

20/20 Inner City Revitalisation Committee

Notice of Meeting

A meeting of the 20/20 Inner City Revitalisation Committee will be held in the Council Chamber, Forum North, Whangarei on:

**Tuesday
6 October 2015
9.00am**

Committee of:
Council

Committee
Cr P R Halse (Chairperson)
Her Worship the Mayor
Cr S J Bell
Cr C M Hermon
Cr G C Innes
Cr B L McLachlan
Co opted Member Mike Kake

20/20 Inner City Revitalisation Committee

Terms of Reference

A Committee of Council

Chairperson

Councillor P R Halse

Members

Mayor

Section 41A(5) of the Local Government Act 2002 provides that the Mayor is a member of each committee of the territorial authority.

Councillors S J Bell, C M Hermon, G C Innes and B L McLachlan

Co opted Member: Mike Kake

Terms of Reference

1. To research and co-ordinate plans for the revitalisation of the Inner City and Town Basin.
2. To oversee implementation of the Cycleways and Walkways strategy.
3. To oversee specific Sense of Place projects.
4. To oversee dredging programmes.
5. To report to Council as required.

1. 201 Port Road Visual Representation

Reporting officer Mike Hibbert (Property Manager)

Date of meeting 21 September 2015

Vision, mission and values

This item is in accord with Council's vision, mission and values statement by protecting the natural amenity to the districts residents, rate payers and visitors.

Purpose

To determine whether Council retain a portion of the Council owned "Ballance site" to protect the view shaft, so the remainder of the site can be made available for future development.

Background

In December 2014 Council secured the freehold title of the property at 201 Port Road commonly known as 'The Ballance Site'. Due to the site's proximity to the water and location adjacent to Te Mataua a Pohe, and Kioreroa/Port Road intersection, the form of future development of the site is important to the city.

Protection of vistas/sightlines

A visual representation of views has been developed and is presented in attachment 1. It is important to take advantage of such views to determine the appropriate sightlines prior to future development. The 'photoshop' imagery takes into account the panorama view from the Kioreroa Road /Port Road intersection extending towards the small jetty on the waterside of the site and includes the removal of some of the existing building structures.

The resulting sightline presents an indicative boundary to consider when development opportunities arise. This indicative boundary allows views through to the water and Parihaka while not seriously compromising the development opportunity. Any future development will require a formal boundary adjustment to be completed as part of the proposal.

Significance and Engagement

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

Recommendation

1. That the information be received.
2. That Council confirm the indicative boundary adjustment (as outlined in attachment 2 to the agenda report) for future development opportunities.

Attachments:

1. [View to Hatea River Bend and Te Matua a Pohe](#)
2. [Aerial View of Ballance site and indicative boundary.](#)

VIEW TO HATEA RIVER BEND AND TE MATAU A POHE

1178_HateaPhotosimulation_20150830



The view north east from approximately 200m up Kioreroa Road (by RD1 carpark entry).



Looking towards the Hatea River from approximately 50m up Kioreroa Road (just beyond the access into Placemakers).

prepared by



VIEW TO HATEA RIVER BEND AND TE MATAU A POHE

1176_matau@photomontage.com_20150830



The panorama across the Port Road / Kioreroa Road intersection from Te Matau a Pohe to the south east edge of Pohe Island



The same view as above with part of the Balance buildings removed

prepared by





RESOLUTION TO EXCLUDE THE PUBLIC			
Move/Second			
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:			
General subject of each matter to be considered		Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing this resolution
C.1	Strategic Planning	Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:		
Item	Grounds	Section
C.1	To enable the Committee to carry on without prejudice or disadvantage commercial activities	Section 7(2)(h)

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.