

## **Council Briefing Meeting Minutes**

**Date:** Tuesday, 5 March, 2019  
**Time:** 1:00 p.m.  
**Location:** Council Chamber  
Forum North, Rust Avenue  
Whangarei

<b>In Attendance</b>	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 Innes (Chairperson) Cr Greg Martin Cr Sharon Morgan Cr Anna Murphy
<b>Not in Attendance</b>	Cr Gavin Benney
<b>Scribe</b>	Jennie Thomas (Democracy Adviser)

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Cr Innes convened the meeting.

### **1. Apologies**

Cr Benney. Cr Deeming for late arrival.

### **2. Reports**

#### **2.1 Urban and Services Plan Changes (Briefing 2)**

A presentation was given on the Urban and Services Plan Changes by Melissa McGrath (Manager – District Plan, District Plan), Robert Burgoyne (Planner, District Plan) and David Badham (Consultant Planner - B & A).

The second briefing for the Urban and Services Changes commenced with a brief recap of Briefing 1.

Robert advised that the key changes made since the first briefing was the change of name from “Nesting Tables” to “Definition Groupings.” The

Shopping Centre zone policy has been amended to remove noise and traffic times.

The Waterfront Zone policy has been amended to include ecological values and the permitted building height has been reduced to eight meters. It was clarified that the building height would be measured from the ground level. There was discussion on district rules pertaining to veranda structures and materials. The point was noted.

Comment was made on the reduction of height in the Waterfront Zone and what implications this could have for future hotel projects. Guidelines on amenity in the urban zone could be included.

David Badham continued with the presentation on the Special Purpose Zones that include:

- Port Zone (SPPO)
- Airport Zone (SPA)
- Hospital Zone (SPH)

### **Port Zone (SPPO)**

There has been ongoing consultation with Northport, Marsden Maritime Holdings and Patuharakeke. Northport have made a pre-consultation submission.

The Port Operations Area A is zoned for port related activities. The Port Management Area B provides for greater provisions for ancillary activities that compliment port operations.

It is crucial to manage the adverse effects on the surrounding environment. Patuharakeke are concerned with maintaining view shafts to cultural landmarks. There will be recognition of important cultural values and landscapes.

After feedback from Northport and Marsden Maritime the port management area will be reduced and the balance rezoned to industrial which would allow for a wider range of use.

It was queried how any further expansion would be zoned. If there was an application for reclamation a zone would then be applied. The zoning cannot include any expansions that have not yet happened.

### **Airport Zone (SPA)**

There will be a general rollover of existing provisions. There are no plans to expand in the current location. The zone provides for efficient and effective ongoing airport operations. It restricts activities that are not ancillary to airport operations.

There was query on whether there was anything that would impinge on the rescue helicopters being based at the Whangarei Airport. The Airport Chapter does not seek to change the noise and vibration chapter. After further discussion on the rescue helicopter operations at Kensington, Melissa McGrath advised that the District Plan is constrained. There is an existing activity within an existing use right.

### **Hospital Zone (SPH)**

David Badham ran the presentation on the Hospital Zone.

There has been some discussion between Council and the hospital. The hospital is currently zoned Living 1.

Legal advice has been sought as the hospital is considering a private plan change. Legally Council must proceed to review the Zone.

The Zone must provide for existing and future health and medical activities. It must avoid establishment of activities not related to the hospital and provide for larger buildings while managing adverse effects on the surrounding environment.

Council has the option of either rejecting, accepting or adopting a private plan change. The private plan change could be assimilated into our process. Council's plan change process could cause timing issues for the hospital. The hearing process can be very drawn out. If the private plan change was adopted, we could withdraw part of our special hospital zone. Alternately, the hospital could also submit on our process.

It was noted that the title 'Hospital Zone' should also reference other services that the hospital provides, for example the outreach services. There are definitions in the National Planning Standards (NPS) which provide for a wide range of activities but also still restrains certain things. For example, industrial and residential are excluded. We are unable to change the name of the zone as it is set by the NPS.

It was queried if other hospital zones in Whangarei, including the Kensington Hospital, should be part of the SPH. This has been investigated and advice is they should not be included at this stage. It is a question of scale. Hospital zones are defined under the NPS. It was suggested and noted that a discussion should be had with the board at the Kensington Hospital.

There was discussion around the appropriateness of Council supporting a private plan change from the hospital. If a private plan change was lodged it would be processed as quickly as was possible. If it were to become operative before the Urban and Services Plan Changes then our SPH would be removed – there would be no double up.

There was a query relating to the increased traffic movements on the state highway and how this was dealt with in the zoning rules. The hospital would still be subject to the district wide chapter for roading.

It was queried what feedback had been received so far from the hospital in relation to the rules. There has been discussion with the hospitals representative Ian McAlley who has reviewed the provisions and there have been some changes made. The hospital would like the ability for taller buildings in some cases but their responses have not provided enough evidence to justify this. The private plan change may provide technical justification for this request. There will be ongoing consultation with hospital representation.

## **Open Space Zones –**

Melissa advised that currently there is only one zone and the NPS requires us to have three. These zones are:

### **Conservation Zone (CON)**

This zone is for conservation and protection of natural resources. DOC land and bush covered reserves are included in this zone. There will be low levels of development. The zone will allow for walkways, tracks, campsites and access to coastal areas. The zone will facilitate strong recreational, conservation and cultural activities.

### **Open Space Zone (OS)**

This zone will incorporate main local parks and more informal outdoor recreational activities. It is smaller in size and lower levels of development are provided for.

### **Sport and Active Recreation Zone (SAR)**

This includes our major sports fields and parks such as Kensington park. It also includes community halls, boat ramps and hard-court areas. This zone allows for a high level of development. After previous discussions with elected members, commercial activities associated with sports and recreation have been further considered and included.

## **District Wide Chapters –**

### **Three Waters Management (TWM)**

There has been little change to the Three Waters Management which includes waste, storm and drinking water.

The engineering standards are no longer referenced in the chapter. The applicable content has been included in the chapter.

Key components:

- Ensures sites manage stormwater and wastewater and have access to drinking water.
- Requires connection to public reticulated services where available.
- Requires comprehensive, low-impact approach to three waters management for larger scale development.

There was some concern expressed on the wording in relation to the requirement to connect to a reticulated system for drinking water.

It was queried if using the word 'encourage' green infrastructure and low impact and water sensitive design was strong enough and whether we should be 'promoting' instead.

### **Transport (TRA)**

The Transport Chapter introduces a district wide chapter to manage:

- Roading and right of way design
- Vehicle crossing and access design
- Off-street parking

Key components:

- New national roading hierarchy
- Review of parking standards
- Promotion of walking, cycling and public transport
- Update to landscape requirements
- Requires Integrated Transport Assessments

There were queries around manoeuvring on site and reversing onto the road. It was questioned whether escooters should be referenced and there was some discussion on the number of houses on a private road that triggers vesting to a public road.

The minimum square meterage for root area for tree planting within parking areas was queried and will be checked.

Who would be responsible for paying for the charging station for electric vehicles per 50 parks was questioned and confirmed as the developer constructing the parking area.

## **Earthworks (EARTH)**

The Earthworks chapter will introduce a district wide chapter to manage land instability and compaction. Similarly to other chapters, the engineering standards will not be referenced. It enables subdivision that is in accordance with engineering reports.

## **Lighting (NL)**

A briefing has already been held on lighting and signs but were put on hold while the Rural Plan Change was being worked through. The NPS requires for there to be both a Lighting and Signs chapter. The lux levels have been updated in accordance with NZ standards and a new standard template is used.

## **Signs (SI)**

There are different signage limits for ranges of zones. There are specific controls around illuminated signs. The chapter provides for health and safety, road and community signage. The chapter will encourage shared location of signage for example sign parks. There will be controls on signage on scheduled heritage buildings.

There was discussion and notice taken of the signage needs for the Northland Events Centre.

## **Next Steps**

The feedback received from the briefings will be considered.

The chapters, mapping and reports will be finalised.

The Urban and Services Plan Change will ideally come back to the Planning and Development Committee meeting in April for approval for formal notification.

In May the plan change will be formally notified for twice the notification period required.

Melissa advised that this was an ambitious timeframe but the feedback received is there is a need to move this forward to assist with good urban design and the lack of flexibility at present.

A request was made for a readable map of the actual zones which could be used for feedback. Staff to provide.

## **3. Closure of Meeting – The meeting concluded at 2.21pm.**