

# Planning and Development Committee Agenda

**Date:** Wednesday, 13 December, 2017

**Time:** 9:00 am

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

**Elected Members:** Cr Greg Innes (Chairperson)  
Her Worship the Mayor Sheryl Mai  
Cr Stu Bell  
Cr Crichton Christie  
Cr Vince Cocurullo  
Cr Tricia Cutforth  
Cr Shelley Deeming  
Cr Sue Glen  
Cr Phil Halse  
Cr Cherry Hermon  
Cr Greg Martin  
Cr Sharon Morgan  
Cr Anna Murphy

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

<b>1. Declarations of Interest</b>	
<b>2. Apologies</b>	
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## Planning and Development Committee – Terms of Reference

### Membership

**Chairperson:** Councillor G C Innes

**Members:** Her Worship the Mayor Sheryl Mai  
Councillors Stu Bell, Crichton Christie, Vince Cocurullo, Tricia Cutforth, Shelley Deeming, Sue Glen, Phil Halse, Cherry Hermon, Greg Martin, Sharon Morgan, Anna Murphy

**Meetings:** Monthly

**Quorum:** 7

### Purpose

To oversee planning, monitoring and enforcement activities, and guide the economic and physical development and growth of Whangarei District.

### Key responsibilities include:

- Regulatory / Compliance
  - Environmental health
  - General bylaw administration
  - Animal (dog and stock control)
  - Hazardous Substances and New Organisms Control
  - Parking Enforcement (vehicles registrations and warrant of fitness)
  - Noise Control
  - Food Act
  - Landuse Consents
  - Building Act
- Building Control
  - Property Information and Land Information Memoranda
  - Consents and inspections
- Resource Consents
  - Subdivision, Land Use and Development Control
  - Development Contributions
- District Plan
  - Plan Changes
  - District Plan administration

- Strategic Planning
  - Futures planning
  - Urban design
- Economic Development
  - District Marketing/Promotions
  - Developer engagement
- Commercial Property
- Shared Services – investigate opportunities for Shared Services for recommendation to council.

## **Delegations**

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
  - (a) approval of expenditure of less than \$5 million plus GST.
  - (b) approval of a submission to an external body
  - (c) establishment of working parties or steering groups.
  - (d) power to establish subcommittees and to delegate their powers to that subcommittee.
  - (e) the power to adopt the Special Consultative Procedure provided for in Section 83 to 88 of the LGA in respect of matters under its jurisdiction (this allows for setting of fees and bylaw making processes up to but not including adoption).
  - (f) the power to delegate any of its powers to any joint committee established for any relevant purpose under clause 32, Schedule 7 of the Local Government Act 2002



**Item 3.1****Planning and Development Committee Meeting Minutes**

**Date:** Wednesday, 22 November, 2017  
**Time:** 9:00 a.m.  
**Location:** Council Chamber  
Forum North, Rust Avenue  
Whangarei

<b>In Attendance</b>	Cr Greg Innes (Chairperson) Her Worship the Mayor Sheryl Mai Cr Stu Bell Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Phil Halse Cr Cherry Hermon Cr Greg Martin Cr Sharon Morgan Cr Anna Murphy
<b>Not in Attendance</b>	Cr Crichton Christie

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**In attendance:**

Chief Executive (Rob Forlong), General Manager Planning and Development (Alison Geddes), General Manager Community (Sandra Boardman), Manager Democracy and Assurance (Jason Marris), Manager Strategy (Tony Horton), Strategic Planner (Shireen Munday), Team Leader Democracy (Nicolene Pestana) and Senior Democracy Adviser (C Brindle)

**1. Declarations of Interest****2. Apologies**

Cr Crichton Christie (absent)  
Crs Stu Bell and Sharon Morgan (late arrival)

**Moved By** Cr Greg Innes

**Seconded By** Cr Phil Halse

That the apologies be sustained.

**Carried**

*Crs Bell and Morgan joined the meeting at 9.01am following Item 2.*

### 3. Decision Reports

#### 3.1 Deliberations - proposed Animals Bylaw

Item 3.1 was taken in parts.

**Moved By** Cr Sue Glen

**Seconded By** Cr Stu Bell

1. That the Planning and Development Committee approves the recommendations as contained in the report and the associated attachments as follows:

##### **A. Obligations of animal owners in general**

That clause 6.1(d), as highlighted yellow in Attachment 1, is deleted from the final Animals Bylaw.

##### **B. Cats – microchipping and de-sexing**

That the Planning and Development Committee notes the submissions and that no associated changes to the proposed Bylaw are made.

**Carried**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Cherry Hermon

##### **C. Bees**

That clause 9 and the associated definition of ‘hives’ in clause 5 as highlighted yellow in Attachment 1 are amended as per the provided track changes.

**Carried**

**Moved By** Cr Cherry Hermon

**Seconded By** Her Worship the Mayor

##### **D. General matters**

That all changes showing in track changes in Attachment 1 are made to the final Animals Bylaw.

**Carried**

**Moved By** Cr Sharon Morgan

**Seconded By** Cr Cherry Hermon

2. That the Planning and Development Committee recommends to Council that it makes the final Animals Bylaw, incorporating all resolutions made at this meeting.

**Carried**

### 3.2 Deliberations - proposed Parking and Traffic Bylaw

Item 3.2 was taken in parts.

**Moved By** Cr Sue Glen

**Seconded By** Cr Shelley Deeming

1. That the Planning and Development Committee approves the recommendations as contained in this report and the associated attachments as follows:

#### **A. Mobility parking**

That the Planning and Development Committee notes the submissions and that no associated changes to the proposed Bylaw are made.

**Carried**

*Crs Cocurullo and Murphy requested their votes against be recorded.*

**Moved By** Cr Shelley Deeming

**Seconded By** Cr Stu Bell

#### **B. Electric vehicle parking**

That the Planning and Development Committee notes the submissions and that no associated changes to the proposed Bylaw are made.

**Carried**

**Moved By** Cr Shelley Deeming

**Seconded By** Cr Anna Murphy

#### **C. Technical/wording issues**

That the Planning and Development Committee notes the submissions and that the proposed changes provided in section 4.2 F, G, H and I of this report, appropriately address the matters raised by submitters.

**Carried**

**Moved By** Cr Stu Bell

**Seconded By** Her Worship the Mayor

#### **D. Heavy motor vehicle parking**

That the Planning and Development Committee notes the submissions and that no associated changes to the proposed Bylaw are made.

**Carried**

**Moved By** Cr Phil Halse

**Seconded By** Cr Shelley Deeming

**E. Heavy motor vehicle restrictions**

That the Planning and Development Committee notes the submissions and that no associated changes to the proposed Bylaw are made.

**Carried**

**Moved By** Cr Shelley Deeming

**Seconded By** Cr Sue Glen

**F. General matters**

That all changes showing in track changes in Attachment 1 are made to the final Parking and Traffic Bylaw.

**G. Clause 15 – parking places**

That clause 15.4, as highlighted yellow in Attachment 1 is included in the final Parking and Traffic Bylaw.

**H. Clause 24 – reserved parking**

That clause 24, as highlighted yellow in Attachment 1 is deleted from the final Parking and Traffic Bylaw.

**I. Clause 25 – parking off a roadway**

That clause 25.2(2) as highlighted yellow in Attachment 1 is deleted from the final Parking and Traffic Bylaw.

**J. Clause 26 – machinery or equipment on a road**

That clause 26 as highlighted yellow in Attachment 1 is amended as per the provided track changes.

**Carried**

**Moved By** Cr Tricia Cutforth

**Seconded By** Cr Greg Martin

2. That the Planning and Development Committee recommends to Council that it makes the final Parking and Traffic Bylaw, incorporating all resolutions made at this meeting.

**Carried**

*Cr Martin was absent from the meeting between 9.45am and 9.47am during discussions on D Heavy motor vehicle parking.*

**4. Public Excluded Business**

There was no public excluded business.

**5. Closure of Meeting**

The meeting concluded at 9.53am.

Confirmed this 13<sup>th</sup> day of December 2017

Councillor Greg Innes (Chairperson)



**Item 3.2****Planning and Development Committee Meeting Minutes**

**Date:** Thursday, 16 November, 2017  
**Time:** 9:00 a.m.  
**Location:** Council Chamber  
Forum North, Rust Avenue  
Whangarei

<b>In Attendance</b>	<b>Cr Greg Innes (Chairperson)</b> <b>Her Worship the Mayor Sheryl Mai</b> <b>Cr Stu Bell</b> <b>Cr Crichton Christie</b> <b>Cr Vince Cocurullo</b> <b>Cr Shelley Deeming</b> <b>Cr Sue Glen</b> <b>Cr Cherry Hermon</b> <b>Cr Greg Martin</b>
<b>Not in Attendance</b>	<b>Cr Tricia Cutforth</b> <b>Cr Phil Halse</b> <b>Cr Sharon Morgan</b> <b>Cr Anna Murphy</b>

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**In attendance:**

Chief Executive (Rob Forlong), Planning and Development Manager (Alison Geddes), Strategy and Democracy Manager (Jill McPherson), Commercial Portfolio Manager (Mike Hibbert), Democracy and Assurance Manager (Jason Marris), Manager Building Control (Paul Cook), Manager District Development (Adam Worley), Manager District Plan (Melissa McGrath), Manager Finance (Rich Kerr), Manager Strategy (Tony Horton), Economic Development Facilitator (Peter Gleeson), Manager RMA Consents (Murray McDonald), Senior Planner District Plan (Evan Cook), Planners District Plan (Robert Burgoyne and Sarah Brownie), Team Leader Democracy (Nicolene Pestana),

**1. Declarations of Interest****2. Apologies**

Crs Tricia Cutforth, Phil Halse, Sharon Morgan and Anna Murphy

**Moved By** Cr Greg Innes (Chairperson)

**Seconded By** Cr Sue Glen

That the apologies be sustained.

**Carried**

### **3. Confirmation of Minutes of Previous Planning and Development Committee Meeting**

#### **3.1 Minutes Planning Committee meeting 19 October 2017**

**Moved By** Cr Greg Martin

**Seconded By** Cr Shelley Deeming

That the minutes of the Planning and Development Committee meeting held on Thursday 19 October 2017, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

#### **3.2 Minutes Planning and Development Committee 1 November 2017**

**Moved By** Cr Vince Cocurullo

**Seconded By** Her Worship the Mayor

That the minutes of the Planning and Development Committee meeting held on Wednesday 1 November 2017, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

**Carried**

### **4. Decision Reports**

#### **4.1 New Road Name - Marsden Cove Ltd - ext of Stace Hopper Drive**

**Moved By** Cr Vince Cocurullo

**Seconded By** Cr Shelley Deeming

That the Planning and Development committee approve the naming of the extension of Stace Hopper Drive as Stace Hopper Drive.

**Carried**

### **5. Information Reports**

#### **5.1 Planning and Development Capital Projects Report for the month ending 30 September 2017**

**Moved By** Cr Shelley Deeming

**Seconded By** Cr Greg Martin

That the Planning and Development Committee:

1. Note the Planning and Development Capital Projects Report for the month ending 30 September 2017.

**Carried**



**5.2 Planning and Development and Strategy Operational Report - November**

**Moved By** Cr Crichton Christie

**Seconded By** Cr Greg Martin

That the Planning and Development Committee notes the Operational report for October 2017.

**Carried**

**6. Public Excluded Business**

There was no business conducted in public excluded.

**7. Closure of Meeting**

The meeting concluded at 9.31am

Confirmed this 13<sup>th</sup> day of December 2017

Councillor Greg Innes (Chairperson)



## 4.1 Whangarei City Centre Plan Adoption

**Meeting:** Planning & Development Committee  
**Date of meeting:** 13 December 2017  
**Reporting officer:** Sonya Seutter (Strategic Planner), Alicia Lawrie (Urban Designer)

### 1 Purpose

To adopt the Whangarei City Centre Plan.

### 2 Recommendations

That the Planning and Development Committee

1. adopts the Whangarei City Centre Plan.
2. authorises the Chief Executive, in consultation with the Chair of the Planning and Development Committee, to make any minor technical amendments and necessary amendments to the Whangarei City Centre Plan to reflect a Council decision on the proposed One Building project.

### 3 Background

The Whangarei City Centre Plan is a design-led strategic plan for our city centre. It identifies key outcomes for the future of our city centre and transformational moves which show how we will get there. To direct implementation, the plan includes short, medium and long term actions.

The Whangarei City Centre Plan provides a structure for the future of the city centre to benefit our residents and visitors while addressing the challenges with a growing district.

### 4 Discussion

The Whangarei City Centre Plan is the culmination of an extensive five-month programme of business sector workshops, stakeholder engagement, scoping meeting with Councilors and staff workshops.

The staff workshops have ensured collaboration across our organisation and support from key areas of our Council. This organisation wide buy-in is essential for the implementation of the plans actions and transformational moves.

The content has been developed to be easy to read and visually appealing. This will enable businesses, developers and our community to better understand and assist in the delivery of our vision for the City Centre.

Council is yet to make a decision on the One Building project. Once this decision is made, it can be included in the plan.

#### **4.1 Financial/budget considerations**

Funding for the implementation of the Whangarei City Centre Plan has been considered and is proposed for inclusion in the 2018 – 28 Long Term Plan (LTP). Short term actions will be funded through the first three years of the LTP, at which point the plan will be reviewed and the funding adjusted accordingly.

#### **4.2 Policy and planning implications**

The Whangarei City Centre Plan is a strategic document. It sets out a vision through key outcomes and transformational moves that will be delivered collectively by our Council. However, there are a number key policy implications outlined in the plan, including changes to our District Plan. The District Plan department have been closely involved in the development of this plan.

### **5 Significance and Engagement**

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via Agenda publication on the website, Council News, and Facebook.

### **6 Attachments**

Whangarei City Centre Plan

# WHANGAREI CITY CENTRE PLAN

2017



WHANGAREI  
DISTRICT COUNCIL





## Whangarei City Centre is the heart of our District and is a place for all of us.

It has traditionally been the focal point for shopping and economic activities, servicing both our local communities as well as the wider rural areas. However, the city centre now faces a number of challenges due to changes in retail, vacant properties and poor connectivity.

This plan identifies those changes and establishes key outcomes and transformational moves which will be a catalyst for bringing our city centre to the forefront. These transformational moves will build on our existing qualities and capitalise on new opportunities to form a vibrant, attractive and experience driven centre for our District.

Photo: aerial photograph looking south-east of the city centre, 1967





# What is the... Whangarei City Centre Plan?

Planning for Whangarei's future begins with the Whangarei City Centre Plan. This plan is a shared strategic vision for Whangarei City Centre over the next 30 years.

The Whangarei City Centre Plan is structured around key outcomes stating what we want our city centre to be. This plan identifies transformational moves which are the fundamental changes that assist in delivering the key outcomes.

The key outcomes and transformational moves are supported through a design-led process which has used the knowledge of our business community and building owners, as well as expertise from Council.

The Whangarei City Centre Plan will inform future land use planning through our District Plan. It will identify future projects and outline where more detailed design thinking is required. Fundamentally, the Whangarei City Centre Plan will present a common vision for our city centre, shared by our Council, the community, business owners, land owners and potential developers.

Background photo: view of the city centre from Parihaka



# Process...



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# Mayor's Foreword



It gives me great pleasure to introduce Whangarei District Council's City Centre Plan.

This visionary document sets out our plan for breathing new life into the city centre and ensuring its place as the heart of our district. In creating it we talked to property owners, retailers and the community as well as drawing on best urban design principles.

Whangarei was officially made a city in 1964 and since then retail, hospitality and professional services have dramatically changed and evolved. This plan is about developing our city centre into a bustling, thriving activity hub - where people will want to live, work and play - now and long into the future. Take some time to read the whole document and enjoy!

*Imai.*

**5** Key Outcomes

**7** Transformational Moves

**56** Actions

Plan in brief...



# KEY OUTCOMES

The Whangarei City Centre Plan is structured around five key outcomes. These key outcomes form the vision of the city centre over the next thirty years.



## OUTCOME 1 Experience

In thirty years the city centre will be a busy and vibrant city centre with a range of retail, entertainment, arts and cultural facilities that offer a unique and authentic experience.



## OUTCOME 2 Connectivity

In thirty years the city centre will be an easily accessible and safe city centre that is well connected to our surrounding district centres.





Photo: view of city centre from Parihaka, February 2016



### **OUTCOME 3** **Living**

In thirty years the city centre will be a vibrant city centre community with a choice of homes, services and amenities to meet resident's changing needs.



### **OUTCOME 4** **Employment & Education**

In thirty years the city centre will be a dynamic and innovative city centre which attracts success through job creation, knowledge and economic transactions.



### **OUTCOME 5** **Design**

In thirty years the city centre will be renowned for its exciting, unique and well designed buildings and spaces for work and relaxation.



## Where does the plan fit in?

**Whangarei District  
Growth Strategy**  
(Sustainable Futures 30/50)

### WHANGAREI CITY CENTRE PLAN

**Key Projects**  
(20/20  
Momentum)

**Precinct Plans**  
(Hihiaua)

**Strategic  
Documents**  
(Blue/Green  
Network)

**District Plan**

**Regulatory**  
(Bylaws)

**Long Term  
Plan**

The Whangarei City Centre Plan will connect our  
key projects and strategies



"Dent Street is a big barrier between the city centre and Town Basin. Connectivity is key."

"Whangarei needs an identity – authentic and meaningful for visitors, not generic."

"We need to get people to live in the city centre to reinvigorate the space through mixed use development."

## An opportunity to set...

### THE FUTURE DIRECTION OF OUR CITY CENTRE

As part of the Whangarei City Centre Plan process, council staff held three business sector workshops with the business community and property owners of Whangarei city centre. Great ideas were presented which resonated with our team. This process was an integral part in the creation of the plan, and we would like to continue to work collaboratively with this community.



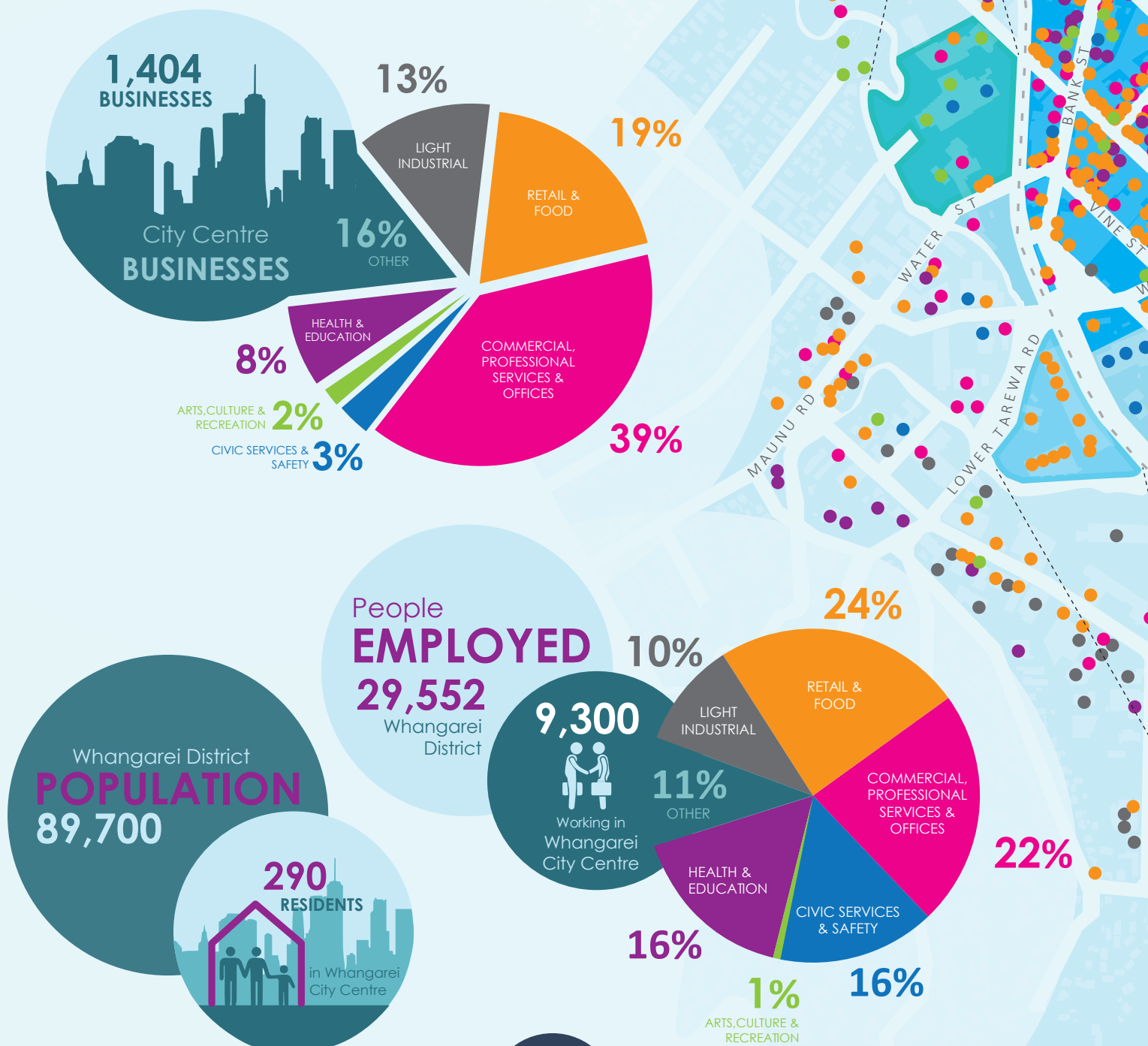
**3 WORK SHOPS**



**60 BUSINESSES / LAND OWNERS**

# Whangarei City Centre Today...

The Whangarei city centre is a large area covering approximately 174 hectares made up of a retail centre, the waterfront, large pockets of retail trade, a civic area, big box commercial sites, an events centre, green spaces and natural features. Businesses are spread widely across the city centre, which creates fragmented connections and issues between these areas. Very few people live in the city centre, but a third of the people that are employed in the District, work in the city centre. During the weekdays, it is busy and bustling, but the night time and weekends are generally inactive.





## Key Areas

- City Core
- Large Format Retail
- Art, Cultural, Recreational Facilities
- City Frame
- Waterfront

## Activities

- Retail, Entertainment, Café's & Restaurants
- Commercial, Offices & Professional Services
- Civic Services & Safety
- Health & Education
- Arts, Culture & Recreation
- Light Industrial



# Past, Present & Future Projects & Opportunities

In the past decade, several large-scale projects have been completed in the city centre, adding to its character and contributing to its revitalisation. The future projects and opportunities from 20/20 Momentum have had widespread community feedback (2015) and are incorporated into creating the Whangarei City Centre Plan.

## LEGEND

- 1 Whangarei Aquatic Centre
- 2 Toll Stadium
- 3 Riverbank Theatre
- 4 Town Basin
- 5 Cameron Street Mall / Laneway
- 6 Forum North
- 7 Canopy Bridge
- 8 Kotuitui Whitinga
- 9 Te Matau ā Pohe
- 10 Pocket Park
- 11 Jetty
- 12 Hatea Loop
- 13 Laurie Hall Park
- 14 Art / Sculpture Park
- 15 Blue / Green Network
- 16 Carpark to Park Future Project
- 17 Pohe Island Future Project



RUST AVE

BANK ST

WATER ST

VINE ST

LOWER TAREWA RD

Cameron Street Mall / Laneway



## Risk of working in isolation

The Whangarei City Centre Plan aims to bring these existing projects and future opportunities together to ensure all destinations are working towards the same common goal of revitalisation of our city centre.



# What are our... Qualities?

Traditionally our city centre has had a focus on commercial activity. The changing nature of retail to large format and online shopping has affected how people behave and there is a shift to visit our city centres for more than a retail experience. This is reflected in our city centre qualities which have a focus on arts, recreation, events, culture, restaurants, theatres and nightlife.







Our environment and the connection to it was also highlighted as a significant quality within our city centre.

We have excellent green spaces but they are often disconnected, isolated and underutilised.



## LEGEND

-  Hatea Loop
-  Other River Walks
-  Parihaka
-  Public Spaces & Facilities
-  Green Spaces
-  Waterfront Activities & Resting Points
-  Café's & Restaurants

## Public Spaces & Facilities

-  1 Town Basin
-  2 Cameron Street Mall / Laneway
-  3 Forum North / Library
-  4 Toll Stadium
-  5 Cobham Oval
-  6 Whangarei Aquatic Centre

## Open Spaces

-  7 Laurie Hall Park
-  8 Cafler Park

## Waterfront Destinations

-  9 Canopy Bridge
-  10 Art Park
-  11 Riverbank Theatre
-  12 Kotuitui Whitinga
-  13 Pocket Park
-  14 Te Matau ā Pohe
-  15 Pohe Island Skate Park





33

The Hatea Loop has been a very successful catalyst project and brings experience, attracting locals and visitors to the area and connecting people to the environment.

Town Basin

City Core

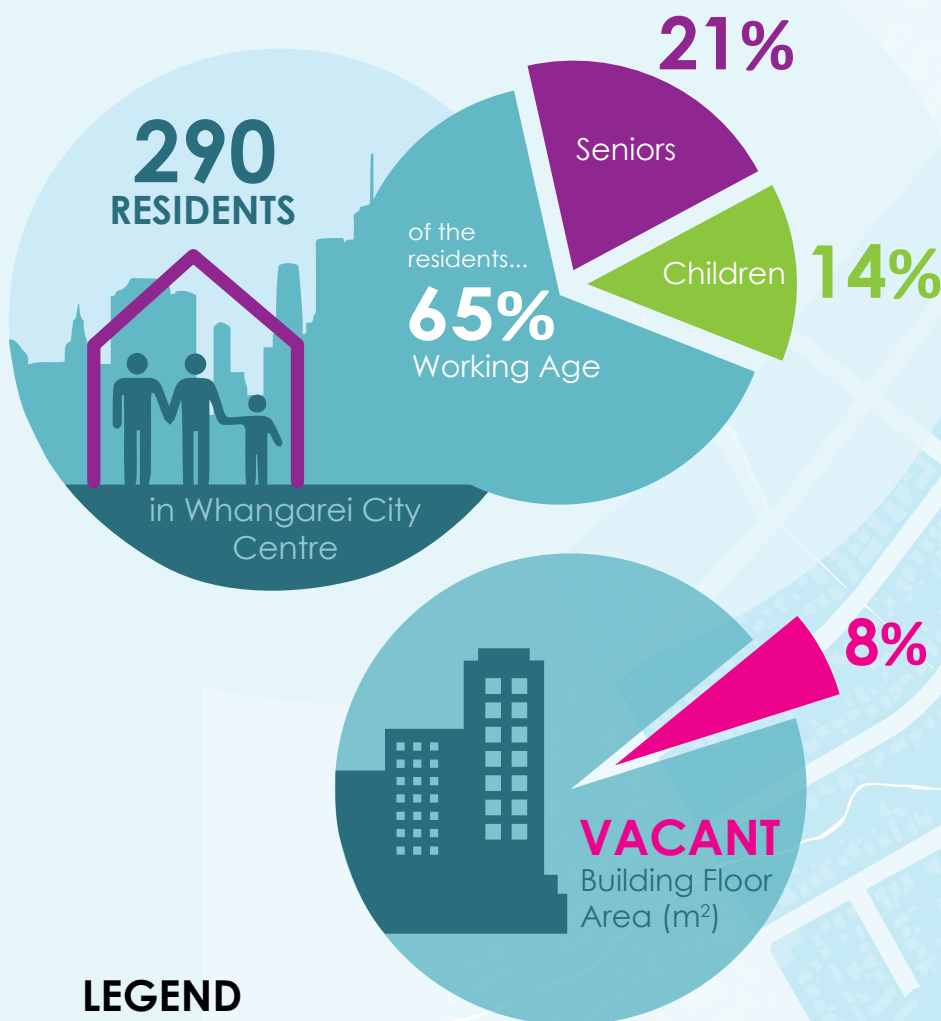
Okara Shopping Centre

This circle indicates that you can walk the length of our city centre within approximately 15 minutes (1200m). However, the lack of connectivity and poor walkability makes this difficult.

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# What are our... Weaknesses?

The changes in the city centre have resulted in vacant retail and office spaces. This change has flow on effects of decreased foot traffic, and a subsequent lack of vibrancy, including a limited night time and weekend economy. Parts of the city centre are low quality and rundown, which affects the general attractiveness of the central city area.



## LEGEND

- Inner City Living
- Low Amenity Areas / Poor Quality Buildings
- Commercial Sprawl
- Vacant Lots
- Public Carparking
- Private Carparking
- Orphaned Spaces

Commercial activities are creeping into our residential areas outside of the city frame. This includes up Bank Street towards Kamo Road, down Maunu Road and along Porowini Ave.



Certain areas within our city centre are considered orphaned, where characteristics such as low amenity, lack of activity, and poor quality buildings exist.

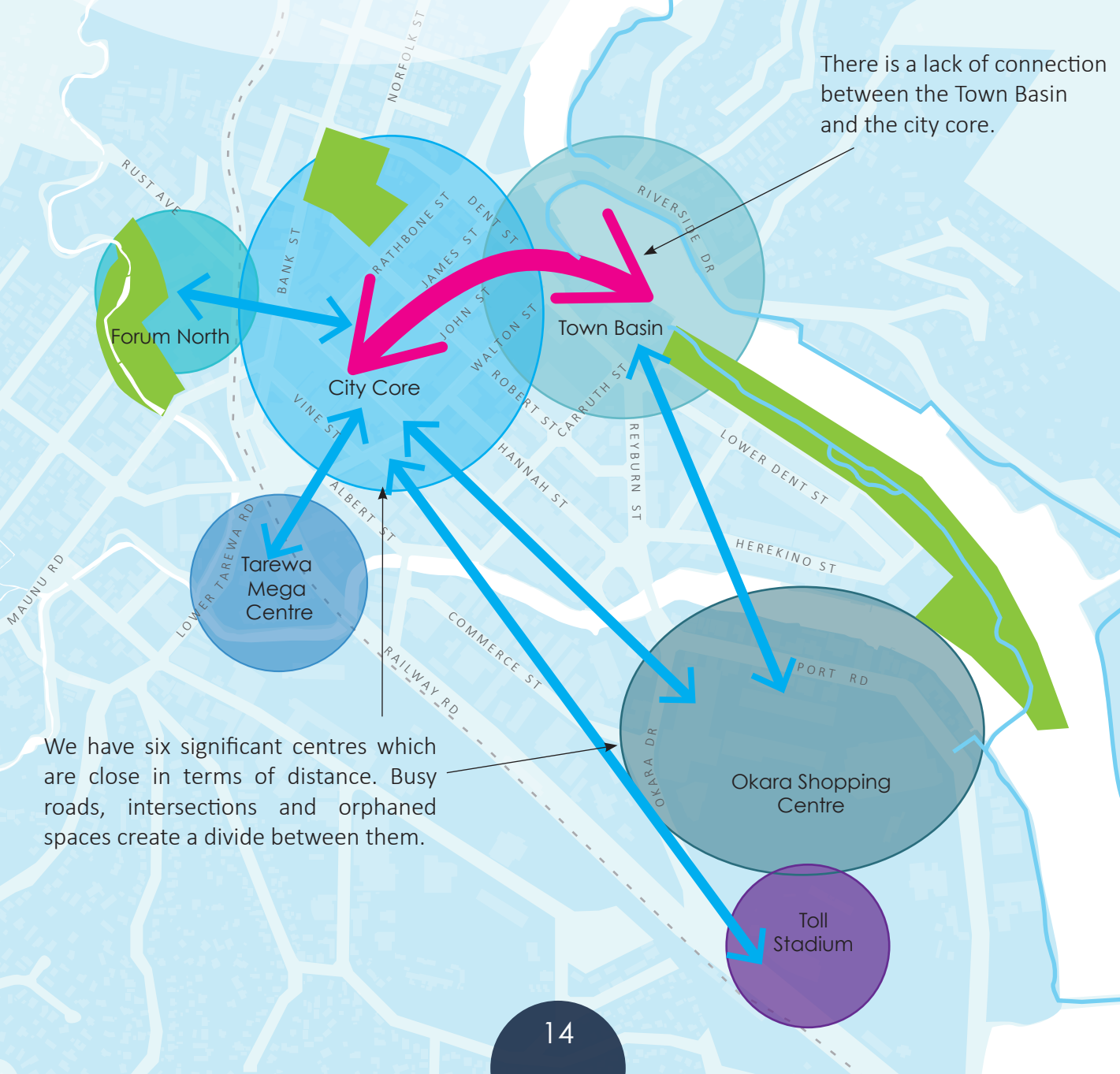
Public and private car parks are scattered throughout the city centre and are often difficult to navigate.

Our city lacks high quality inner city living. This in turn creates a lack of after hour activity, night time economy and passive surveillance which could help our city feel lively and vibrant. Development also needs to meet the requirements of the Building Act and Code which can present challenges for inner city living and the conversion of existing buildings into apartments.

# We need to improve Connectivity & Walkability















Connectivity was the most prominent challenge referenced within our city centre. Connectivity is poor in places, particularly between the Town Basin and the Cameron Street Mall / Laneway.

It is difficult for pedestrians to walk around the city centre. Traditionally streets are focused on moving vehicles as efficiently as possible and often pedestrians are forgotten. Our streets are our biggest public space network and should be designed to support a balanced network of pedestrians, cyclists and vehicles.





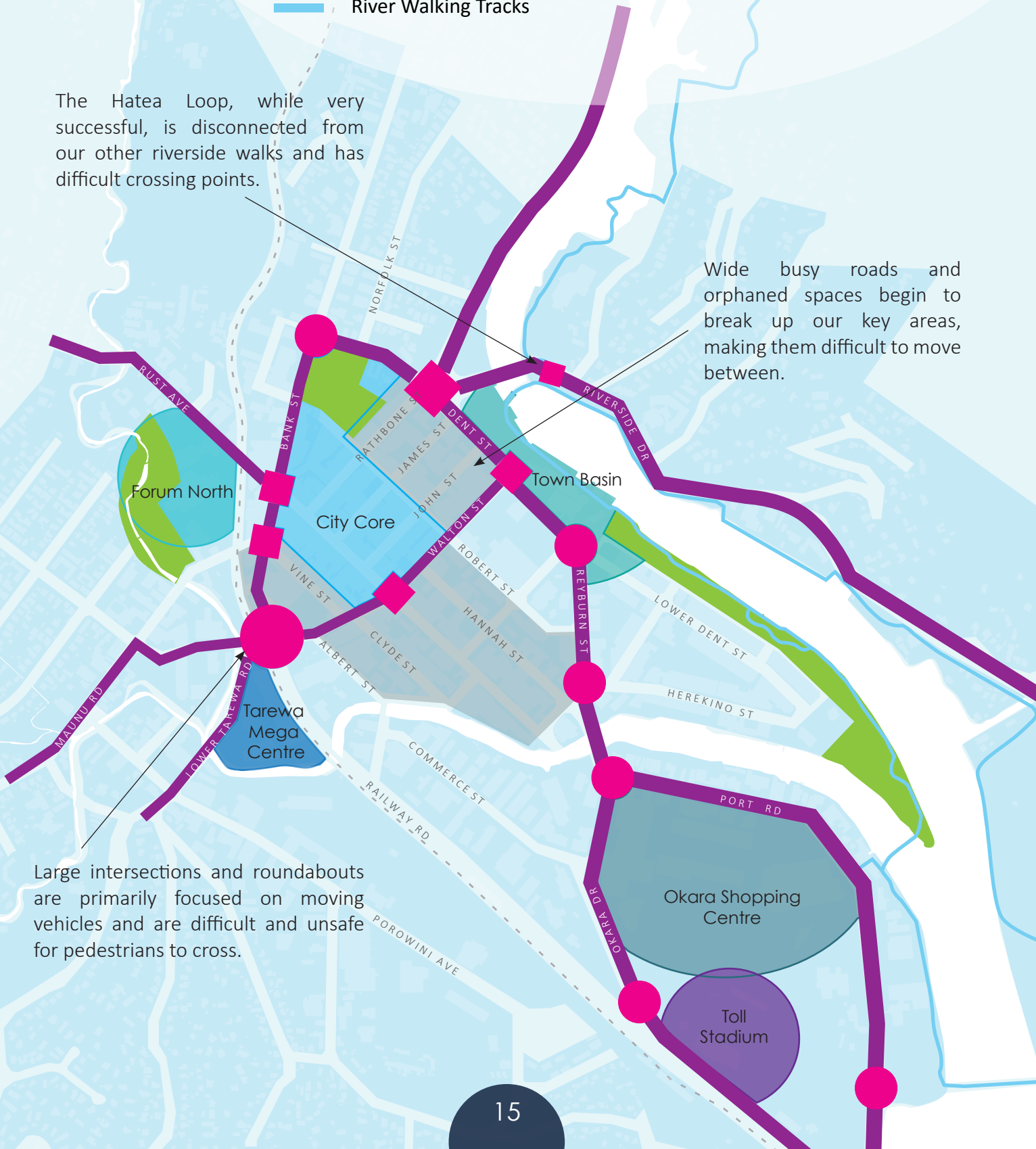
## LEGEND

	City Core		Primary Disconnection
	Forum North / Library		Secondary Disconnections
	Okara Shopping Centre		Traffic Light Intersection
	Town Basin		Roundabouts
	Tarewa Mega Centre		Arterial Roads
	Toll Stadium		Orphaned Spaces
	Isolated Green Spaces		
	River Walking Tracks		

The Hatea Loop, while very successful, is disconnected from our other riverside walks and has difficult crossing points.

Wide busy roads and orphaned spaces begin to break up our key areas, making them difficult to move between.

Large intersections and roundabouts are primarily focused on moving vehicles and are difficult and unsafe for pedestrians to cross.



# TRANSFORMATIONAL MOVES

The transformational moves outlined below are the fundamental changes needed to achieve the key outcomes. Each transformational move is made up of a collection of short, medium and long term actions.

## 1 City Core

Develop an experience focused and pedestrian friendly city core.

## 2 Movement Network

Create a balanced movement network for pedestrians, cyclists and vehicles along Walton Street, Cameron Street and Dent Street.

## 3 Strategic Sites

Identify strategic development sites to be catalysts for change.

## 4 Inner City Living

Enable inner city living to create a vibrant urban community.

## 5 Quality Design

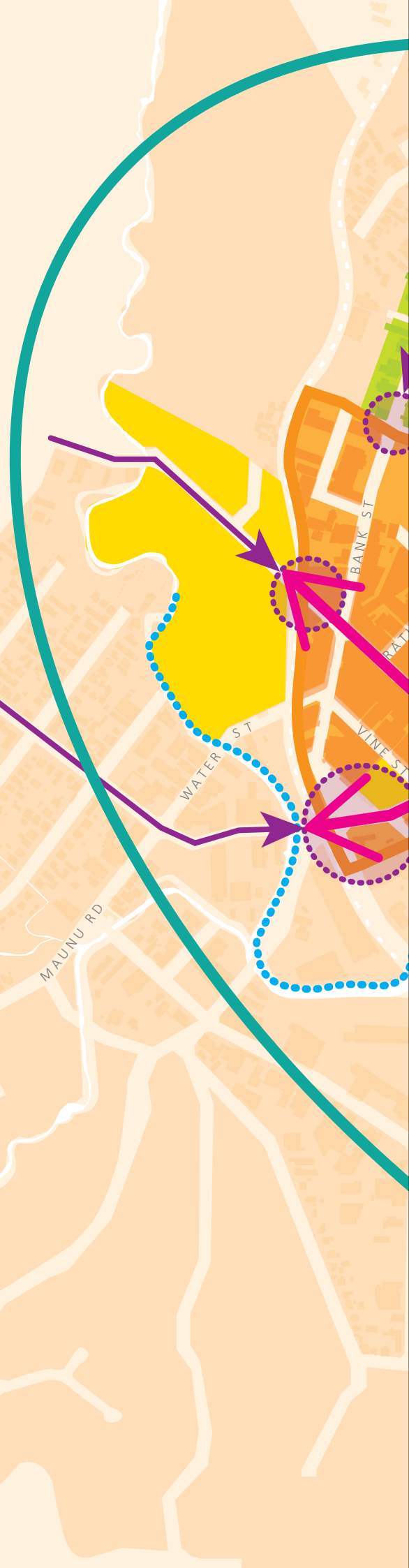
Ensure quality design is delivered across all our public spaces and private development.

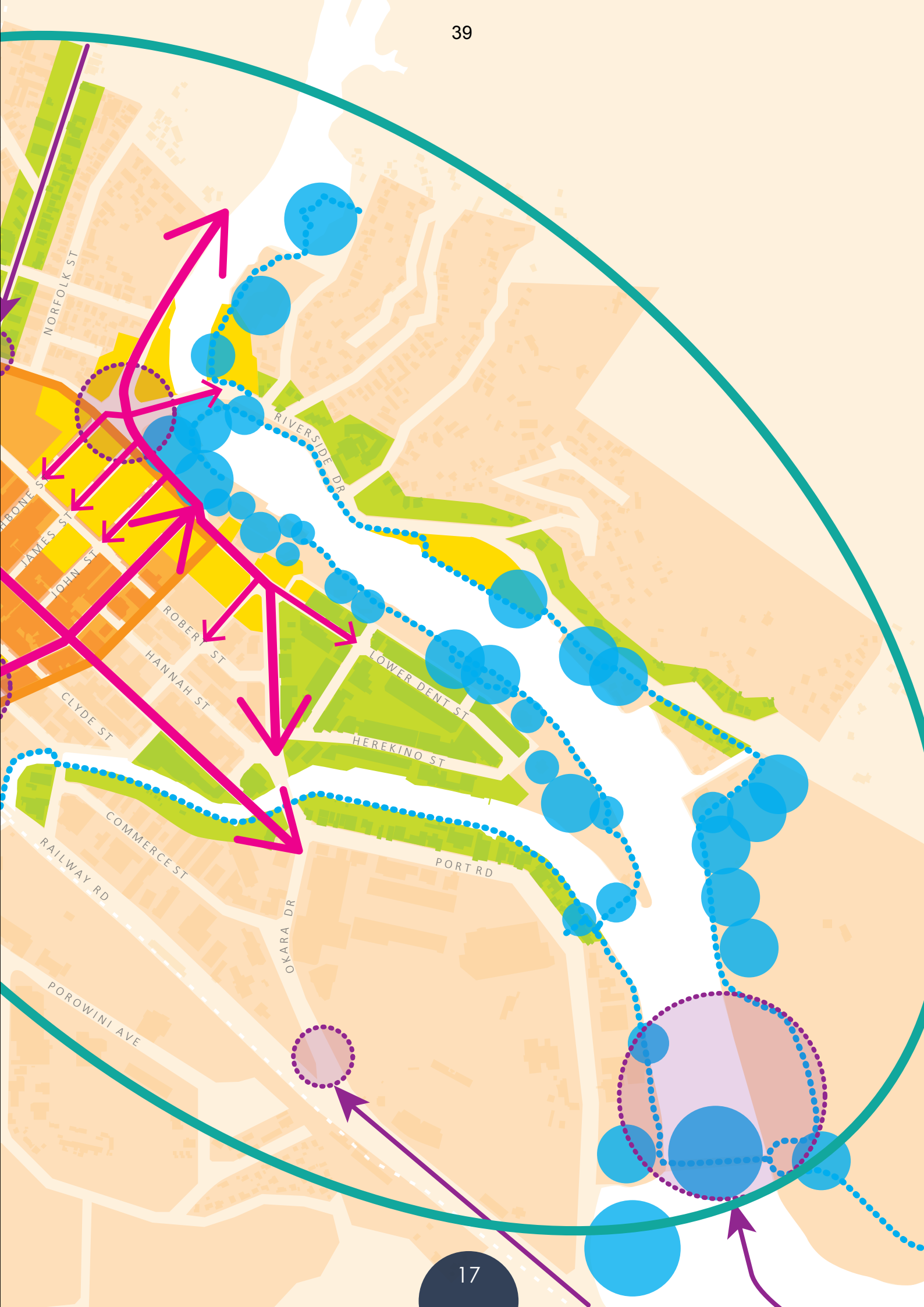
## 6 Waterfront

Maximise the use of our waterfront as a key destination and focus for redevelopment.

## 7 Entranceways

Create attractive entranceways at key locations to promote the city centre and its identity.





# 1 City Core

**Develop an experience focused and pedestrian friendly city core.**

Traditionally the city core has been the centre for retail, but with the changing nature of retail the city core will also be a hub for activities and experiences.



## LEGEND

- |   |                                 |   |                        |
|---|---------------------------------|---|------------------------|
|  | City Core Precinct Area         |  | 1 Vine Street Carpark  |
|  | Streetscape / Site Improvements |  | 2 Hatea Drive Carpark  |
|  | Green Spaces / Green Links      |  | 3 Water Street Carpark |
|  | Intersection Improvements       |  | 4 Laurie Hall Park     |
|  | Railway Underpass Connection    |  | 5 Rose Street Triangle |



Investigate options for traffic light phasing at pedestrian crossings to prioritise pedestrians and encourage walkability.

### TRAFFIC LIGHT PHASING



Prepare a detailed precinct plan for the city core to be used as a tool for future land use planning, guide development, urban design and set a brief for future projects.

### CITY CORE PRECINCT PLAN

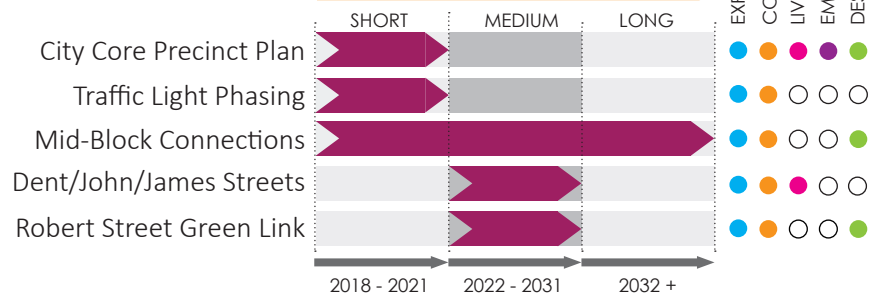


Investigate and encourage site-through links to break up our large city blocks and improve connectivity.

### MID-BLOCK CONNECTIONS



### ACTIONS



### DENT/JOHN & DENT/JAMES STREETS



Review vehicle access between Dent/James Street and Dent/John Street to make it easier for pedestrians and create more opportunities for activities and events.

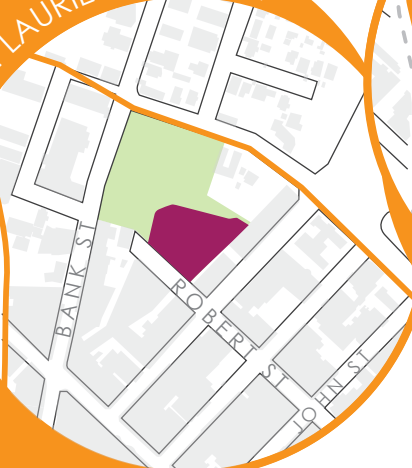
Upgrade Robert Street with a focus on plantings to create a green, balanced movement corridor connecting Laurie Hall Park through the City Core.

### ROBERT STREET GREEN LINK



### CARPARK AT LAURIE HALL PARK

Reconfigure the carparking within Laurie Hall Park to improve the usability of this space and connection between the park and the central retail streets.



### EVENTS AT LAURIE HALL PARK

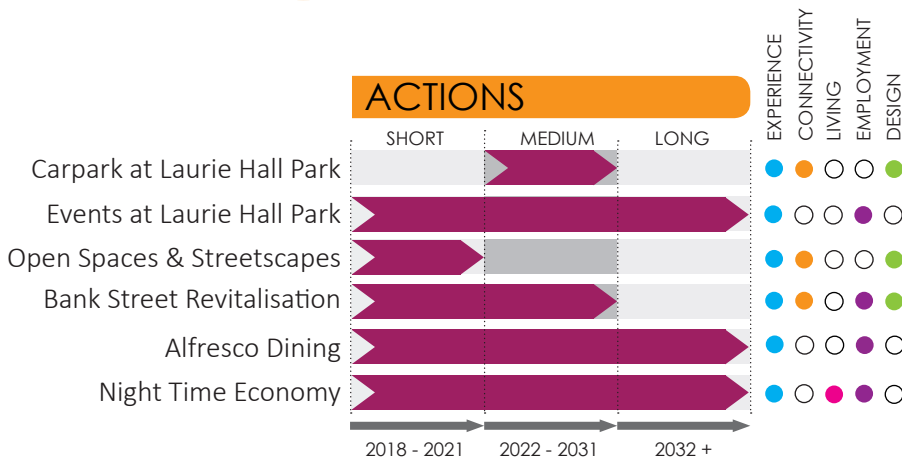
Promote Laurie Hall for events by initiating temporary carpark closures and providing appropriate infrastructure for activities.



### OPEN SPACES & STREETSCAPES

Complete an Open Space & Streetscape Strategy to set the standard of streetscape needed within the city core. The standard will include design and usability.

### ACTIONS



### BANK STREET REVITALISATION

Continue to work with the Bank Street Revitalisation Group to implement streetscape improvements along Bank Street. Work with Kiwi Rail to improve on the existing community garden site.



### NIGHT TIME ECONOMY

Implement the [Weekend and Night Time Economy Strategy](#).

### ALFRESCO DINING

Continue to encourage Alfresco Dining in the city core ([Alfresco Dining Policy](#)).



Alfresco Dining, Laneway, Cameron Street, Whangarei

## DISTRICT PLAN & URBAN DESIGN

Review the District Plan to include urban design principles promoting good design across all public and private development.

## RAILWAY UNDERPASS



Develop a better connection from Water Street Carpark to city core through an underpass beneath the railway embankment.

## BYLAWS

Review bylaws to encourage a vibrant and liveable city core.

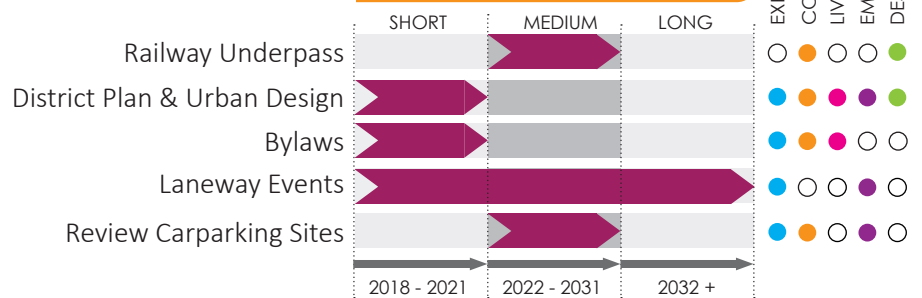
Laneway Stage, Cameron Street, Whangarei



## LANEWAY EVENTS

Facilitate a programme of events and activities with local businesses along the Laneway to entice a broad range of people to the street, both inside and outside of business hours.

## ACTIONS



## REVIEW CARPARKING SITES



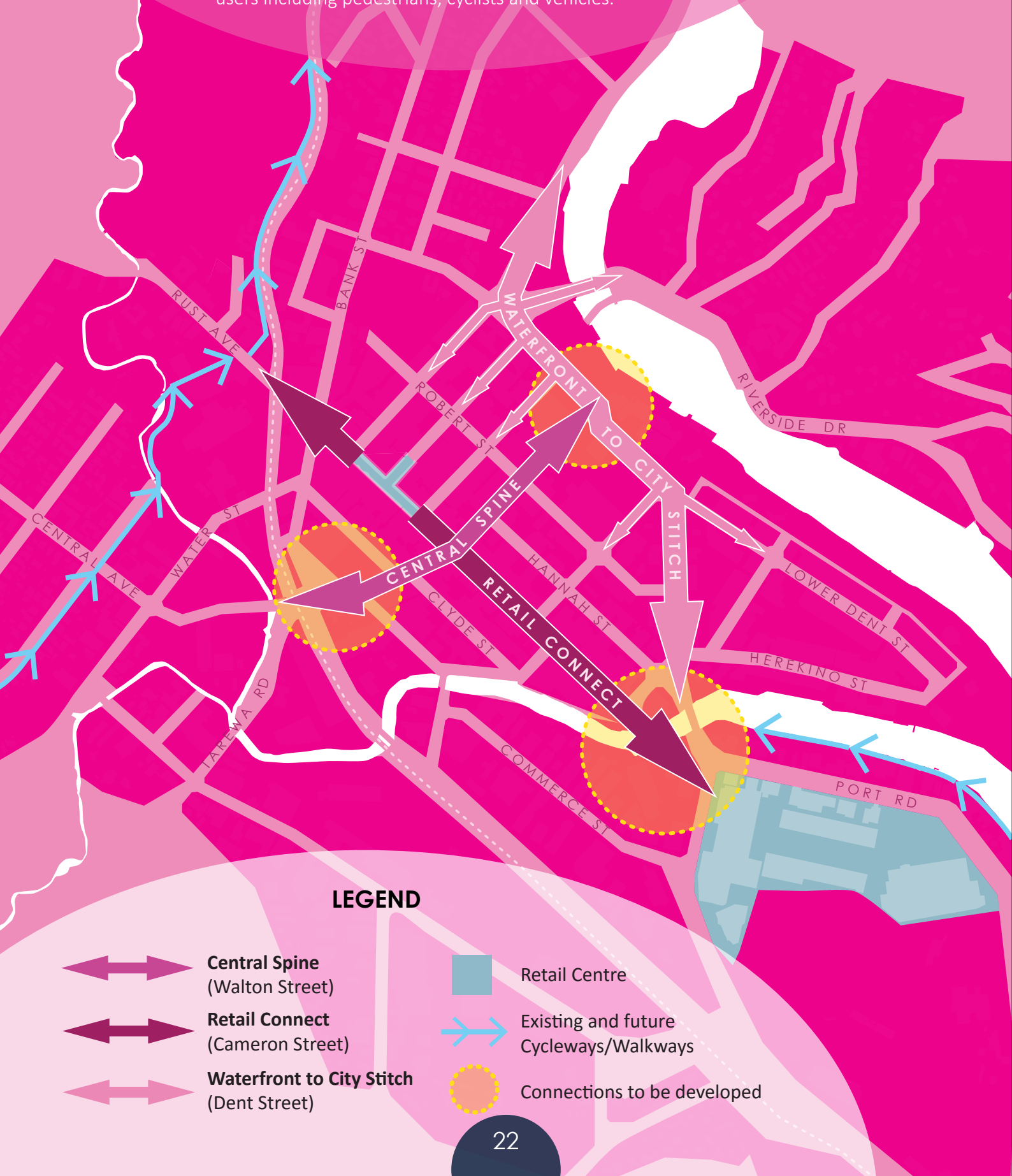
Investigate improvements of the Hatea Drive, Water Street and Vine Street carparking sites.



# 2 Movement Networks

Create a balanced movement network along Walton Street (Central Spine), Cameron Street (Retail Connect) & Dent Street (Waterfront to City Stitch).

Movement networks are right of ways which accommodate all users including pedestrians, cyclists and vehicles.



## LEGEND



**Central Spine**  
(Walton Street)



**Retail Connect**  
(Cameron Street)



**Waterfront to City Stitch**  
(Dent Street)



Retail Centre



Existing and future  
Cycleways/Walkways



Connections to be developed



## DISTRICT PLAN

Review the District Plan to ensure high amenity development along our key movement corridors.

Create clear provisions in the District Plan for the development of active frontages (refer to glossary) along our key movement corridors.

## ACTIVE FRONTAGES



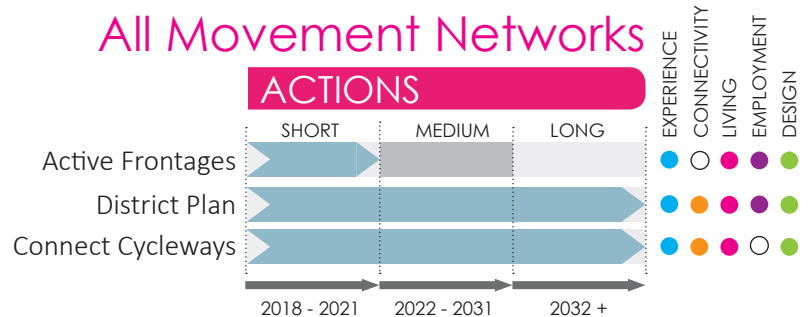
## CONNECT CYCLEWAYS



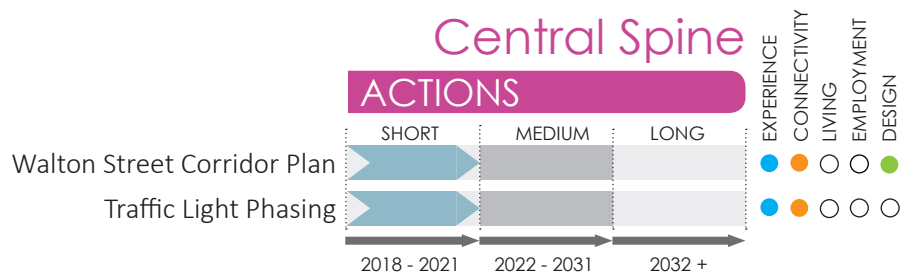
Queens Plaza Cycle Lanes, New York, USA

Design and construct cycleways through the city centre to connect future and existing cycleways and shared paths from outside the city centre.

## All Movement Networks



## Central Spine



Prepare a detailed corridor plan for Walton Street which establishes the street's role within the city centre and allocates space to create a balanced movement network.



## WALTON STREET CORRIDOR PLAN

## TRAFFIC LIGHT PHASING

Improve the phasing of traffic lights at the Walton / Dent Street intersection to prioritise pedestrians.

## CAMERON STREET CORRIDOR PLAN



Prepare a detailed corridor plan for Cameron Street which establishes the street's role within the city centre and allocates space to create a balanced movement network.

Construct a pedestrian and cycle bridge across the Waiarohia Stream at the south end of Cameron Street to Okara drive to facilitate the Blue / Green Network Strategy and connect our two retail centres.

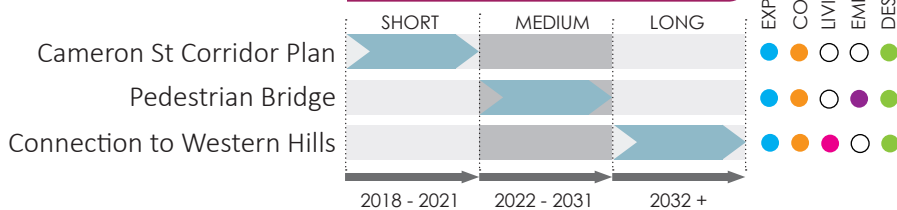
## PEDESTRIAN BRIDGE



Cirkelbroen (Circle) Bridge, Copenhagen, Denmark

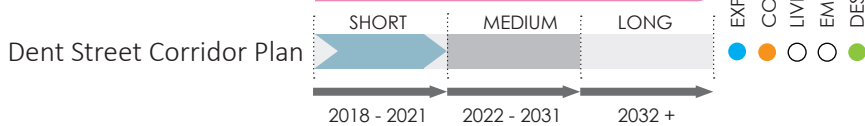
## Retail Connect

## ACTIONS

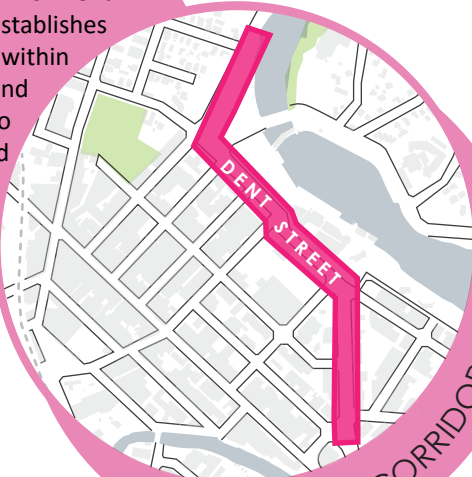


## Waterfront to City Stitch

## ACTIONS



Prepare a detailed corridor plan for Dent Street which establishes the street's role within the city centre and allocates space to create a balanced movement network.



## DENT STREET CORRIDOR PLAN

Dent Street is a barrier to pedestrian movement between the waterfront and our city centre. To address this we will develop a corridor plan that identifies opportunities to improve connectivity whilst acknowledging Dent Street's role within the wider network. In the short term, tactical urbanism (page 39) and events will be used as opportunities to create better pedestrian movement and test ideas for longer term solutions.

Improve streetscapes along Rust Ave from Cameron Street mall to the residential areas and amenities on Western Hills Drive.

## CONNECTION TO WESTERN HILLS

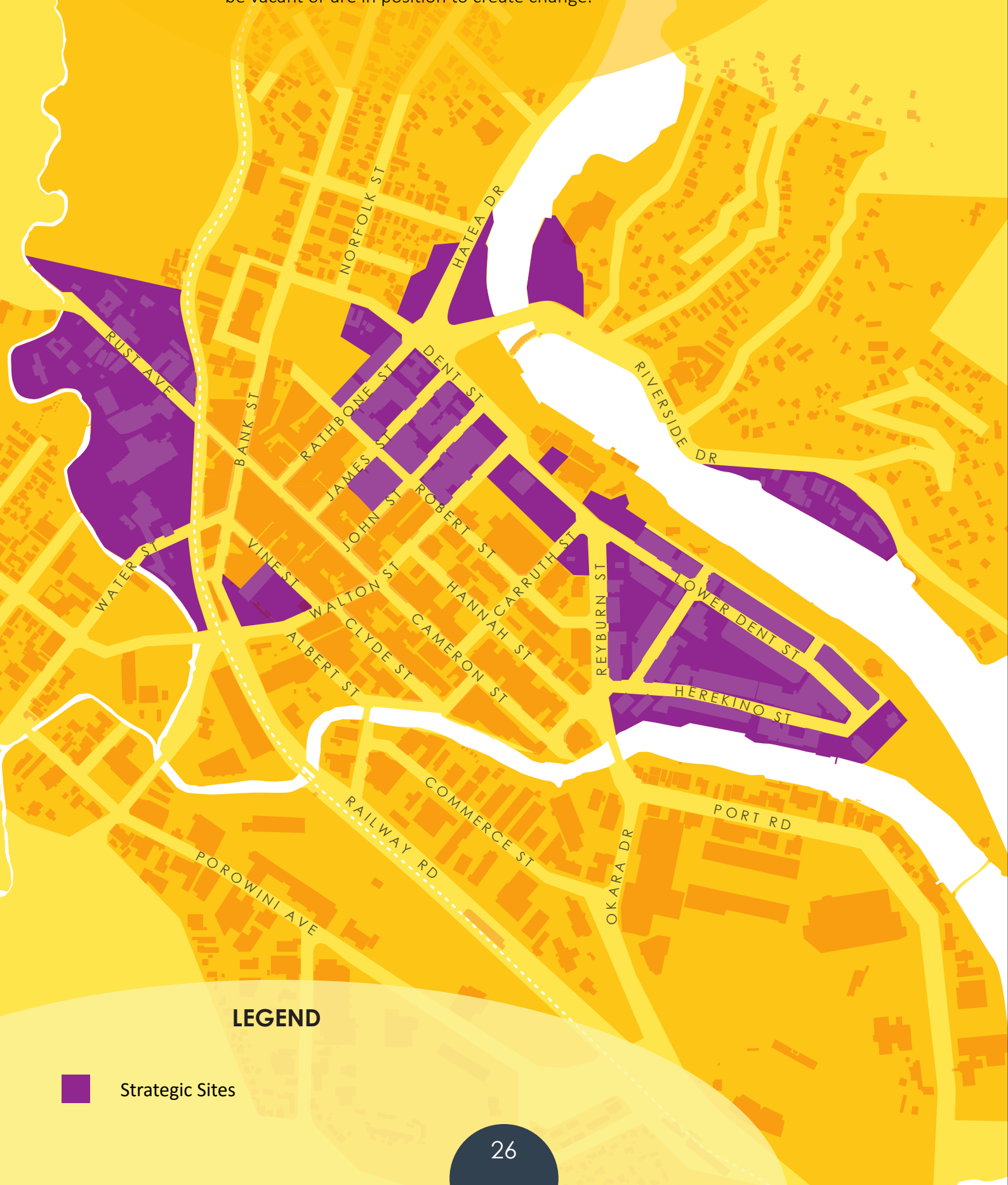





# 3 Strategic Sites

**Identify Strategic Development Sites to be catalysts for change.**

The strategic sites are identified on both public and private land. They have been selected due to their location, they may be vacant or are in position to create change.



## LEGEND

 Strategic Sites



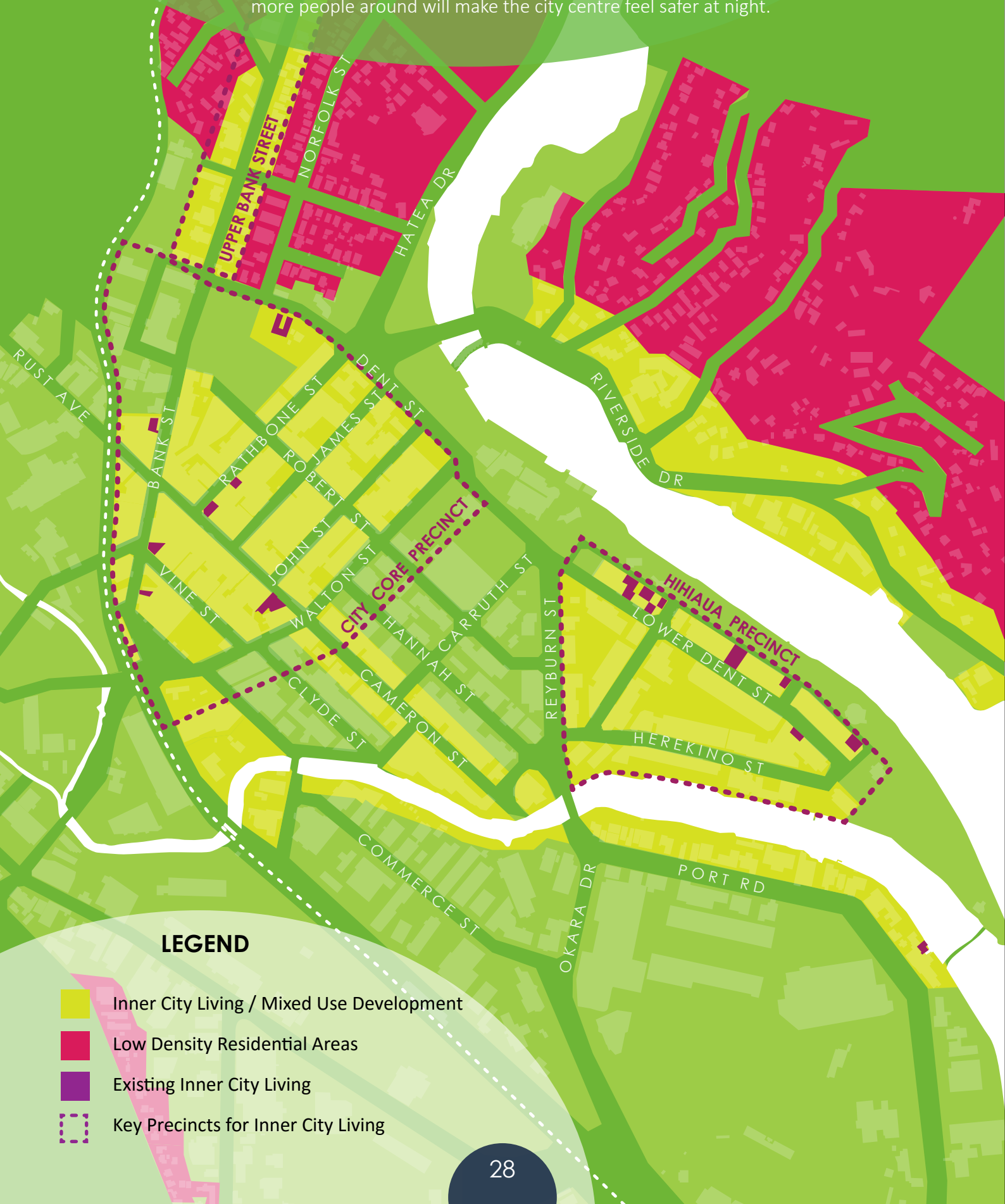




# 4 Inner City Living

Enable inner city living to create a vibrant urban community.

Inner city living will foster activity in the city centre and having more people around will make the city centre feel safer at night.



## LEGEND

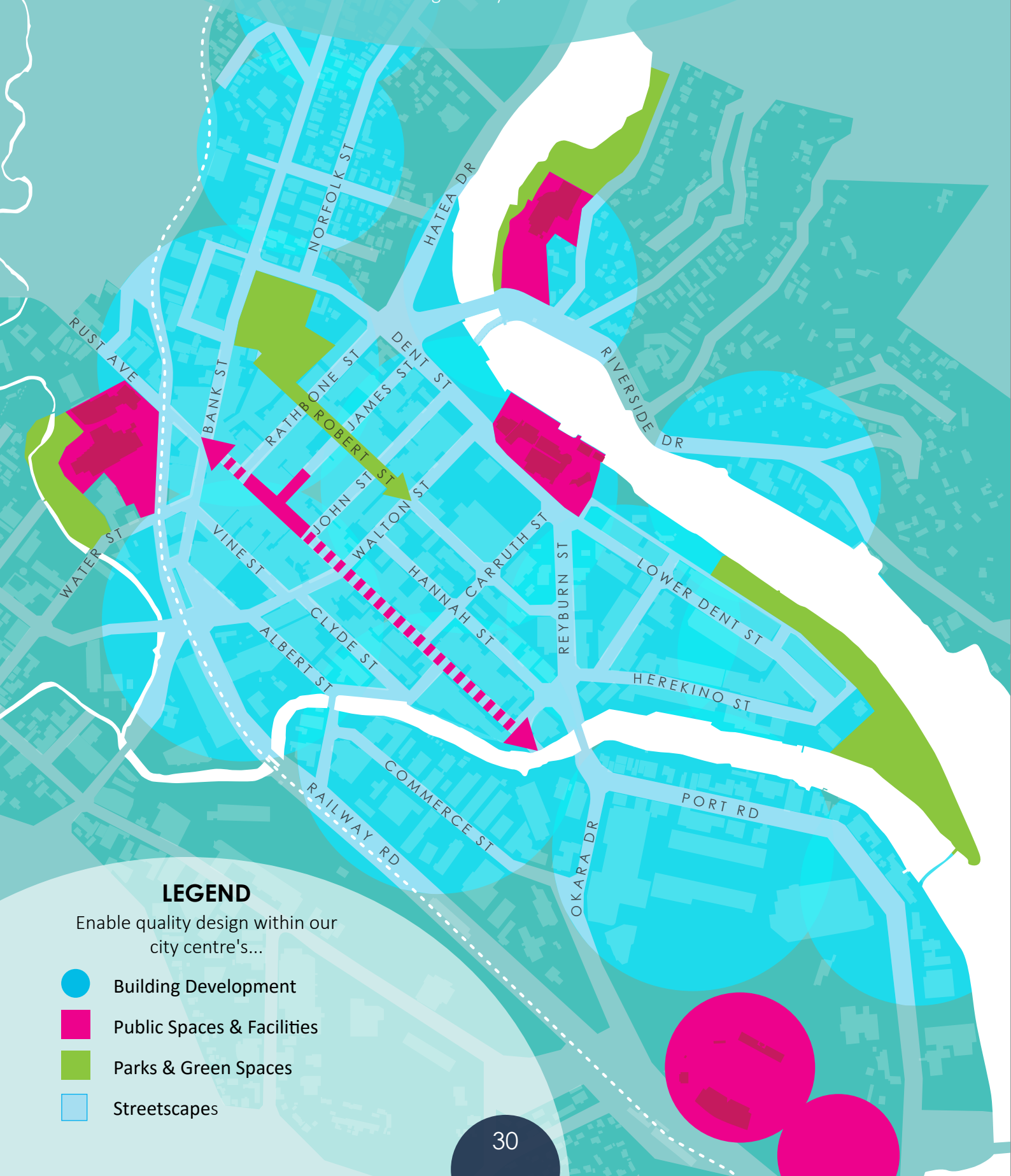
- Inner City Living / Mixed Use Development
- Low Density Residential Areas
- Existing Inner City Living
- Key Precincts for Inner City Living



# 5 Quality Design

**Ensure quality design is delivered across all our public spaces and private development.**

Enabling best practice within all of our council projects as well as encouraging good design within private developments will create an attractive and energetic city centre.



## LEGEND

Enable quality design within our city centre's...

- Building Development
- Public Spaces & Facilities
- Parks & Green Spaces
- Streetscapes

## STREET TREES & LANDSCAPING

Invest in quality landscaping and street trees where they do not interfere with underground infrastructure.



## DEVELOP A DESIGN PALETTE

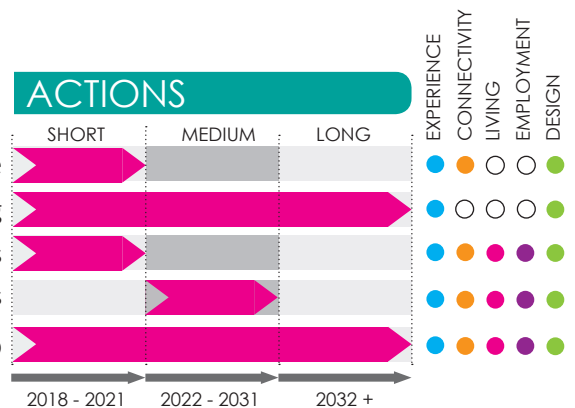


Develop a design palette to inform our city's identity and be used for all new street furniture, lighting, pavement etc., creating a consistency across the city centre.

Develop design guidelines to enable and encourage high quality development on private land as well as informing council infrastructure in public places.

## URBAN DESIGN GUIDELINES

Develop a Design Palette  
Street Trees & Landscaping  
Urban Design Guidelines  
Green Spaces  
Design Leadership



Identify opportunities for new green spaces within our city centre or enhancing existing public spaces with planting, including our streets.

## GREEN SPACES



Ensure all council development and infrastructure is of high quality design and meets best practice. Council takes a lead role in facilitating good design outcomes.

## DESIGN LEADERSHIP



Umbrella Sky Project, Agueda, Portugal

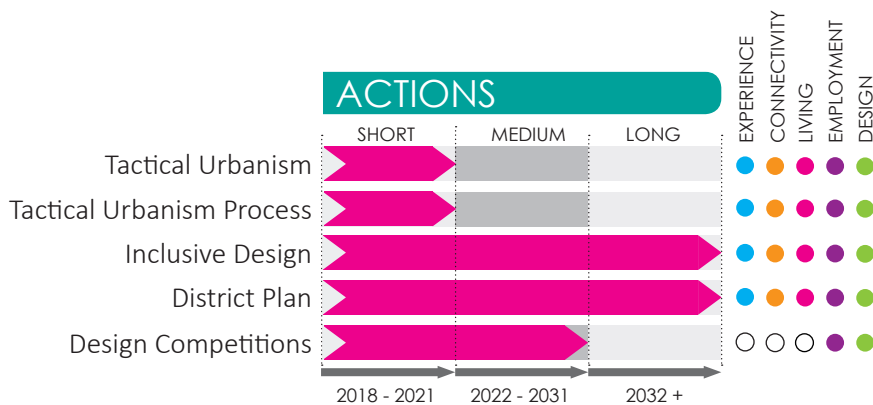


TACTICAL URBANISM

Work proactively with the community and businesses to identify, design and implement tactical urbanism (see page 39) which meet the outcomes of the Whangarei City Centre Plan.

TACTICAL URBANISM PROCESS

Establish an easy to use and consistent process to enable tactical urbanism opportunities with an appropriate capital budget (see [page 39](#)).



INCLUSIVE DESIGN

Hatea Loop Opening Day, Whangarei



Ensuring all council and private developments are accessible by people of all ages and abilities.

DESIGN COMPETITIONS

Host design competitions with private enterprise and tertiary education to encourage quality development in our public spaces.

DISTRICT PLAN

Ensure the District Plan rules enable the Whangarei City Centre Plan's short, medium and long term actions.





# 6 Waterfront

**Maximise the use of our waterfront as a key destination and focus for redevelopment.**

The waterfront includes an experience focused hub of cafés and restaurants, public spaces for all ages. By expanding on these amenities we create more for our residents and visitors.



## LEGEND

- Waterfront Precinct Area
- Town Basin
- Existing & Future Green Space
- Hatea Loop & Future Blue / Green Network
- 1 Hundertwasser Wairau Maori Arts Centre
- 2 Hihiaua Cultural Centre
- 3 Marina
- 4 Future Carpark to Park Project
- 5 Future Pohe Island Projects

Develop an urban park to activate the waterfront, strengthen the connection to the city centre and enhance the new Hundertwasser Wairau Maori Arts Centre.

CARPARK TO PARK PROJECT



WATERFRONT PRECINCT PLAN



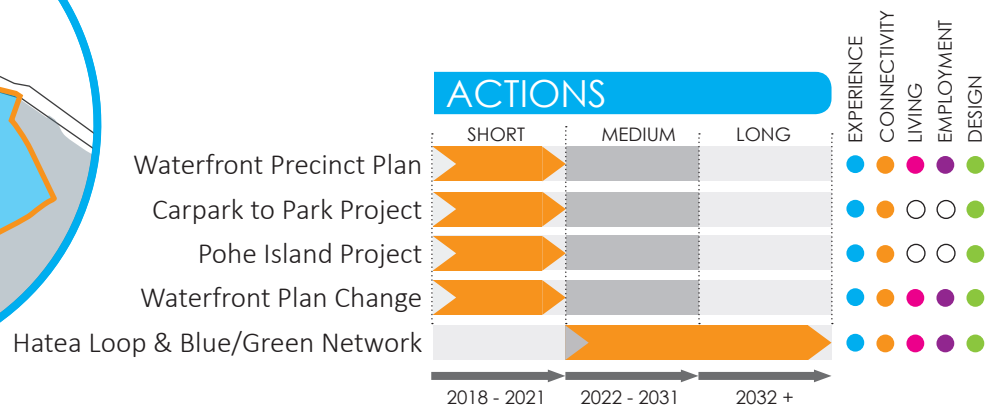
Prepare a detailed precinct plan for the waterfront to be used as a tool for future land use planning and guide development, urban design and set a brief for future projects.

Develop an active recreational area on Pohe Island which will become a destination for the district.

POHE ISLAND PROJECT

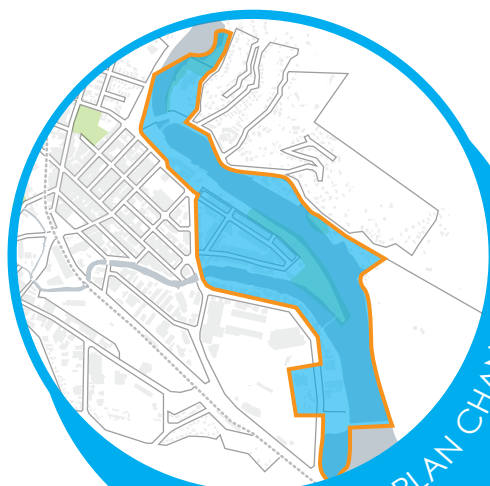


## ACTIONS



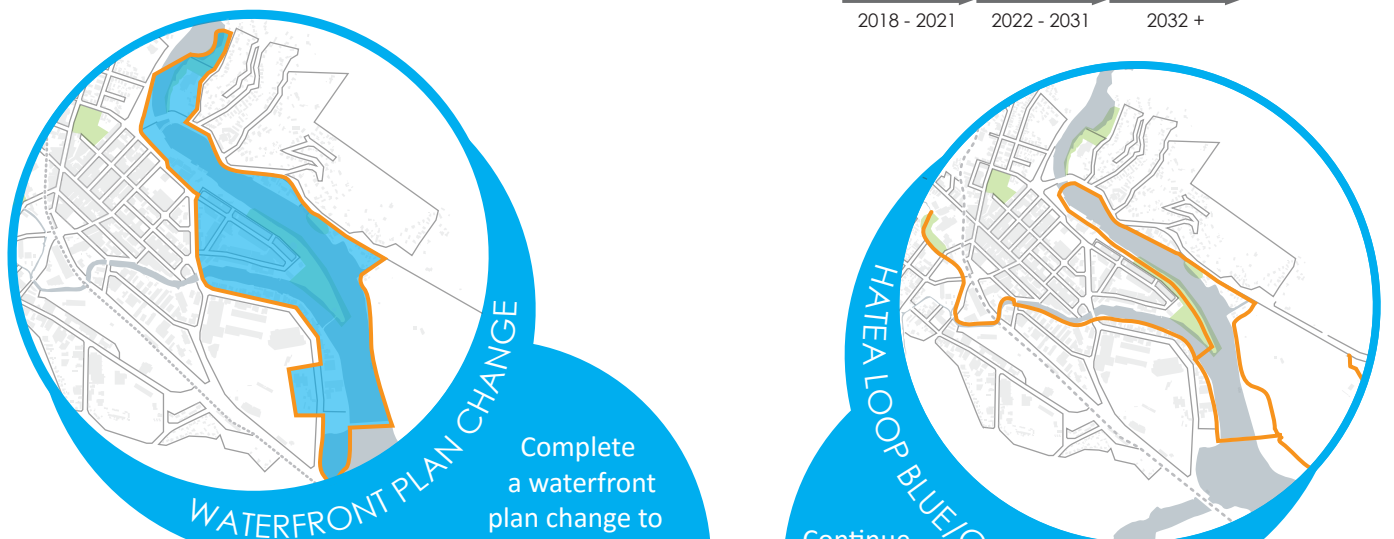
WATERFRONT PLAN CHANGE

Complete a waterfront plan change to ensure the waterfront remains a successful hub for recreation, culture and tourism within the Whangarei city centre.



HATEA LOOP BLUE/GREEN NETWORK

Continue to develop the Blue/Green Network along Waiarohia Stream to connect the Hatea Loop to the city centre.



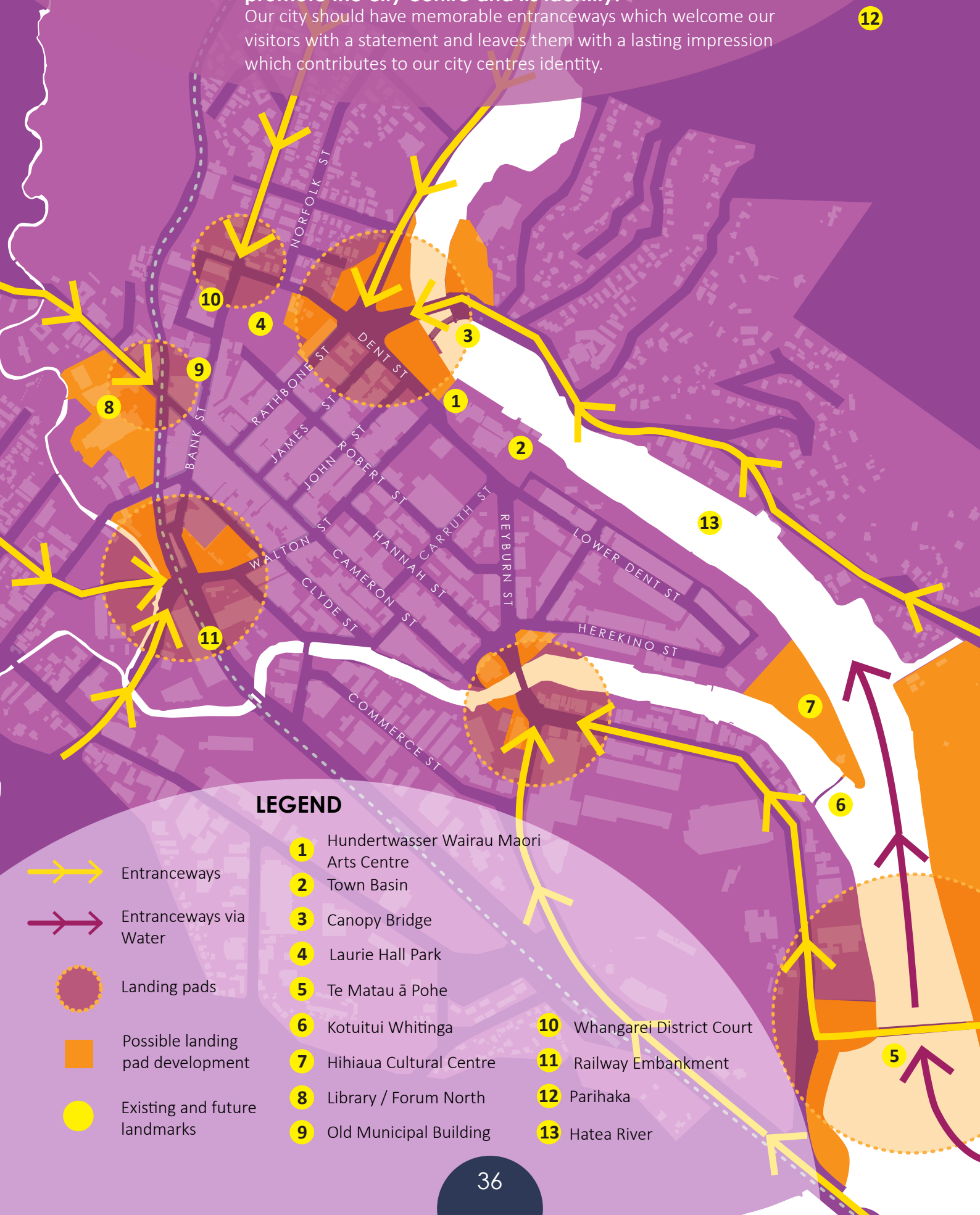


# 7

## Entranceways

Create attractive entranceways at key locations to promote the city centre and its identity.

Our city should have memorable entranceways which welcome our visitors with a statement and leaves them with a lasting impression which contributes to our city centres identity.



### LEGEND



Entranceways



Entranceways via Water



Landing pads



Possible landing pad development



Existing and future landmarks

- |   |  |    |                          |
|---|--|----|--------------------------|
| 1 | Hundertwasser Wairau Maori Arts Centre | 10 | Whangarei District Court |
| 2 | Town Basin                             | 11 | Railway Embankment       |
| 3 | Canopy Bridge                          | 12 | Parihaka                 |
| 4 | Laurie Hall Park                       | 13 | Hatea River              |
| 5 | Te Matau ā Pohe                        |    |                          |
| 6 | Kotuitui Whitinga                      |    |                          |
| 7 | Hihiaua Cultural Centre                |    |                          |
| 8 | Library / Forum North                  |    |                          |
| 9 | Old Municipal Building                 |    |                          |

## INTUITIVE WAYFINDING

Develop a network of wayfinding tools, such as signs, information points and digital apps, to help visitors navigate their way around. Identify and create city centre landmarks.

## BUS STATION LOCATION



Consider the best location and upgrade the bus station. Redevelop Rose Street Park as an entranceway and public space that facilitates a pedestrian connection between Water Street carpark and the city core.

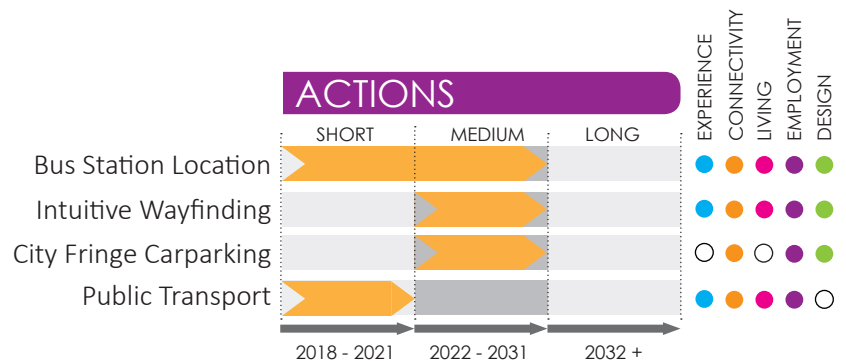
Investigate the need for further carparking located on the city fringe with high quality pedestrian connections throughout our city centre.

## CITY FRINGE CARPARKING



John Street Carparking Building, Whangarei

## ACTIONS



Actively support, promote and improve our public transport network, to reduce private vehicle use into and through our city centre.

## PUBLIC TRANSPORT



# TACTICAL URBANISM



Street Painting by Lang-Baumann



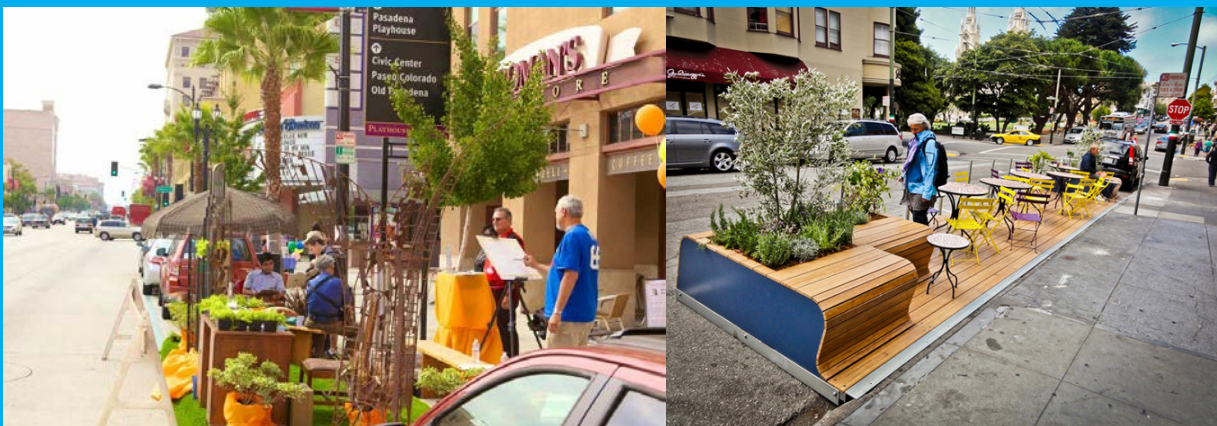
SEART - Sylvia Park underpass, by Isthmus



Glasgow's Parnie Street was re-imagined to encourage play



Painted Staircase, Syria



Parklets, established in San Francisco, are created when parking spaces are turned into temporary parks



Paihia Piano, Bay of Islands





"Yarn Bombing" in Seattle WA, and Whangarei



Canopies of umbrellas and beach balls in Agueda, Portugal



Polka dotted streets in Chicago



## Short term action to create long term change...

Our city centre is continually changing and most projects require a substantial investment over a medium to long term time frame. Tactical Urbanism uses quick, temporary and low-cost changes to bring fun and vibrancy to urban spaces. Projects are typically low-cost and low-risk with the potential for high rewards.

Tactical urbanism is used in cities all around the world to advance long-term community and economic outcomes for streets, walkability, connectivity and public space improvements. The Whangarei City Centre Plan will promote tactical urbanism with community and business groups creating projects unique to Whangarei and our sense of identity.



Coloured Boardwalk, Town Basin, Whangarei



# Glossary

**Active Frontage** – how a building contributes positively to a commercial street. The ground floor of a building should be designed so that it opens to the public, creating a visual interaction between the inside and the outside.

**Affordable Housing** - Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

**Amenity** - Aesthetic or other characteristics of a development (natural or man-made) that increase its desirability to a community or its marketability to the public. Amenities may include things such as a unified building design, recreational facilities, security systems, views, landscaping and tree preservation, attractive site design, permanent open space, public art, etc.

**Balanced Movement Network** - Street right-of-ways designed and operated to enable safe, attractive and comfortable access and travel for all users. Pedestrians, cyclists, motorists and transit riders of all ages and abilities can safely and comfortably move along and across a complete street.

**Corridor Plan** – A plan which sets a brief for a specified road right-of-way which provides a significant opportunity for creating vibrant pedestrian and transit oriented places, through investment in hard and soft infrastructure, infill building and redevelopment.

**Development Incentive** – A measure that can be taken, usually by a governing agency, to encourage certain types of developments.

**High Density Land Use** - Compact or clustered development, resulting in a higher overall number of units built in the same area and possibly reducing the demand for development in other areas. Higher densities can be achieved by building homes on smaller lots, by building attached homes (rowhouses) or by building multifamily structures (apartment buildings).

**Landing Pad** - An arrival point that signals the start of a new landscape, neighbourhood, or area and defines the arrival point as a destination.

**Legibility / Intuitive Wayfinding** - effective, accessible navigation through the use of signage and design elements. Good intuitive wayfinding suggests that the environment can be easily read and understood and that ultimately it is easy for people to formulate their own mental map of the environment. They become confident about being able to find their way around.

**Low Density Residential** – Single family housing on large residential sections. This can be single family detached housing or town houses.

**Master Plan** - A document that describes, in words with maps, an overall development concept. The master plan is used to coordinate the preparation of more detailed plans or may



be a collection of detailed plans. The plan may be prepared by a local government to guide private and public development or by a developer on a specific project.

**Mixed Use** - Mixed use development is a type of urban development that blends residential, commercial, cultural or institutional uses, and that provides pedestrian connections.

**Open Space / Green Space** - Open space is an open piece of land that is undeveloped and is accessible to the public. Open spaces can include green space, public spaces, playgrounds as well as our streets. Open space can provide recreational areas, key connections and spaces for relaxation and interaction. Open space and green spaces can enhance the beauty and environmental quality of neighbourhoods and cities.

**Orphaned Spaces** - underutilized spaces in our city centre, lacking pedestrian activity, in need of economic development and an improved quality of public life.

**Passive Surveillance** - Natural surveillance which limits the opportunity for crime by increasing the perception that people can be seen. Natural surveillance occurs by designing physical features, activities and people to maximize visibility and foster positive social interaction.

**Placemaking** - Creating squares, plazas, parks, streets, and waterfronts that attract people because they are pleasurable or interesting. Landscape plays an important role in the placemaking design process.

**Precinct Plan** – Precinct planning typically involves the preparation of a blueprint for the area and often includes investigations into appropriate land use options, physical environment constraints, infrastructure requirements, community values and expectations and tenure arrangements.

**Street Trees** – Any tree that has been planted in the public right of way is a street tree. The public right-of-way width varies from street to street, but it is generally defined as the area from the street side kerb inward. Trees enhance city streets both aesthetically by framing the street and functionally by providing shade. Street trees also have the potential to slow traffic speeds by making the carriageway seem smaller.

**Tactical Urbanism** - Refer to page 39.





**WHANGAREI  
DISTRICT COUNCIL**

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Ruakaka Service Centre, Takutai Place, Ruakaka

Phone: +64 9 430 4200 | Fax: +64 9 438 7632

Email: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)

Facebook and Twitter: WhangareiDC

*Photo: aerial photograph looking south-east of the city centre. November 2017*

## 4.2 New Road Name – RMA Consents – Te Mara Estate 2015 Limited

**Meeting:** Planning and Development  
**Date of meeting:** 13 December 2017  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a private right of way in the Whangarei District Council.

### 2 Recommendation

That the Planning and Development Committee approve the new private right of way off Corsair Drive to be named Thomas Elmsley Way.

### 3 Background

A road naming application by Te Mara Estate 2015 Limited has been received on 22 November 2017, for a private right of way off Corsair Drive, Maungatapere.

### 4 Discussion

The private right of way name has been considered in accordance with Council Road Naming Policy.

### 5 Significance and engagement

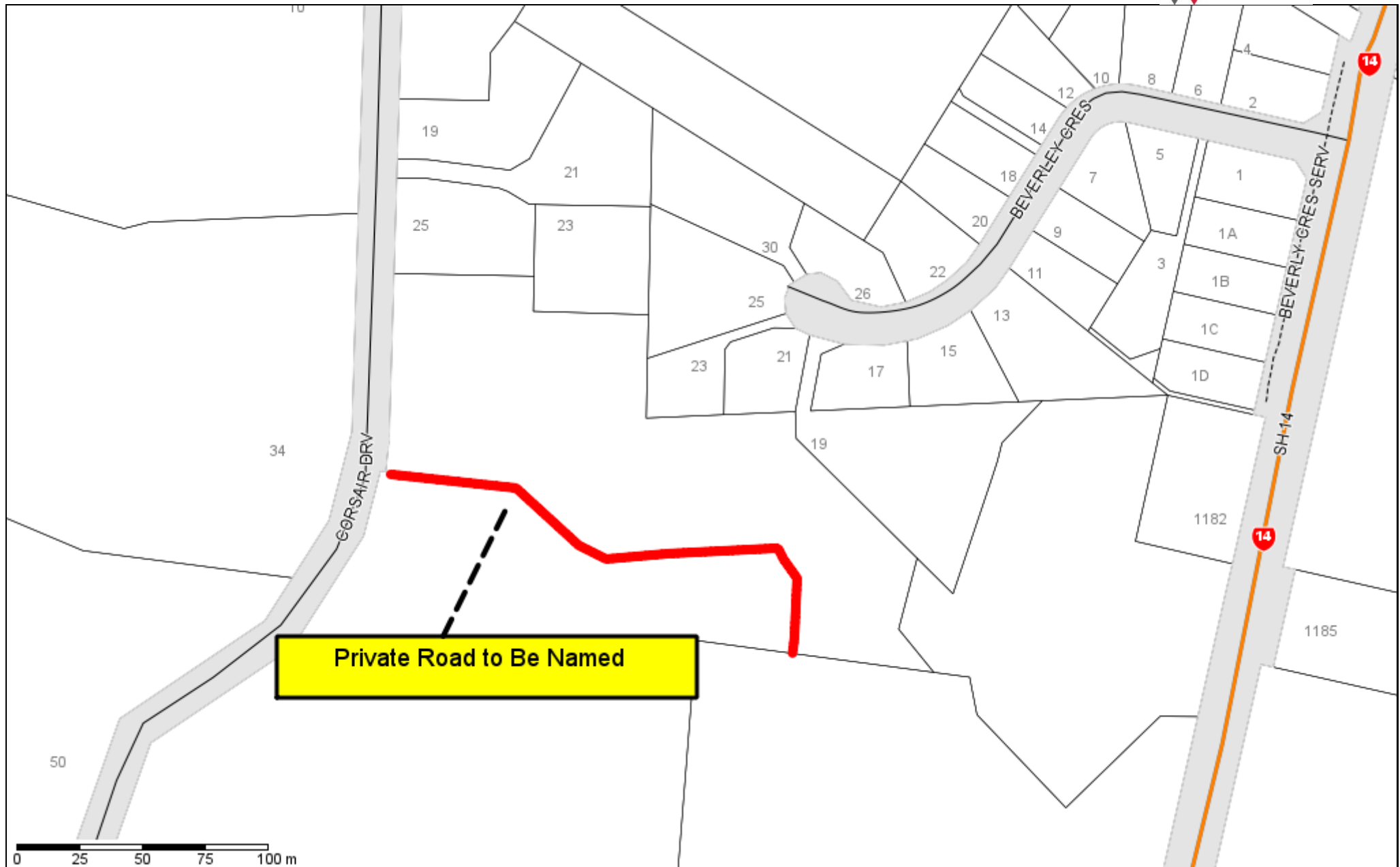
Having considered the significance and Engagement Policy, this proposal and decision is not considered significant and the public will be informed via agenda publication on the website.

### 6 Attachments

- 1) Location Map
- 2) Application for the naming of a new road – Te Mara Estate 2015 Ltd







SD1300055

Te Mara Estate 2015 Limited

Private Road to Be Named

13 December 2017  
Council Meeting





## Application for the naming of a new private Right of Way.

### Subdivision at Maungatapere

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private ROW	Thomas Elmsley Way	Maungatapere was first settled by Europeans in 1839, when Thomas Elmsley purchased 60,000 acres of land from local Maori Leader Tirarau Kukupa.	Accepted	N/A
	Tapere Lane	Derived from the name Maungatapere.	Accepted	Yes
	Avocado Lane	Area was an Avocado Orchard before the current subdivision.	Accepted	N/A

### Consultation

Consultation with residents undertaken as part of a road naming competition at the recent 2017 Maungatapere Primary School Agricultural Day. 2<sup>nd</sup> choice 'Tapere Lane' has also been approved by Councils Maori Liaison.

### Recommendation

That the new private Right of Way off Corsair Drive be named Thomas Elmsley Way.

### Document References

Location Map



## 4.3 New Road Name – RMA Consents – Marsden Cove Limited

**Meeting:** Planning and Development  
**Date of meeting:** 13 December 2017  
**Reporting officer:** Keryn Ryan – Team Leader Support (RMA Consents)

### 1 Purpose

To name a Public Road in the Whangarei District Council.

### 2 Recommendation

That the Council or committee approves the new Public Road off Stace Hopper Drive be named Maturiki Drive.

### 3 Background

A road naming application for Marsden Cove Limited has been received on 2 November 2017 for the new public road off Stace Hopper Drive, One Tree Point.

### 4 Discussion

All road names have been considered in accordance with the Council Road Naming Policy.

### 5 Significance and engagement

Having considered the significance and Engagement Policy this proposal or decision is not considered significant and the public will be informed via agenda publication on the website.

### 6 Attachments

- 1) Application for naming of a new road – Maturiki Drive
- 2) Location Map – Maturiki Drive





## Application for the naming of a public road

### Subdivision at One Tree Point

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public Road	Maturiki Drive	Maori Name for Lion Mountain on the Whangarei Heads.	Yes	Yes
	Matariki Drive	Maori name for a cluster of stars associated with the Maori new year.	Yes	Yes
	Motu Muka Drive	Maori name for Lady Alice Island in the Hen & Chicken group of islands.	yes	yes

### Consultation

Matariki Drive, Maturiki Drive and Motu Muka Drive have been approved by local iwi, Patuharakeke Te Iwi Trust Board, as of November 2009, for this subdivision.

### Recommendation

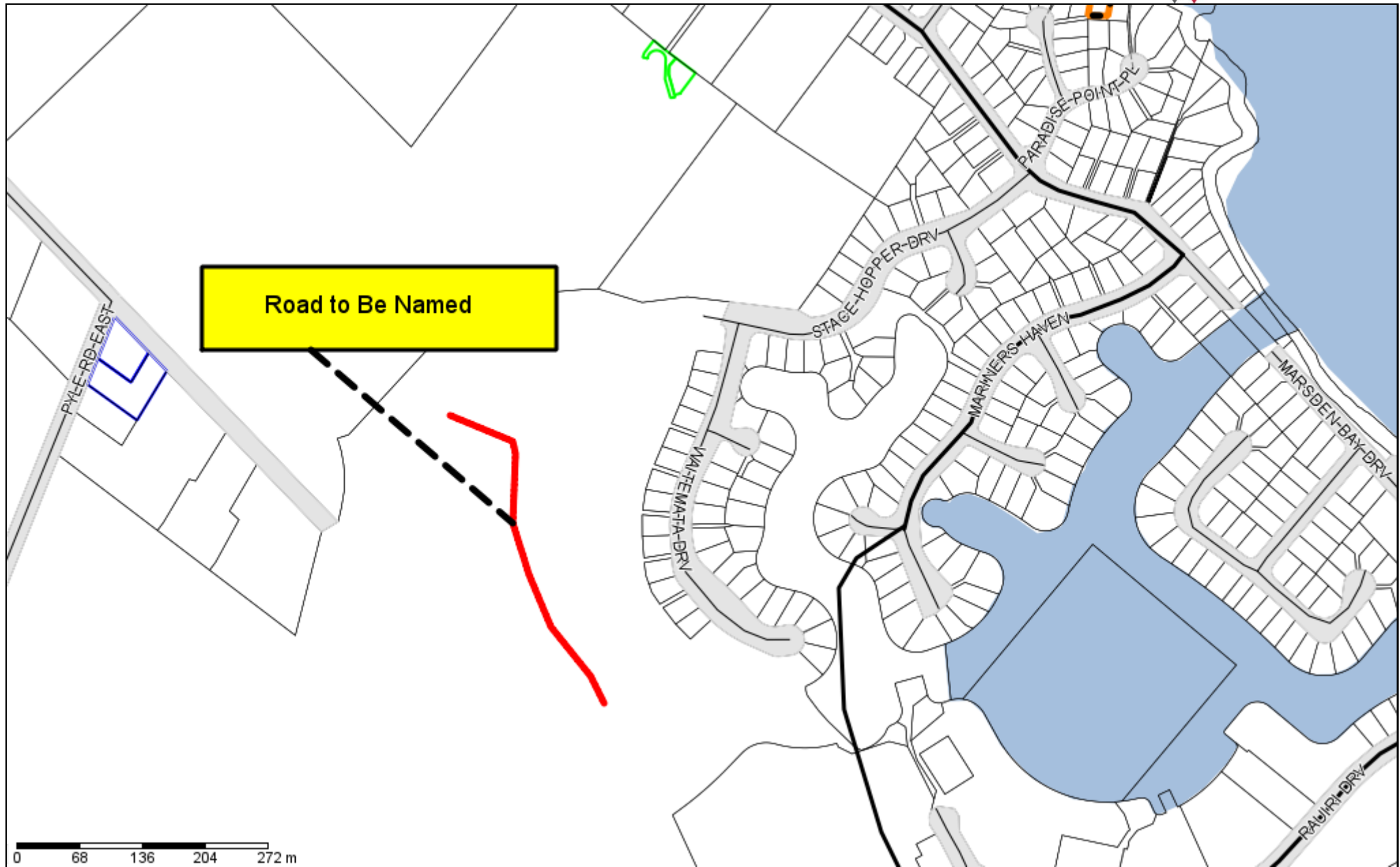
That the new public road off Stace Hopper Drive be named Maturiki Drive.

### Document References

Location Map.









## 4.4 Minerals, Landscape, Coast and Rural Plan Change Decision

**Meeting:** Planning and Development Committee  
**Date of meeting:** 13 December 2017  
**Reporting officer:** Melissa McGrath, District Plan Manager

### 1 Purpose

To adopt the report and recommendation of the Hearing Panel relating to Council-initiated plan changes (PC102: Minerals, PC114: Landscapes, PC87: Coast, PC85: Rural Area, PC85A: Rural Production Environment, PC85B: Strategic Rural Industry Environment, PC85C: Rural Village Environment, PC85D: Rural Living Environment, PC86A: Rural Urban Expansion Environment and PC86B: Living 1 and 3 Rezoning) and to authorise notification of the plan change decision.

### 2 Recommendations

That the Planning and Development Committee:

- a) adopts the report and recommendations of the Hearing Panel dated 23 November 2017 on proposed Plan Changes PC102, PC114, PC87, PC 85 A – D and PC86A & B, in accordance with Clause 10 of Part 1 of Schedule 1 of the Resource Management Act 1991; and
- b) resolves to publicly notify Council's decision on PC102, PC114, PC87, PC 85 A – D and PC86A & B, in accordance with Clauses 10 and 11 of Part 1 of Schedule 1 of the Resource Management Act 1991.

### 3 Background

On 10 August 2016 Council notified the following plan changes:

#### **Plan Change 85 – Rural Area (PC85)**

PC85 proposes to identify the environmental expectations and outcomes for rural areas through the proposed Rural Area (RA) objectives, policies and performance standards (which apply to all of the proposed Rural Environments).

#### **Plan Change 85A – Rural Production Environment (PC85A)**

PC85A proposes to replace the existing Coastal Countryside Environment and Countryside Environment with the Rural Production Environment (RPE). The RPE seeks to provide primarily for the productive use and development of rural land and resources.

### **Plan Change 85B – Strategic Rural Industries Environment (PC85B)**

PC85B proposes to replace WDP Scheduled Activities 14, 15 and 16 with the Strategic Rural Industries Environment (SRIE). The SRIE seeks to recognise and provide for the retention and managed expansion of established industries of strategic significance located in rural areas.

### **Plan Change 85C – Rural Village Environment (PC85C)**

PC85C proposes to replace existing Living 1 and 3, and Business 2, 3 and 4 Environments in the existing rural and coastal villages with Rural Village Environment (RVE) and three Sub-Environments: Rural Village Residential (RVRE), Rural Village Centre (RVCE), and Rural Village Industry (RVIE). The RVE seeks to provide for a range of activities which support village communities, while also protecting the amenity values within each Sub-Environment.

### **Plan Change 85D – Rural Living Environment (PC85D)**

PC85D proposes to rezone clusters of rural lifestyle development from Countryside Environment to Rural Living Environment (RLE). The RLE seeks to provide opportunities for the on-going development of land for rural living activities in locations that have an existing density compatible with lifestyle development.

### **Plan Change 86A - Rural (Urban Expansion) Environment (PC86A)**

PC86A proposes to rezone clusters of rural residential development in close proximity to Whangarei City from Countryside Environment to Rural (Urban Expansion) Environment (RUEE). Together with proposed Living 1 and Living 3 Environment rezoning (PC86B) the RUEE seeks to provide for the future urban growth of Whangarei City in areas that are contiguous with urban development.

### **Plan Change 86B – Rural (Urban Expansion) Living Environment Zoning (PC86B)**

PC86B proposes to rezone specific locations in close proximity to Whangarei City from Countryside Environment to Living 1 and Living 3 Environments. These proposed new residential areas will provide for projected population growth in the Whangarei district.

### **Plan Change 87 - Coastal Area (PC87)**

PC87 proposes to protect the values of the coastal environment through a new Coastal Area (CA) Resource Area overlay in the WDP. Parts of the CA are also identified as High and Outstanding Natural Character Areas. PC87 seeks to implement the Northland Regional Policy Statement 2016 (RPS) by mapping the “coastal environment” and High and Outstanding Natural Character Areas. The CA and High and Outstanding Natural Character Areas (together with the Rural Production Environment) replace the Coastal Countryside Environment.

### **Plan Change 102 – Minerals (PC102)**

PC102 proposes a Minerals Chapter. The Minerals Chapter seeks to manage mineral resources and Mineral Extraction Areas (nationally and regionally significant mineral extraction) to avoid, remedy and mitigate adverse effects on the environment from mineral extraction, and to protect significant mineral resources from constraints by conflicting land use.



## Plan Change 114 – Landscapes (PC114)

PC114 proposes a Landscapes Chapter. The Landscapes Chapter seeks to implement the Regional Policy Statement, Outstanding Natural Landscapes and Features mapping as a Resource Area overlay, and to protect Outstanding Natural Landscapes and Features.

<b>Table 1 – Chronology of Events</b>	
<b>Event</b>	<b>Date</b>
Date of public notification of plan change for submissions	10 August 2016
Closing date for submissions	4 October 2016
Date of public notification for further submissions	23 November 2016
Closing date for further submissions	20 December 2016
Hearing commences (two weeks)	3 July 2017
Right of Reply Reports circulated	8 September 2017
Hearing formally closed	13 September 2017

Pursuant to s37 of the RMA, the submission period was doubled from 20 working days to 40 working days and the further submission period from 10 working days to 20 working days. Council sent the summary of submissions directly to not only the original submitters but also to any rate payer who may have been affected by a submission seeking rezoning of their land. 530 submissions and 708 further submissions were received on the collective plan changes.

## 4 Discussion

### Hearing Panel's Recommendations

In accordance with Section 34A of the Resource Management Act 1991, Council appointed three Independent Commissioners Greg Hill (Chairperson), Bill Smith and John Williamson to hear submissions and make recommendations.

The hearing panel have provided a comprehensive report responding to all points of submission. The following provides a 'high level' summary overview of some of the more significant amendments recommended. These changes include:

- Refocusing the Rural Production Environment (RPE) to one recognising that rural production is not its sole function; that much of the land is not productive in the way expressed in the zone, that a significant number of people live and work in this environment (often on small blocks); and that it has areas of significant ecological values.
- As part of the RPE 're-focus' to change the name to Rural Countryside Environment (RCE) to better reflect its purpose (i.e. not necessarily production). A number of the objectives and policies have changed, or have been added and deleted, to reflect the re-focused RCE.

- Re-introducing Environmental Benefit Lot subdivisions, where (mainly) indigenous bush and wetlands can be protected and subdivided from the parent lot, and including objectives and policies to 'support' this activity.
- Providing for industrial and commercial activities in the RCE (and other zones) as discretionary, as opposed to non-complying, activities, with a policy 'direction' that these may be appropriate where they support or are ancillary to rural productive activities and/or support rural communities, are recreation and tourism based activities, and are of an appropriate scale.
- Increasing the permitted size of buildings in the RCE from 500m<sup>2</sup> to 2000m<sup>2</sup> (with standards), to better provide for rural productions activities.
- Refining the issues relating to "unsealed roads" including a policy direction of 'through roads' rather than cul-de-sacs and volumes of traffic, and reducing setbacks (for sensitive activities such as a dwelling) from 100 m to 30m from the road.
- Exempting mineral extraction activity located within a Quarrying Resource Area, any activity within the Strategic Rural Industry Environment and any activity within the Oil Refinery Overlay Area from being subject to the Coastal Area land use rules, with reliance on rules in the relevant underlying Environments. The relevant Coastal Area objectives and policies would still apply to resource consent applications.
- Permitting home occupations (with some conditions) in RCE and other Environments.
- Permitting minor dwelling units in the RCE, but retain the prohibited activity status for their subdivision.
- In relation to PC 87 and 114, that the directive "avoid" objectives and policies are on the identified characteristics and qualities of areas and features, rather than simply requiring the avoidance of all effects.
- To provide for the construction of a dwelling as a restricted discretionary activity (as opposed to discretionary/non-complying) where the site is either zoned Living or Rural Village and it has an Outstanding Natural Landscape Area (ONLA) over it. The purpose of this is to 'provide' for a dwelling in these Environments where dwellings are expected, but that dwelling would need to be considered in terms of the ONLA.
- To more explicitly recognise and enable mineral extraction activities in the identified Quarrying Resource Areas.
- Providing additional areas to be re-zoned Rural Village and Rural Living Environment - where we were persuaded by submitters it was appropriate to do so based on the evidence and inclusion/exclusion criteria.
- Changing the notification requirements so that the 'standard tests' of the RMA apply rather than mandatory public notification with its inherent time and cost delays.

### **Options available to Council**

Council is required to make a decision on the plan changes, based on the following two options:

1. Adopting the Hearing Panel's recommendation as Council's decision, or
2. Rejecting the Hearing Panel's recommendation and proceeding no further with the plan changes by withdrawing.

If the Council adopts the Hearing Panel's recommendation, the Council decision is required to be notified in accordance with the RMA. An appeal period of 30 working days then applies.

## **5 Significance and engagement**

Council's Significance and Engagement Policy has been considered in relation to this Agenda item.

The decisions or matters of this Agenda item do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via Agenda publication on the website.

## **6 Attachments**

Recommendations of the Hearing Panel - Under separate cover (available on request - contact Democracy Team).





## 5.1 Planning and Development Capital Projects Report for month ending 31 October 2017

**Meeting:** Planning and Development Committee  
**Date of meeting:** 13 December 2017  
**Reporting officer:** Alison Geddes (General Manager - Planning and Development)

### 1 Purpose

To provide the Planning and Development Capital Projects Report for the month ending 31 October 2017.

### 2 Recommendation

That the Planning and Development Committee:

- a) Note the Planning and Development Capital Projects Report for the month ending 31 October 2017

### 3 Background

This Report provides an update on Planning and Development Capital Projects expenditure to date compared to budget, as well as the forecast spend for the year and carry forwards against budget.

### 4 Discussion

The Capital Projects expenditure for Planning and Development as at 31 October 2017 is currently \$371k more than budget. Planning and Development is forecasting to spend a total of \$4.7m against the \$4.3m budget, with no forecast carry forwards to the next financial year.

The variance to date and forecast variance is for the purchase of the RSA Property which is being funded by the Property Reinvestment Reserve.

### 5 Significance and engagement

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website.

### 6 Attachments

Planning and Development Capital Projects Report



## PLANNING & DEVELOPMENT CAPITAL PROJECTS REPORT

AS AT 31 October 2017

(Figures include both Operating and Capital Expenditure)

	Actual YTD \$000	Revised Budget YTD \$000	Variance YTD \$000	Full Year Forecast \$000	Full Year Revised Budget \$000	Forecast (Underspent )/ Overspent \$000	Forecast Carry Forwards \$000	Total (Underspent )/ Overspent \$000
<b>Economic Growth</b>								
Twin Coast Signage	0	0	0	30	30	0	0	0
Whangarei City Entrance Signage & Beautification	4	20	(16)	89	89	0	0	0
<b>Economic Growth Total</b>	<b>4</b>	<b>20</b>	<b>(16)</b>	<b>119</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Planning &amp; Regulatory</b>								
Dog Pound Renewals	0	0	0	20	20	0	0	0
<b>Planning &amp; Regulatory Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Support Services</b>								
Central City Carpark Upgrades & Improvements	0	0	0	204	204	0	0	0
Commercial Property Renewals & Improvements	66	0	66	66	0	66	0	66
Old Harbour Board Building Development	0	0	0	1,469	1,469	0	0	0
Parihaka Transmission Mast Upgrade	0	0	0	1,003	1,003	0	0	0
Port Road Site Remediation	0	20	(20)	1,500	1,500	0	0	0
Property Purchases	340	0	340	340	0	340	0	340
Water Services Building Renewals	0	0	0	20	20	0	0	0
<b>Support Services Total</b>	<b>406</b>	<b>20</b>	<b>386</b>	<b>4,602</b>	<b>4,196</b>	<b>406</b>	<b>0</b>	<b>406</b>
<b>Total</b>	<b>411</b>	<b>40</b>	<b>371</b>	<b>4,742</b>	<b>4,335</b>	<b>406</b>	<b>0</b>	<b>406</b>





## 5.2 Planning and Development and Strategy Operational Report - December

**Meeting:** Planning and Development Committee

**Date of meeting:** 13 December 2017

**Reporting officer:** Alison Geddes (General Manager - Planning and Development)  
Jill McPherson (Acting General Manager - Strategy and Democracy)

### 1 Purpose

To provide a brief overview of work occurring, in the current financial year, across functions that the Planning and Development Committee has responsibility for.

### 2 Recommendation

That the Planning and Development Committee note the Operational report for November 2017.

### 3 Discussion

#### Planning and Development

Following on from the discussion of “tactical urbanism” during the development of the City Centre Plan and discussion around the role of the District Development Team last month, a few small-scale initiatives have been taken to enliven the city for the holiday period. These are cheap and cheerful, spontaneous actions such as putting fairy lights in the Pohutukawa at the Town Basin and “clean graffiti” popping up around town. (See further explanation of this under the section on Urban Design).

District Development is also beginning to work with business associations to help facilitate activities in commercial centres across the District.

The ex-Balance /Fertilizer stores is about to commence and will be conducted according to strict Health and Safety requirements.

We are currently working through a procurement process to seek independent strategic advice from a suitably experienced property professional (or team) on management and future enhancement of the Council’s Commercial Property portfolio, including formulating an investment strategy and advising on an appropriate delivery and governance structure. Building on the Council’s existing Property Policy, this will be a high-level strategy to provide a framework and direction for the future, particularly as we follow through on initiatives from the City Centre Plan. The project is planned to commence in February/ March next year and the Council will be consulted through the process.

The District Plan team is about to reach a major milestone with the Rural Plan change being reported to Council for sign-off this month.

Consent volumes in both Building and Resource Management remain high but have levelled off. After several months of trying, we have been able to recruit into the vacant positions in both the building and resource consent teams. Several new staff will be commencing in January next year. The contracted resources in the building area are also now fully operational and this is expected to make a significant improvement in timeliness of throughput of building consents.

Demand for enforcement of the Freedom Camping Bylaw has ramped up and it is unlikely we will satisfy all complainants with the level of enforcement provided. This is outlined in more detail in the operational report from Health and Bylaws.

## **Strategy**

A number of strategic projects have hit important milestones. The City Centre Plan is in its final draft. The Camping in Public Places bylaw has been adopted. The District Growth Model has been completed for use in developing the Long-Term Plan. The first monitoring report has been completed in compliance with the National Policy Statement on Urban Development Capacity. A “brochure” version of the Growth Strategy has been done. The whole strategy will be reviewed again once the 2018 Census is completed and the data made available.

Meanwhile work continues on the Corporate Sustainability Policy, further bylaw reviews and more.

## **4 Significance and engagement**

The decisions or matters of this report do not trigger the significance criteria outlined in Council’s Significance and Engagement Policy, and the public will be informed via report publication.

## **5 Attachments**

Planning and Development Operational Report – November.

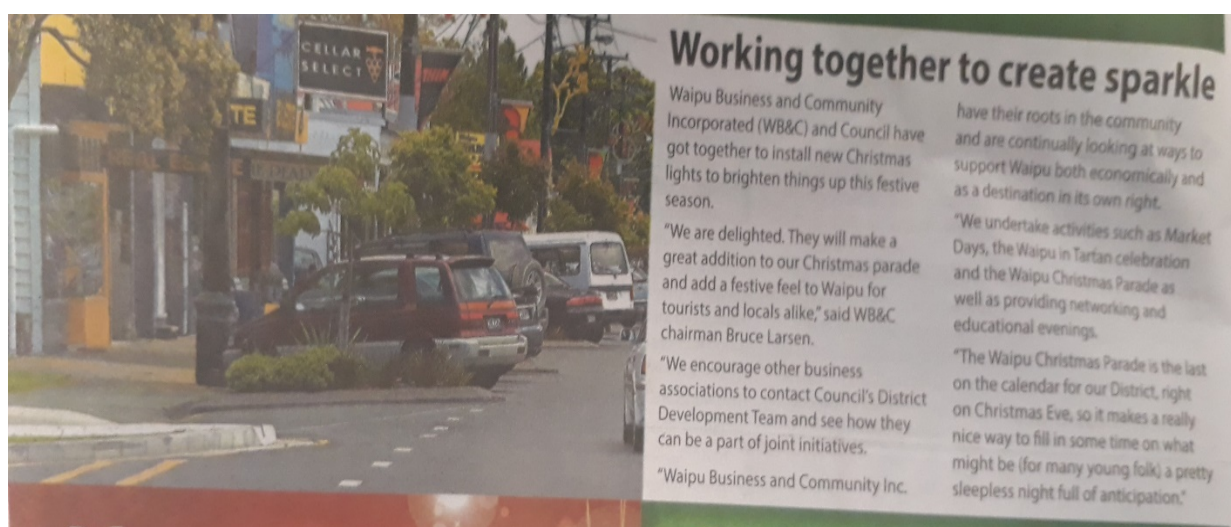
## December Operational Report – Planning and Development and Strategy and Democracy (November activities)

### District Development

District Development and Venue and Events Whangarei are working together to ensure a robust methodology is followed and adopted to measuring events, balancing the needs of community and economic return for rate paying businesses.

District Development has started capacity building with local business associations which will continue further into the New Year. Below is a copy of the press release within the 'Whangarei Leader'. There is a further article going into the Bream Bay Newsletter.

Whangarei Leader 29 November



Volunteers from across the organisation helped with a tactical urbanism initiative to put fairy lights on the Pohutukawa trees in the Town Basin.





### Fairy Lights Town Basin Pohutukawa Trees



## Urban Design

### Whangarei City Centre Plan

The Urban Designer Alicia Lawrie is continuing to develop the Whangarei City Centre Plan alongside the Strategic Planning team. Final drafts were circulated to internal staff and councillors for final comment.

### Tactical Urbanism

The District Development team are beginning to apply the initiative known as tactical urbanism around the city centre to promote Christmas and the summer months. Clean Graffiti (or Reverse Graffiti) is a method of creating temporary images on walls or other surfaces using a water blaster. Stencils have been created to apply this method in areas around the city centre and celebrate our kiwi summer Christmas.





## Economic Development

There were five new business proposals handled by the Economic Development Facilitator, to be added to the nine projects currently in a planning or work in progress phase.

The revamp of the Farmers building, which is one of these initiatives, is now near completion.

The Economic Development facilitator, Pete Gleeson, is also involved in five project teams across the organisation to which he provides input from an economic development perspective.



## Destination Development and Marketing

### Marketing Material distribution

VisitorPoint (a New Zealand wide distributor of Tourism information) has agreed to display our Whangarei Visitor Map, Whangarei Central Walks brochure and Whangarei Art and Sculpture brochure alongside our Whangarei Visitor Guide, throughout Northland for free from December 2017 to May 2018. This strengthens Whangarei's offer as a desirable visitor destination where there is much to see and do.



## Destination content

Content focused on authentic and accessible Whangarei cultural attractions was supplied for publication in the Northland Visitor Guide, Northland's official Guide that is distributed nationwide. Attractions include the Library Pou, Parihaka, the Heritage Trail (as part of the Hatea Loop - Haurahi o te Whai), Te Matau a Pohe, Mt Manaia and Otuihau – Whangarei Falls.



This is being done in conjunction with Northland Inc.

## Commercial Property

### Town Basin

Programmed maintenance at the Town Basin is now complete. Frames and concert pads for future pay and display units are in place. Refreshed road markings and signage is planned to be completed before the Christmas break in preparation for the introduction of parking charges next year.

### Fresh Air Project Whangarei

The Commercial Property Manager has contacted the Town Basin café operators and the Airport Café (The Apron), as part of Council supporting the Smoke Free Café Outdoor Dining Pilot 2018. Café tenants have been approached to volunteer trialling early next year smoke free outdoor dining. So far, the response has been very positive.

The trial will involve monitoring and interviews with operators and patrons of each business. The pilot includes a total of 13 cafes from the city centre and quayside waterfront.

### Central City Car Park

The external cleaning of the Central City Car Park is complete. "Clean graffiti" was put on the parapet of the carparking building to add a bit of fun and highlight our Districts Kiwi Christmas Summer.



### Central City Car Park



### Tactical Urbanism - 'Clean Graffiti'



## **201-209 Port Road (ex-Balance/ Fertilizer Stores)**

The public tender for the demolition of the old fertiliser Stores is now complete.

The project details include the removal of all asbestos cladding and asbestos containing material, demolition of all site buildings down to concrete slab and a full clean-up of the site (including environmental site assessment) and remediation if required.

The initial time estimates for the works have improved. Demolition works are set to begin late January and are expected to take 3-4 months

Councillors have previously raised interest in the health and safety aspects of the project, especially asbestos contamination and the compliance requirements with the Health and Safety at Work Act 2015.

The contract is specific in the following:

- Class A Asbestos Removal contractor engaged for asbestos work.
- Asbestos sheeting will be coated to with a PVA/water mixture substance (to encapsulate fibres) before being wrapped in plastic and trucked to Puwera Landfill for disposal.
- All works will be performed in accordance with the Health and Safety at Work Act 2015 and the WorkSafe Approved Code of Practice for the Management and Removal of Asbestos.
- Disruption to Port Road Traffic will be minimal. Trucks will be making left turns only.
- Fences and barriers will be used to keep the public away from the work area.
- Air monitoring to be performed at several locations around the site boundary.
- All works to be monitored by Licensed Asbestos Assessor.

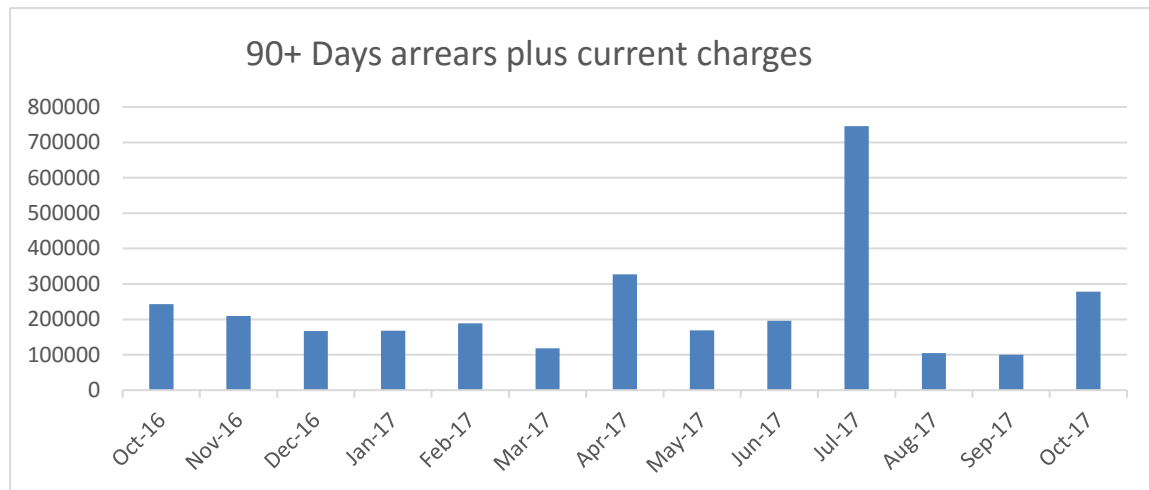
The Commercial Property Manager, Communication Team and Project Engineer are compiling a communication plan and Council Connection article to inform the public. Adjacent leases have been informed of the works as a courtesy and will be regularly updated.

## **Rent Reviews/Renewals**

Rental reviews and renewals continue in accordance with both Ground and Commercial Freehold leases. Recent Town Basin reviews are all complete.



## Rental Arrears



\*The data is reflective of the entire October invoicing cycle and includes a number of quarterly rental invoices.

## Strategic Planning

As the year draws to a close, it is a good time to reflect on the first six months of the new Strategy Department. During this period a considerable amount of work has been completed:

**Whangarei City Centre Plan** has been delivered within a 5-month timeframe. Staff will present this for adoption at the 13 December Planning and Development Committee.

**Camping in Public Places Bylaw** was adopted by Council in September following an extensive period of work and consultation.

**Whangarei District Growth Model 2017** was reviewed and finalised in September to support the development of 2018 – 28 Long Term Plan.

**Corporate Sustainability Policy** has been drafted, this will form Part 1 of our Climate Change Strategy (including the use of E-vehicles) and will be presented to Councillors in the new year.

**National Policy Statement on Urban Development Capacity** has been a high priority, this has resulted in a number of Council Briefings and the completion of the first monitoring report in October.

**Animals Bylaw and Parking and Traffic Bylaw** have been reviewed and will be presented to Council for adoption on 14 December.

**The 2018 – 28 Long Term Plan** has been supported through the completion of Environmental Scan, the Activity Profile chapters and the Strategic Direction chapter.

**The Upper North Island Strategic Alliance** has continued with momentum. A new website has been created with support from our staff. This site will go live in December.

**Kaipara Harbour Treaty Settlement** has been a long-term project, but in recent months' progress has been made with a number of meetings between Councils and Iwi.

**A Summary of Sustainable Future 30/50** has been developed and presented to Council in November. This will provide a more user-friendly version of our adopted Growth Strategy and Implementation Plan.

**Submission on the Proposed Northland Regional Plan** covered a wider range of topics and was completed through a cross council working group to meet the statutory deadline of 15 November.

Along with these projects, our department has been busy supporting various other pieces of work across the organisation.

Looking forward to 2018 the focus will shift to implementing the City Centre Plan, working through the LTP process, meeting our requirements of the National Policy Statement on Urban Development Capacity and supporting new strategy development.

The Strategy Department is working together with the Parks Department to develop a scoping document for the proposed Recreation Strategy. The scoping document will identify the purpose, timeframes and what issues will be included in the Strategy. Staff will present the scoping document to Council in February.

## **District Plan**

### **PC85 A-D, PC87, PC86 A & B, PC102, PC114**

The review and preparation of the rural, coast, landscapes and minerals plan changes recommendation reports have been a significant undertaking in the past month. Including internal consultation and preparation for formal notice of the decision in the event of adoption. The District Plan Department are fielding an increasing number of customer enquiries about the pending decision, the weighting and appeal process.

### **PC109 and PC136**

We have been working on the integration of the new Environmental Engineering Standards and the draft transport and three waters District Plan chapters.

## **Hazards**

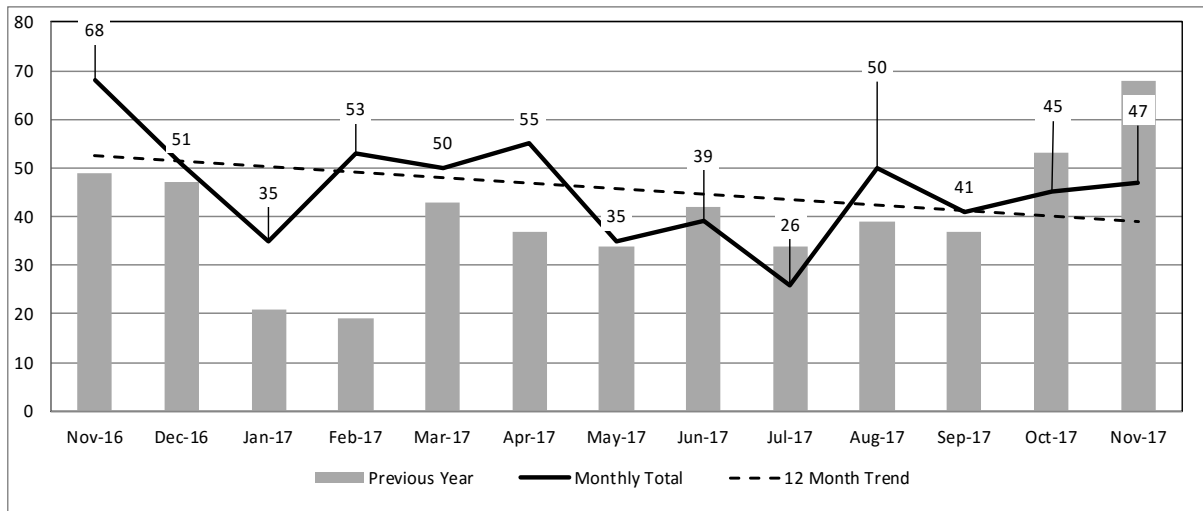
Planners (Policy and Consents) from Kaipara and Far North District Councils and Northland Regional Council attended a workshop on 23 November 2017. The finished Coastal Hazards Mapping completed by NRC, national direction from Ministry for Environment, current caselaw and best practice approaches to hazard provisions was discussed.

District Councils expressed an interest in working together towards consistent implementation of the Regional Policy Statement. A key area of focus was communication with and education of communities.

## Resource Consents

### Resource Consent Processing

November has seen a slight increase in the resource consent numbers with 47 applications received. This is less than the same time last year but is similar to the pattern of the last couple of months. It is noted that over the last 12 months there is an increase of approximately 15% in consent numbers.



### Subdivision

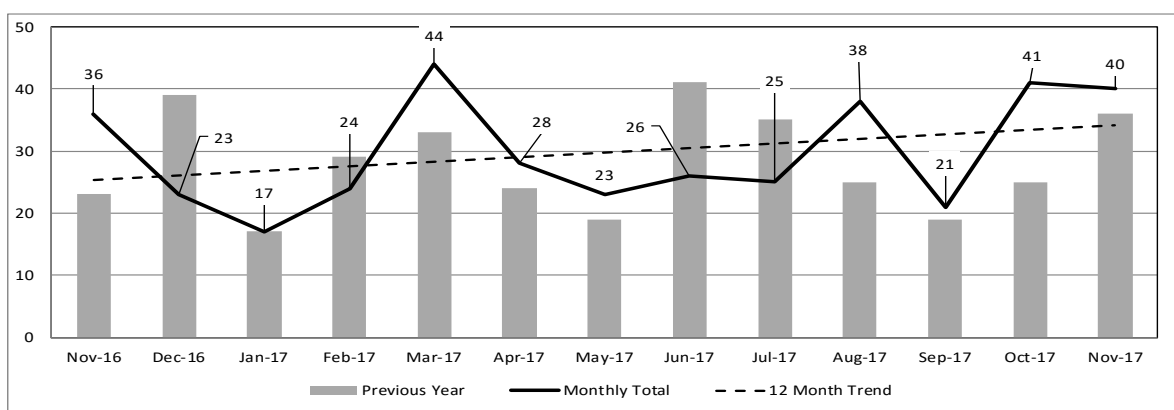
Subdivision applications equated to 62% of the total number of applications. Once again, the majority of subdivisions are rural based proposals utilising the current rules which may change as a result of the plan changes currently awaiting Council sign-off.

### Landuse

Landuse applications made up 38% of the total number of resource consents for the period. No further resource consent application has been made by Zodiac Holdings Ltd in relation to the proposed water bottling plant at Poroti (which was withdrawn last month). The application by GBC Winstone for overburden disposal from the Otaika Quarry remains suspended at the applicant's request.

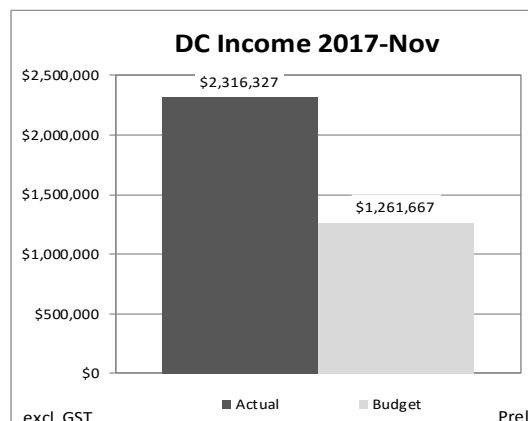
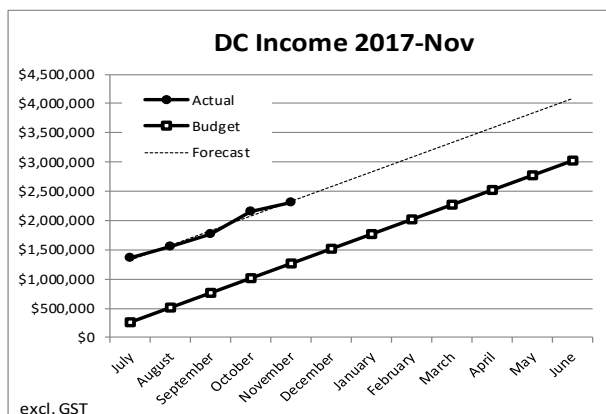
### Post-Approval

This is the 'completion' side of subdivision process with all applications processed by one staff member. Applications are divided into two phases; certification of survey plans (s223); and completion of subdivision works (s224). November has followed the recent trend of increased applications, as indicated by the positive gradient of the '12 Month Trend' dashed line on the graph



## Development Contributions

DCs received to date total \$2.3m, over \$1m ahead of the estimated budget. This is due to continued mid-scale developments completing to meet the market. The budgeted income for the end of year is a little over \$3.0M. This reflects the expected continuation development activity. As DCs recover part of the cost of past and future projects, which have or will be undertaken in anticipation of growth, this money is already allocated to those projects.



## Appeals

There are no current appeals in relation to resource consents.

## Building Control

### Building Consent Processing

Building consent have continued to show a steadiness in activity. The number of consents issued within timeframes has declined from last month's figures.

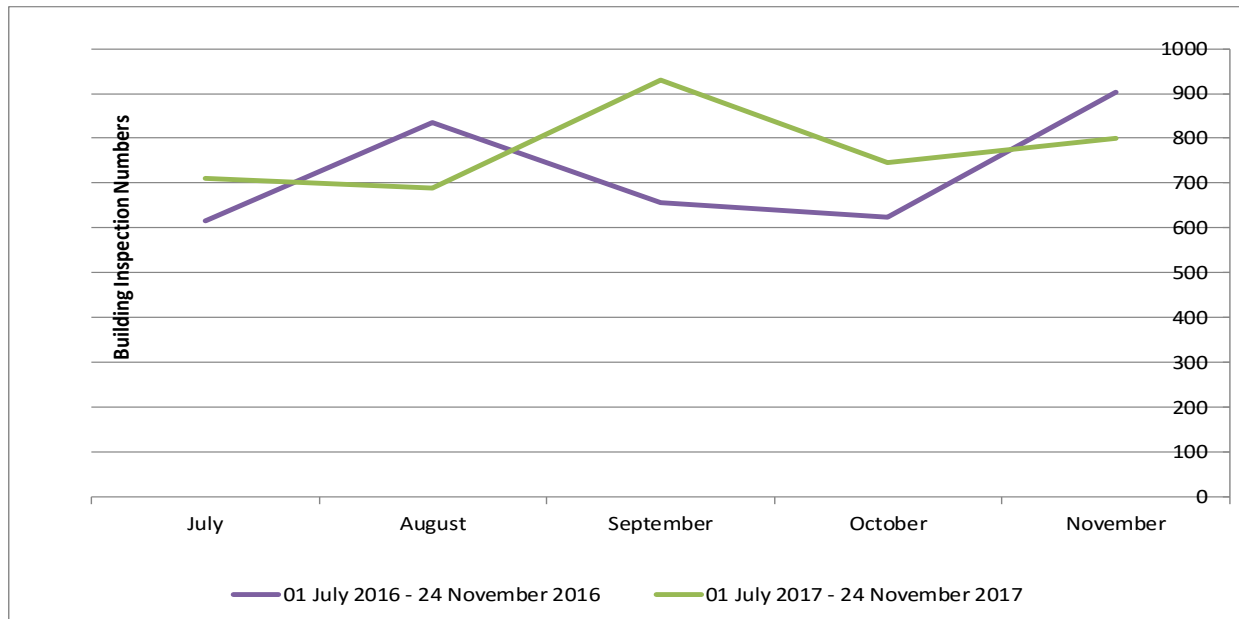
Performance Indicators			
		<b>Nov-17</b>	<b>Year's Average To Date</b>
Building Consents	Issued In 20 Days	29%	46%
LIMs	% Within 7 Days	92%	96%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	100%	96%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	98%	94%

The overflow contractor is now on-board and it is expected that this will improve performance with the statutory time frame for customers



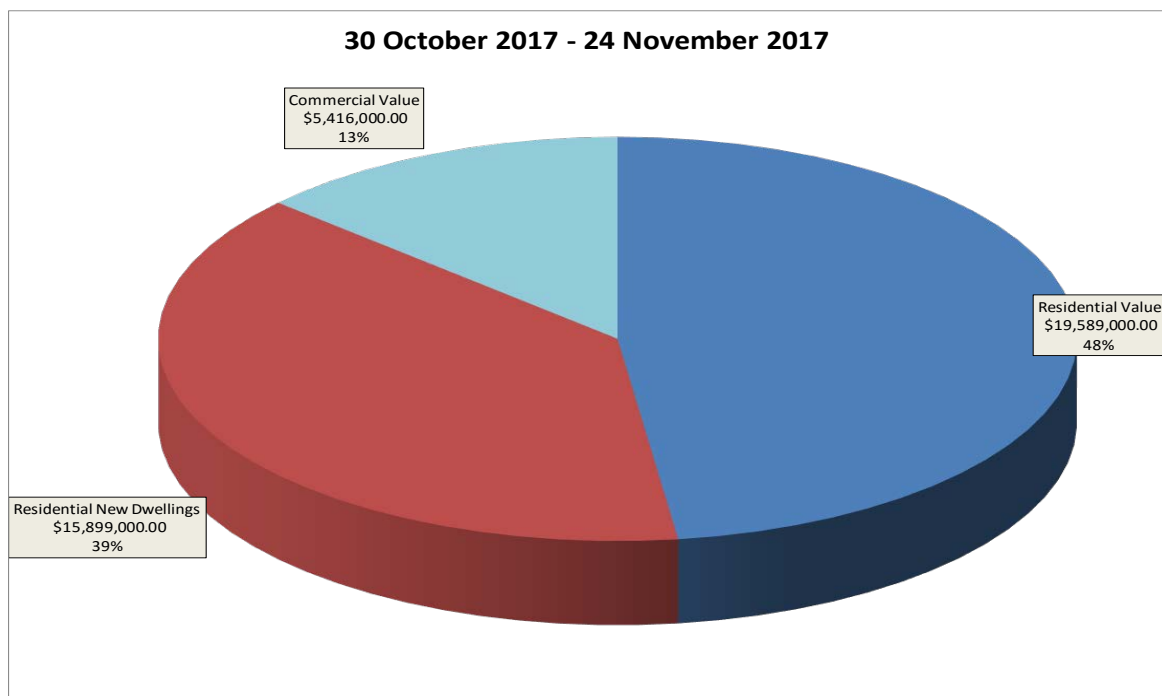
## Inspections

Inspection numbers remain. This is expected to continue and align with the building consents granted.



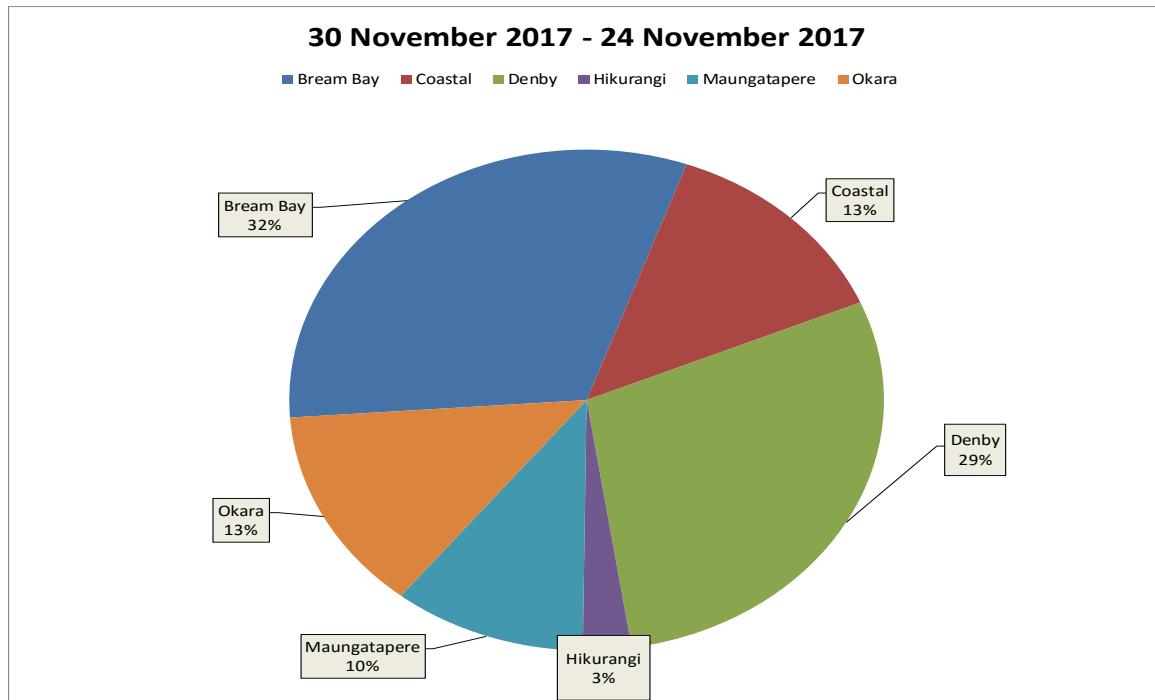
## Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 45% of all overall building work. This is a national and North Island trend in areas like Northland, Tauranga (the Bay of Plenty) and Hamilton.



## New Dwelling Trends and Wards

New dwellings have showed a steadiness. The district is showing a consistency in the wards for growth, with Whangarei City (Denby / Okara) being the largest area then Bream Bay with the remainder being coastal and rural areas. The graph below refers to volume not dollar value.



## Health and Bylaws

The implementation of the “Camping in Public Places Bylaw 2017” is progressing well. Council staff and our enforcement contractor are receiving an ever-increasing number of complaints from residents, in a number of areas, regarding alleged illegal camping or camping, which is not fully in compliance with the Bylaw. Whilst our contractor is monitoring these areas and are responding to complaints in accordance with the agreed enforcement timelines, most complainants seemed dissatisfied with Council’s agreed enforcement procedure and response timeframes for the shoulder seasons, where all sites are not visited daily and where complaints cannot be investigated on a priority 1 (immediate) response. Generally, residents are demanding daily monitoring of all sites and complaint response at a priority 1 level. Clearly, that is not possible under our existing program until 20 December 2017.

The annual Bathing Water Monitoring Program will again commence on 4 December 2017 and lasts until 8 March 2018. This year’s program, being very similar to previous years and will again see the Northland Regional Council take weekly water samples, at 29 priority bathing sites within our jurisdiction, with WDC Environmental Health Officers responding to action results, which sees follow-up samples taken by us and appropriate signage erected. Last year, we’ve had an excellent result with only one site flagging up negatively, once. Depending on rainfall patterns over this coming summer season, we have hopeful to achieve a similar result.

**RESOLUTION TO EXCLUDE THE PUBLIC**

That the public be excluded from the following parts of proceedings of this meeting.

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

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the information. {Section 7(2)(c)}
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court. {Section 48(1)(b)}.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied. {Section 7(2)(c)(i)}.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

**Resolution to allow members of the public to remain**

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

**Move/Second**

"That \_\_\_\_\_ be permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of Item \_\_\_\_\_.

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because \_\_\_\_\_.

*Note:*

*Every resolution to exclude the public shall be put at a time when the meeting is open to the public.*