

## Council Briefing Agenda

**Date:** Thursday, 12 March, 2020

**Time:** 10:30 am

**Location:** Council Chamber  
Forum North, Rust Avenue  
Whangarei

**Elected Members:** Her Worship the Mayor Sheryl Mai  
(Chairperson)  
Cr Gavin Benney  
Cr Vince Cocurullo  
Cr Nicholas Connop  
Cr Ken Couper  
Cr Tricia Cutforth  
Cr Shelley Deeming  
Cr Jayne Golightly  
Cr Phil Halse  
Cr Greg Innes  
Cr Greg Martin  
Cr Anna Murphy  
Cr Carol Peters  
Cr Simon Reid

For any queries regarding this meeting please contact  
the Whangarei District Council on (09) 430-4200.

**1. Apologies**

**2. Reports**

2.1 Cobham Oval - Carpark upgrade

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2.2 Waterfront Facilities Upgrade Project Update

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**3. Closure of Meeting**

## 2.1 Cobham Oval - Carpark upgrade

<b>Meeting:</b>	Council Briefing
<b>Date of meeting:</b>	12 March 2020
<b>Reporting officer:</b>	Sue Hodge (Manager Parks & Recreation)

### 1 Purpose

This report is to update the Council on the progress of the Cobham Oval Carpark upgrade project.

### 2 Background

The large open area south of Cobham Oval adjacent to Port Road and Okara Drive is currently unsealed and used as an unformed public carpark and carpark during events both at Cobham Oval and Semenoff Stadium.

The area around the Te Matau a Pohe bridge is the main gateway entrance into Whangarei. Following the successful completion of the Bascule carpark the need to upgrade the Cobham Oval carpark was identified to enhance the look and feel of the area and welcome visitors. In addition, sealing of the carpark would satisfy the desire to use the space more efficiently. It would also assist in further activating the area and making it usable for events.

### 3 Discussion

The Council project team met with stakeholders including Venues & Events, Northland Cricket Association, Roding Department and Parks & Recreation Department to assess their requirements. Broadly summarised these included:

- Maximise number of car parks
- Enable safe thoroughfare for pedestrians
- Carpark layout shall be flexible to allow different type of uses, including:
  - Public carpark
  - Carpark during events, including parking space of large trucks and busses
  - Space usable for events e.g. NZ Rally, Nitro Circus
- Treatment of all stormwater run-off to a standard where it can safely be discharged into Hatea River
- Accessible parking
- Future proofed for EV parking
- Create visually pleasant space with planting and landscaping
- No dedicated campervan / caravan parking
- Power and water for events
- Lighting and CCTV

Hawthorn and Geddes have been engaged to prepare the detailed design based on the concept plans developed by our in-house landscape architect. Following this a detailed cost estimate will be prepared and approval for funding the project will be sought from Council.

#### **4 Attachment**





Concept plan



REV	COMMENT	DRWN	CHKD	DATE
00	CONCEPT IDEA	JW	MK	14/02/20
<b>NOT FOR CONSTRUCTION</b>				

COBHAM CARPARK	Pg2
CONCEPT IDEA NOTES	14/02/2020 REV 00



- LEGEND**
-  Pavement to road
  -  New spine path
  -  Pavement connections within carpark
  -  Event Power and water connections

REV 00	COMMENT CONCEPT IDEA	DRWN JW	CHKD MK	DATE 14/02/20
<b>NOT FOR CONSTRUCTION</b>				

COBHAM CARPARK	Pg3
MOVEMENT	14/02/2020 REV 00





PUBLIC CARPARK



NORTHERN EVENT SPACE & PUBLIC CARPARK



SOUTHERN EVENT SPACE & PUBLIC CARPARK



FULL EVENT SPACE & PUBLIC CARPARK

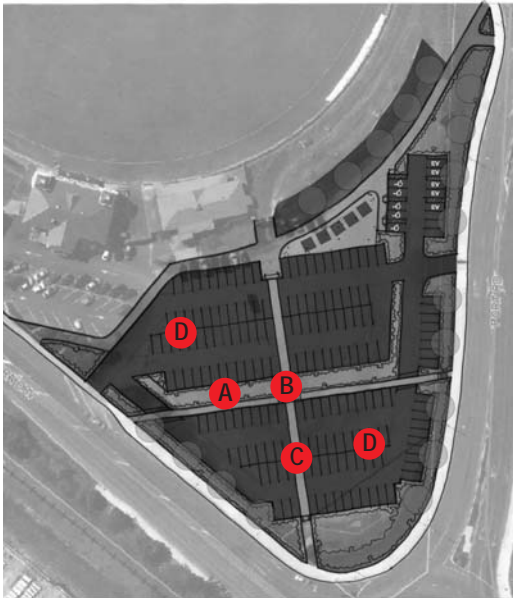
**LEGEND**

- Public Carpark Operation
- Event Space Controlled
- Controlled access points - Removable bollards that Events would control

REV	COMMENT	DRWN	CHKD	DATE
00	CONCEPT IDEA <b>NOT FOR CONSTRUCTION</b>	JW	MK	14/02/20

COBHAM CARPARK	Pg4
ADAPTABLE SPACES	14/02/2020 REV 00





REV	COMMENT	DRWN	CHKD	DATE
00	CONCEPT IDEA	JW	MK	14/02/20

**NOT FOR CONSTRUCTION**

COBHAM CARPARK
INDICATIVE IMAGES



## 2.2 Waterfront Facilities Upgrade Project Update

**Meeting:** Council Briefing  
**Date of meeting:** 12 March 2020  
**Reporting officer:** Shelley Wharton (Manager Infrastructure Planning & Capital Works)

### 1 Purpose

The purpose of this briefing is to give an update on the project to provide additional bus and visitors facilities at the Town Basin.

### 2 Background

Council approved a project to upgrade the Waterfront Facilities within the 2019/2020 Annual Plan to prepare for an increase in visitors arriving by bus to the Town Basin. This included increasing bus stop capacity, wayfinding signage and a package of information for bus operators to manage how they travel and stop within the city.

In December 2019 an application to the Tourism Infrastructure Fund (TIF) was approved, which is providing an additional \$1.67m funding to upgrade and extend bus facilities, public toilets, i-site/visitor centre, landscaping of pedestrian areas, digital information and a visitor management plan.

Information on options for buses was presented to the previous Council in September 2019, with feedback received and incorporated into the project. The approval of TIF funding has increased the scope of works that can be achieved within this project.

### 3 Discussion

Within the surrounding Waterfront area there are many interconnected projects and activities happening which has required a high level of coordination across all parts of Council as well as some external parties.

For context these other projects include:

- Approved City Centre Plan, and City Core Precinct Plan
- Implementation of actions within the City Centre Plan including the City Centre Complete Streets Masterplan in final draft form pending further traffic modelling work
- Waterfront Precinct Plan initial discussions
- Whangarei Art Museum Trust and the Hundertwasser Art Centre with Wairau Maori Art Gallery project
- New Town Basin Park project
- Town Basin Playground upgrade project (between Clapham's & Reyburn House)
- Issues with Town Basin service lane to the Marina Office & The Quay conflicting with Hatea Loop and playground users

- Ball Clock project
- Ongoing i-site discussions
- Commercial property review including Town Basin buildings
- Ongoing operational issues with the public toilets on Lower Dent Street
- Waste and recycling facilities for Town Basin tenants
- Clapham's building challenges and opportunities to improve internal spaces
- Approved Hihiaua Precinct Plan
- Hihiaua Cultural Centre
- Increasing visitor numbers expected when HAC opens in mid-2021
- Multi-agency preparations for the cruise ship industry coming to Whangarei in 2020.
- Announcement of government investment in Northland rail and 4-lane highway from Whangarei to Marsden which could impact on the main 'entranceway' to the city.

Significant effort has gone into understanding each of these projects, consulting with many stakeholders and incorporating various elements into the preferred solution.

The Playground Renewal project is ready to start construction in late April 2020, and will be complete around August 2020. The new playground design includes a 1.2m high bunded area with a balustrade on the carpark side. This makes it impossible for children to go directly from the playground to the carpark. There are controlled access points towards Clapham's and Reyburn House and along the new design for Hatea Loop past the playground.

Isthmus consultants were engaged to undertake a feasibility study and options analysis in relation to visitor bus facilities. Isthmus were selected due to their expertise, recent and ongoing work on the Complete Streets Masterplan, and their familiarity with the current and future streetscapes and traffic in Whangarei. This included development of assessment criteria which have been used to come up with a preferred option.

Internal stakeholders including key people from Roding, Parks, Commercial Property, District Development and Customer Services have been involved throughout by giving feedback on the options, and finally undertaking individual rating of options using the agreed assessment criteria. Ratings have also been done by the project team and Isthmus. All scores have been collated to identify a preferred option that is supported by all stakeholders.

Elements of the project will include the following changes. The existing bus area on Dent Street will be extended to provide 3 spaces with these buses exiting through the Reyburn Street roundabout. In addition, a managed bus/carpark area will be provided behind Clapham's by extending the kerb line of Reyburn House Lane towards Clapham's. The managed area will allow for cars park there when the area isn't needed by buses. These buses will exit through Reyburn House Lane at a slow speed, the same as the current situation allows. An additional managed overflow bus area will be provided on Lower Dent Street for the busiest days. Again, cars will be able to park there when it isn't required by buses. Buses exiting Reyburn House Lane and from Lower Dent Street will turn onto Finlayson and on to join the main road at one of the Reyburn Street roundabouts.

For cruise ship days there will be temporary traffic management in place along with ambassadors who will assist to direct buses, private vehicles, and pedestrians to their destinations in the safest possible way.

The design will incorporate safe pedestrian areas and crossings from the surrounding carparks into the Town Basin. The service lane by the Marina Office will be changed to controlled access to reduce existing conflict with Hatea Loop and playground users. New public toilets will be provided adjacent to Clapham's which are closer to the playground and Hatea Loop and accessible without crossing any carparks or roads.

Further detail will be presented at the briefing.

Northport have advised that there are now 10 cruise ship bookings. At present (subject to change) the first is a cruise ship booking on 4 June 2020 carrying 800 passengers. The playground will be closed at the time of this first cruise ship visit. Preparations are underway by multiple agencies to manage this event including the need for a temporary traffic management plan.