clements
H0062	Nancy Thode
H0072	Mr Graham Lincoln
H0073	Sandra Cooper
H0074	Valerie Burgess
H0084	Christopher Saunders
H0110	DN & SE Stevens
H0116	Mike Smith
H0133	Mr B J Eade
H0146	Coral Mary O'Connor
H0147	Mervyn James O'Connor
H0152	Orewa Ratepayers and Residents Association
H0176	Peninsula Residents Incorporated Society

Summary

REQUEST

1. H0002 asks how money from rates is being spent as the submitter thinks the cost of RDC is far too high, particularly those associated with HR, burgeoning staff numbers and perks.
2. H0062 expresses concern for aged people living in Rodney and asks that pensioners and households on low incomes be considered in that rates increases be kept to a minimum.
3. H0072 objects strongly to a rate increase of 17%.
4. H0073 thinks the Council should look again at next year's rate rise of 7.4% and try harder to reduce this.
5. H0074 thinks a rate increase is unreasonable given the difficult economic situation and that an even higher rate increase next year is unacceptable. They request that annual rate increases be limited to not more than the annual rate of general inflation during the immediately preceding 12 month period.
6. H0084 is concerned that his rates are to increase by 11.11% which is more than twice the average stated and asks if there is any way in which he can reduce his rate costs?
7. H0116 supports rates relief to all businesses directly affected by the Boulevard Plan.

8. H0110 submitter believes rate increases for 2009/10 & 2010/11 are excessive given the current economic climate. Suggest increases should be frozen at a maximum of 2.5/3%. Savings are required now to avoid 'ratepayer fatigue'.

9. H0133 submitter believes there to be an unfair rates calculation on their property. Property was subdivided in 1988 and now has two titles which attracts two rate accounts. Property only has one dwelling and sits in the middle of the land. Have no intention of developing or selling off any part of property during ownership. Submitter requests Council to consider a change to the current system as do not receive any financial gain from the subdivision of this property. Believe second title should only attract rates if and when developed.

10. H0146 and H0147 suggest proposed rate increases are excessive.

11. H0152 suggests rate increases are again excessive and the use of "average" misleads people as invariably increases are far higher.

12. H0176 opposes the rate increase proposed which affects the Peninsula Club Retirement Village.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

Rates - Maygrove Village

TH0070

a) Rates (Other than Consultation Issues)

Submission number and name

H0098 Maygrove Village

Summary

REQUEST

H0098 suggest under Councils proposed new Development Contribution Policy it is noted that Retirement Village units are rated at .5 of a household contribution which indicates Council has accepted such units do not place the same loading on infrastructure as other dwellings. No such allowance has been made in Council's rating policy to give similar discounted rates to the same category of ratepayers. The Village rates have increased by 30% which is particularly harsh on a sector of the community most of whom are on fixed incomes. We contend the Council should have a separate rating formula for Retirement Villages to more accurately reflect the limited loading they place on Council services.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Rates - Over-serviced

TH0071

a) Rates (Other than Consultation Issues)

Submission number and name

H0068 J R Wood

Summary
REQUEST

H0068 thinks that they are over-serviced and over-rated.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Rates - Regional Amenities Charge

TH0072

a) Rates (Other than Consultation Issues)

Submission number and name

H0062 Nancy Thode
H0110 DN & SE Stevens

Summary
REQUEST

1. H0062 wonders at the charge for Regional Amenities and Museums, especially as ratepayers are directly levied an account from ARC.

2. H0110 submitter suggests increase in regional amenities levy is excessive (outside RDC jurisdiction)

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Adherence to the adopted LTCCP

TH0073

c) Miscellaneous

Submission number and name

H0074 Valerie Burgess

Summary
REQUEST

H0074 requests that the Council adhere closely to its adopted LTCCP and that it not depart from the adopted plan without undertaking additional public consultation.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Auckland Governance

TH0074

c) Miscellaneous

Submission number and name

H0001 Margaret and Bob Aylward
H0002 John Clements

H0024 G Rutledge
H0025 Amelia Howard-Taylor
H0184 Graham Nielsen

Summary
REQUEST

1. H0001- Requests all spending on council buildings and information technology upgrades be suspended. Submitter also requests that money which would have otherwise spent on buildings and IT instead be used for seal extensions which were previously cancelled.
2. H0002 asks whether the Super City plan will modify a lot of the Council's planned activities.
3. H0024 and H0025 suggest the Hibiscus Coast, Central and Western Wards should go to Waitemata and northern Ward should remain as Rodney.
4. H0184 suggests that in light of the uncertainty surrounding the future of Auckland Governance, Rodney should proceed on the most prudent and responsible course with the best information currently available.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Costs of Running RDC

TH0075

c) Miscellaneous

Submission number and name

H0002 John Clements
H0024 G Rutledge
H0165 Mr R Cooper

Summary
REQUEST

1. H0002 - Asks whether it means that only 2 cents in the dollar goes to running the RDC (Buildings / Vehicles / Salaries / Wages etc) as it seems a very low percentage.
2. H0024 suggests reducing the surplus consultants and the like in preparation for the Auckland Council to take over.
3. H0165 suggests Council make a serious attempt to reduce staff numbers by removing some of the more dubious posts that do not contribute to front-line services required by residents.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Destination Orewa Beach

TH0076

c) Miscellaneous

Submission number and name

H0172 Destination Orewa Beach

Summary
REQUEST

H0172 has indicated it will speak at the hearing on a range of issues as follows:

- Future role of Destination Orewa Beach
 - Uniform Annual Charges
 - Proceeds from power share sale
 - Financial contributions policy/rating review
 - Parking and Pay & Display
 - Orewa Boulevard Plan
 - Boulevard Plan – alfresco dining, extended business license areas
 - Orewa Boulevard/Catchment Management Plan works contract reviewed
 - Permit fees
 - Continuation of Bakehouse Lanes to Moenui Ave
 - Main street Orewa Inc – inflation adjustment
 - Council owned buildings
 - Street beautification and general capital expenditure. E.g. Christmas wreath decorations on town centre lampposts, Cross Street banners
 - LTCCP questions
- However, submitter has not indicated the direction they will take on any of these issues.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Economic Assessment

TH0077

c) Miscellaneous

Submission number and name

H0084 Christopher Saunders

Summary

REQUEST

H0084 is concerned about the economic assessments made in the Draft LTCCP and questions whether the plan is affordable in the current economic climate.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Funds from sale of electricity shares

TH0078

c) Miscellaneous

Submission number and name

H0116 Mike Smith

Summary

REQUEST

H0116 supports the distribution of funds from the sale of electricity shares.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Gulf Harbour

TH0079

c) Miscellaneous

Submission number and name

H0174 H Hilliam

Summary

REQUEST

H0174 requests Council invoke the Public Works Act to reclaim ownership of the Hammerhead area for the community, and improve boat launching in terms of safety and functionality. Submitter also requests Council ensures development within the Gulf Harbour Special Zone is safe and properties built there are not subject to golf ball strikes.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

LTCCP

TH0080

c) Miscellaneous

Submission number and name

H0002 John Clements
H0024 G Rutledge
H0084 Christopher Saunders
H0087 Tom Parsons
H0110 DN & SE Stevens
H0116 Mike Smith
H0126 Silverdale and Districts Returned Services Association
H0127 Coast Youth Community Trust
H0146 Coral Mary O'Connor
H0147 Mervyn James O'Connor
H0152 Orewa Ratepayers and Residents Association

Summary

REQUEST

1. H0002 asks that the report briefly review 1999 - 2009 - where have we come from? The submitter also suggests that there is nothing in the plan to stimulate growth or new income.
2. H0024 suggests it is pointless finalising a 10 year plan until Auckland Governance is decided.
3. H0084 suggests RDC should delay the LTCCP until the future of RDC is clear and agreed, given the debate on the "Super city".
4. H0087 believes the specific consultation issues in the Draft LTCCP are seriously deficient in information and therefore the plan should be declared a preliminary exploration of issues only to be followed by a second draft that provides sufficient data for a thorough assessment to be considered. Submitter also challenges the use of the word "customer" to describe users of RDC-provided services.
5. H0116 is disappointed that it is so difficult to effect change to the LTCCP and feels recommendations are rejected through a lack of knowledge by staff of Council policy, relationships with other documents and dialog between the community and Council.

6. H0110 suggests only essential projects should be allocated funding at least for the next 2-3 years. The capital expenditure programme is excessive given the level of borrowing required to fund it. Submitter suggests eliminating non-essential projects for the next 2-3 years such as Metro Park West and Orewa West walkway/cycleway.

7. H0126 submitter requests Council considers putting a sum of money into the LTCCP for the Snug Homes Project to help cover insulation in our Veterans' homes for those who qualify under the scheme run by the Energy wise programme.

8. H0127 submitter is seeking funding via the LTCCP to support the delivery of their programmes and services to the community of Whangaparaoa, Orewa and the wider district. This will ensure continuity of engagement between all Coast Youth Community services and other agencies for the benefit of our community and the families within it. It is noted that on page 224 of the Draft LTCCP, two of the assumptions are directly reflecting our work.

9. H0146 and H0147 suggest all non-urgent works should be put on hold until amalgamation with Auckland Super city is formed.

10. H0152 requests all non-urgent work is put on hold until the future Auckland Council amalgamation is decided.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

LTCCP process

TH0081

c) Miscellaneous

Submission number and name
H0027 Jim Hollings

Summary
REQUEST

H0027 objects to using consultants in regard to the LTCCP process and also objects to what the LTCCP attempts to achieve.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Signage information board

TH0082

c) Miscellaneous

Submission number and name
H0011 Cliff Josephs

Summary
REQUEST

H0011 requests a signage information board outlining the islands and some historical details in Waiwera, would be useful for visitors by the beach.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

User Pays

TH0083

c) Miscellaneous

Submission number and name

H0002 John Clements

H0110 DN & SE Stevens

Summary

REQUEST

1. H0002 asks that the Council apply the user pays principal to ALL amenities and services.

2. H0110 submitter believes 'user pays' is an appropriate criterion when determining policy etc, with some protection for low-income individuals/families.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Value for money survey

TH0084

c) Miscellaneous

Submission number and name

H0084 Christopher Saunders

Summary

REQUEST

H0084 asks if the Council has undertaken a value for money survey?

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

Hibiscus Coast Youth Centre

TH0085

b) Community Grants and Levies

Submission number and name

H0180 Hibiscus Coast Youth Council Incorporated

Summary

REQUEST

H0180 requests that Council makes provision to roll over the grant of \$25,000 for the Hibiscus Coast Youth Centre in 2009 year.

STAFF COMMENTS

OFFICER'S RECOMMENDED DECISION

REASONS FOR THE RECOMMENDED DECISION

