

Council Briefing Meeting Minutes

Date: Thursday, 4 June, 2020
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance Her Worship the Mayor Sheryl Mai
(Chairperson)
Cr Vince Cocurullo
Cr Nicholas Connop
Cr Ken Couper
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Phil Halse
Cr Greg Innes
Cr Greg Martin
Cr Carol Peters
Cr Simon Reid

Not in Attendance Cr Gavin Benney
Cr Jayne Golightly
Cr Anna Murphy

Scribe Sue Reid (Democracy Advisor)

1. Apologies

Apologies were received from Crs Benney and Golightly. Cr Murphy was absent.

Cr's Connop and Peters attended the workshop via VMR.

2. Reports

2.1 PC150 Private Plan Change Application Marsden City

Cr Shelley Deeming convened the meeting at 9:00 a.m. and handed over to Ms Melissa McGrath (Manager – District Plan) who said today is an information briefing about a private plan change received by Whangarei District Council (WDC). She said the application is on hold pending further

information and then WDC has ten days to accept or reject the application which will be a separate process.

The following representatives were introduced:

Mr David Badham
 Ms Stacey Sharp
 Mr John Sax
 Mr Rupert Wilson
 Mr Steve Lewis

Mr Badham said they were here to talk about the private plan change and invited Mr Sax, as the applicant, to talk about their background and legacy. Mr Sax said he appreciated engagement to get wisdom from people in the community and would take on board suggestions.

Mr Badham continued with the presentation which covered the site and planning context and highlighted key elements of the proposal. One of the big changes in the proposal is the move towards more residential which has been led by the economic crisis to support the town centre. This has been based on comprehensive technical reports and pre-lodgement meetings with WDC staff.

Highlighting the next steps, concluded the presentation.

Discussion and Questions from Councillors:

- There was discussion around floor levels and the 100-year projection on sea rise. Ms McGrath responded that this will be part of WDC's rolling review on the District Plan – the hazard section is still to be reviewed. Flood and Coastal Hazards acts as an overlay to sit on top of any underlying zoning. She later confirmed that this site is not identified as 100-year flood risk.
- Ms McGrath was asked what information was requested from the applicant as this was an urban design approach with a lot of complexity. She responded that the 100 points of information asked for were mostly points of clarification and read out a list of the topics for Elected Members. These were very comprehensive requests and if the application supplied all the information there would be no grounds for rejection under the RMA and this would be quality application ready for notification.
- In response to a question, Mr Sax confirmed that recognition of acidic soils was one of the specific questions asked.
- There was discussion around whether the bond was still in place to secure the roundabout and if access on and off the highway had been discussed with NZTA. Mr Badham confirmed the bond was still in place and they had engaged with NZTA to get a slip lane and said targeted intersections would need to be upgraded based on traffic volumes. He

said these and other infrastructure requirements had not been ignored and that storm water would also need to be appropriately addressed.

- KiiwiRail and the determination of where the rail corridor designation will be were discussed as this still had to be determined. Ms McGrath advised that KiwiRail and NZTA would both be submitters and raise any concerns with the provisions the applicant has made. There has been consultation at an early stage to flush out any issues they may have. It has been flagged that the applicant may lose some of their land but the process is separate to this plan change. There is significant change in moving from industrial to residential in terms of stormwater, traffic and access.
- Ms McGrath was asked if discussion had taken place regarding residential setbacks which KiwiRail had requested. She responded that KiwiRail had sought five metre setback for all buildings in all zones as part of the Urban and Services Plan Changes and that recommendation had been declined as KiwiRail had not provided enough evidence to support their request.
- The size and area of parks and reserves were discussed. Mr Badham confirmed that there was an intention to provide about two hectares.
- It was queried how many houses were envisaged and Ms McGrath said they needed to re-calculate, and she would come back with the answer.
- Concern was raised around the shopping zone resulting in fragmented pockets. Ms McGrath said this is a valid concern which the applicant has looked at as part of the process and has reduced the town centre zoning proposed when compared to the Operative District Plan zoning. Mr Badham confirmed that they have sought economic advice around needing people living next to the town centre so they can walk in to support businesses.
- The education facility mentioned in the agenda was discussed and Mr Badham said a school could be put there but ultimately this was driven by Ministry of Education requirements. Mr Sax said a day care facility would be an important part of the facilities they are providing.
- Asked if there would still be sufficient industrial zoned land for future development, Ms McGrath said the Council undertook a feasibility assessment of all land as part of the Urban and Services Plan Changes and the MPC was not included in the assessment. The MPC industrial area had been converted to more of a mixed use and there is sufficient capacity.
- There was discussion around the retirement village and whether there was mobility scooter access to the town centre as it's slightly disconnected from the commercial town centre. Mr Badham responded that the roading area would be designed so it is walkable to the town centre and multi-modal for cycles and mobility scooters.

- It was mentioned that there needed to be sufficient passageway and turning for delivery vehicles and trucks. Also the practicability of trees in relation to visibility and damages to the services underneath. Mr Badham responded this is very dependent on the urban design and what type of street it is. Ms McGrath said footpath requirements are set out in the transport section of the District Plan and there would have to be consideration of council standards for footpaths.
- The amount of parking required was discussed as no parking layouts were shown. Mr Sax said council will set the level in terms of parking but, in general, they liked to build things over normal requirements to give extra space for joggers, cycleways and mobility scooters. He said the world is changing and people now like to go to places of enjoyment rather than looking after a garden. Places have to be designed to encourage the safe gathering of people.
- Referring to noise, Ms McGrath said in 2017 council adopted a plan change for the area which changed the zoning from industrial to more of a mixed use and noise overlays were looked at. She said there has been a lot of work on this site shifting away from industrial.
- The need to ensure there is no lack of industrial business so there is no lack of employment.
- Ms McGrath was asked if she was comfortable in general with what is being proposed as a significant change of use for this land. She responded that, subject to all the information requested being satisfactory yes, keeping all the information in mind and after seeking legal advice she is comfortable with it. She said it takes years to do a plan change so it's very important to keep moving and ahead of the game for when the demand picks up. She said servicing has already been looked at for this location and re-zoning and there is a huge amount of industrial land available.
- There was discussion around the number of houses, size and type of population and what the development would look like. Mr Badham said they had looked at development scenarios and will come back with clarification of the numbers and what type of development.
Mr Sax said they wanted to see a vibrant community with both young and old and people living in their homes as long as they possibly can. Mixed demographics and a dominance of young people with families but also design for duplexes.
- Responding to a question of what involvement other entities have had in this process Mr Badham said letters had been sent out before Christmas to all landowners and generally the feedback had been good. When the plan change is notified, landowners will be advised.
- Addressing social discrepancies, Mr Sax said people live in an area because they choose to, and social housing should blend into the

community at a ratio that does not overwhelm but encourages the participation of the community.

- Mr Sax was asked if they could achieve building a house for less than \$500,000 and he responded that it is a challenge and they are working on affordability particularly for younger people. He said the problem is to make it cost effective whilst still attractive and with efficiencies. He said homes can be a lot smaller and still work well because of the design around the community and they are determined to get more efficiency.
- In response to a question about the disposal of peat, Mr Sax said they do not have a solution yet but are working on it.

3. Closure of Meeting

The meeting concluded at 10:36 a.m.