District Planning and Regulation Committee

Agenda

Tuesday 24 September 2019

1.00pm

Waimakariri District Council Chambers 215 High Street
Rangiora

Members:
Cr Dan Gordon (Chairperson)
Cr Neville Atkinson
Cr Wendy Doody
Cr John Meyer
Cr Sandra Stewart
Mayor David Ayers (ex officio)
The Chairman and Members
DISTRICT PLANNING AND REGULATION COMMITTEE

A meeting of the DISTRICT PLANNING AND REGULATION COMMITTEE will be held in
the COUNCIL CHAMBER, 215 HIGH STREET, RANGIORA, on TUESDAY 24
SEPTEMBER 2019 at 1.00PM.

Adrienne Smith
Governance Co-ordinator

Recommendations in reports are not to be construed as
Council policy until adopted by the Council

BUSINESS

Page No

1. APOLOGIES

2. CONFLICTS OF INTEREST

Conflicts of interest (if any) to be reported for minuting.

3. CONFIRMATION OF MINUTES

3.1 Minutes of a meeting of the District Planning and Regulation Committee held on 20 August 2019

RECOMMENDATION

THAT the District Planning and Regulation Committee:

(a) Confirms as a true and correct record the minutes of a meeting of
the District Planning and Regulation Committee held on 20 August
2019.

(to be circulated separately)

4. MATTERS ARISING FROM THE MINUTES

5. DEPUTATION
6. REPORTS

6.1 Removal of 8 Carparks at 9 Durham Street to support business development – Vanessa Thompson (Business and Centres Advisor)

RECOMMENDATION

THAT the District Planning and Regulation Committee

(a) Receives report No. 190828120587;

(b) Notes the information included in the report and the landowner’s desire to support the combined development at 7 & 9 Durham Street;

(c) Supports the removal of 8 carparks from the public supply at 9 Durham Street.

7. PORTFOLIO UPDATES

7.1 District Planning Development - Councillor Neville Atkinson

7.2 Regulation and Civil Defence – Councillor John Meyer

7.3 Business, Promotion and Town Centres – Councillor Dan Gordon

8. QUESTIONS

9. URGENT GENERAL BUSINESS

10. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987

RECOMMENDATION

THAT the public be excluded from the following parts of the 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:

<table>
<thead>
<tr>
<th>Item No</th>
<th>Minutes/Report of:</th>
<th>General subject of each matter to be considered</th>
<th>Reason for passing this resolution in relation to each matter</th>
<th>Ground(s) under section 48(1) for the passing of this resolution</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.1</td>
<td>Report of Trevor Ellis (Development Planning Manager)</td>
<td>District Plan Review – Drafting Progress</td>
<td>Good reason to withhold exists under Section 7</td>
<td>Section 48(1)(d)</td>
</tr>
</tbody>
</table>


This resolution is made in reliance on section 48(1)(d) 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 relevant part of the proceedings of the meeting in public are as follows:

<table>
<thead>
<tr>
<th>Item No</th>
<th>Reason for protection of interests</th>
<th>Ref NZS 9202:2003 Appendix A</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.1</td>
<td>Maintains the effective conduct of public affairs through the protection of members from improper pressure or harassment.</td>
<td>7(2)(f) ii</td>
</tr>
</tbody>
</table>

CLOSED MEETING

See In Committee Agenda (blue papers)

OPEN MEETING

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**BRIEFING**

At the conclusion of the meeting there will be a briefing on the review of the Light Chapter of the District Plan, with Jessica Manhire.
1. SUMMARY

1.1 The purpose of this report is to seek support from the District Planning and Regulation Committee for the removal of 8 parks from the temporary carpark located at 9 Durham Street.

1.2 ALT Kitchen plan to install an onsite mobile food business (mobile truck) and are partnering with The Good Drop (located at 7 Durham Street) to put in place outdoor patron seating for up to 26 patrons.

1.3 Durham Street Properties Limited, the land owner for 7 and 9 Durham Street, is in support of this combined development.

1.1.1. Council currently has a Memorandum of Understanding Agreement in place with Durham Street Properties Limited for the provision of a temporary carpark located at Lot 1 DP 28210 (behind 246 High Street) and at 9 Durham Street ('Durham Street Carpark' collectively). The agreement runs through to early September 2020, at which point, Council may have an opportunity to renew the agreement for a further two years.

Attachments:

i. ALT Kitchen and The Good Drop Combined Site Plans

2. RECOMMENDATION

THAT the District Planning and Regulation Committee:

(a) Receives report No. 190828120587;

(b) Notes the information included in the report and the landowner’s desire to support the combined development at 7 & 9 Durham Street;

(c) Supports the removal of 8 carparks from the public supply at 9 Durham Street.
3. BACKGROUND

The Good Drop and ALT Kitchen Development

3.1 The Good Drop has been operating out of 7 Durham Street in Rangiora since 2017. The business is a boutique craft brewery that sells product direct to the public and offers onsite tastings.

3.2 ALT Kitchen was created in 2015 and operates as a mobile food business that sells gourmet burgers. Since they opened, ALT Kitchen have (primarily) been operating in the evenings from a private site located at 23 High Street (Bridgestone Tyre Services), Rangiora.

3.3 ALT Kitchen and The Good Drop contacted Council staff in August 2019 to discuss a combined business proposal related to the land at 9 Durham Street, Rangiora. Proposal details included:

- The installation of a mobile food van selling gourmet burgers at 9 Durham Street with the addition of an outdoor seating area servicing both ALT Kitchen and The Good Drop patrons.
- The combined seating area is expected to service up to 40 patrons - 14 patrons within The Good Drop premises and 26 in the outdoor seating area. See Figures 1 & 2. The outdoor seating will be placed on 8m (across) x 10m (deep) decking.

Figure 1 – Proposed outdoor seating area.

Figure 2 – Combined site plan for The Good Drop and ALT Kitchen at 7 & 9 Durham Street.
The Good Drop is seeking to secure and manage an on-licence which will incorporate the outdoor seating area. If secured, the on-licence will cover 7 days a week for the maximum amount of trading hours under the licence.

The Good Drop’s current off-licence trading hours are Tuesday to Saturday from midday to 6pm or 7pm. To support any on-licence, trading hours would extend from Wednesday to Sunday, opening from 10am or 11am through to 8pm, and to 10pm on Friday and Saturday's.

ALT Kitchen are expected to trade over the same hours as The Good Drop - providing the food component to the alcohol licence requirements.

The outdoor licensed area would be fenced off from the general public with patron access via The Good Drop entrance off Durham Street or the carpark at 9 Durham Street, as indicated by the arrows in Attachment 1. Figure 3 – Proposed Durham Street Signage.

Memorandum of Understanding Agreement – Durham Street Properties Limited

3.4 Council entered into a Memorandum of Understanding Agreement with Durham Street Properties Limited in July 2016 for the provision of a temporary carpark at Lot 1 DP 28210 (behind 246 High Street) and 9 Durham Street (‘Durham Street Carpark’ collectively). The agreement secured the supply of 105 public off-street carparks over a two year period. The agreement terms included:

- Council, at its own cost, would maintain the unsealed time-restricted carpark;
- Council would pay the appropriate portion of rates on the property ($4,500 per annum);
- The temporary carpark would be included within the current Parking Bylaw, and Council would actively manage and patrol the use of the carpark;
- At the conclusion of the agreement, Council will remove any temporary above ground structures related to parking provisions, and leave the unsealed site in a good condition.

3.5 The Agreement was renewed again in August 2018, extending the provision of the public carparks for a further two years up until early September 2020.

3.6 Council may have the opportunity to renew the agreement for a further two years in 2020 depending on the land owner’s development plans for the site.

3.7 It is worth noting that Durham Street Properties Limited is supportive of the proposed business development at 7 & 9 Durham Street and is seeking flexibility within the MOU. Any desire from the Community Board to retain the 8 parks may put at risk the landowner’s willingness to renew the existing agreement for a further term at its conclusion in September 2020.
4. **ISSUES AND OPTIONS**

**Carparking**

*Loss of 8 Cararks*

4.1. The Good Drop and ALT Kitchen development will necessitate the removal of 8 public car parks from the 9 Durham Street (P120) site, reducing the overall supply across the two sites to 97 car parks.

![Figure 4 – 9 Durham Street Approximate Development Footprint](image)

**Current Carparking Demand and Utilisation**

4.2. Staff commissioned Abley Transport Consultants to undertake a parking study in Rangiora in 2017 to assess the supply of and demand on car parking in the Rangiora Town Centre.

4.3. Staff also regularly capture carparking occupancy data for the key off-street carparks, of which, the Durham Street carpark is included. Recently data shows the utilisation of Durham Street carparks between June – early August 2019. See Figure 5.

4.4. 2017 survey and recent Durham Street data findings indicate that (on average) the parking situation in Rangiora is currently favourable - it is likely that motorists will be able to find a park relatively easily, although they may need to circle a few times to find a park in the immediate vicinity of their destination.

4.5. Staff recommend the removal of 8 parks from the overall supply at the Durham Street Carpark noting that in the immediate term (next 1-5 years), increased patronage as a result of the business development can be accommodated within the supply that already
exists within the Durham Street vicinity, regardless of the lost parks.

**Business Development**

*Tying lots 7 & 9 Durham Street*

4.6. Both The Good Drop and ALT Kitchen seek to tie the lots together a 7 & 9 Durham Street to facilitate their development and pre-empt any future need to build across the two sites in support of their conjoined business activity.

4.7. Durham Street Properties Limited have given permission for them to undertake this process. Tying the lots is less legally restrictive than an amalgamation, meaning the lots can be ‘untied’ at a future date to support other types of development should the situation change for the business owners and/or land owner.

**Rangiora Town Centre Strategy**

4.8. Staff acknowledge that while car parking is generally adequate for the town centre at present, there will be medium term pressures over the next 2-5 years. Staff are currently undertaking a review of the Rangiora Town Centre Strategy and parking is being considered within the review as a wider, more complex issue/solution. In the short-term, evidence would suggest that the removal of the 8 parks will not have any adverse impact on existing demand versus supply.

4.9. Current urban design thinking delivered through the Strategy has resulted in six key response areas located around the town centre – one of these has been labelled the ‘Western Gateway’.

4.10. Durham Street Carpark sits within the wider ‘Western Gateway’ area to the town centre. Urban design proposals for this area include:

- A mixed use environment with a focus on evening economy, the arts, hospitality and entertainment;
- Complements the Town Hall cinema offering;
- Create of public spaces as a focal point for hospitality and entertainment uses;
- Event programming of spaces to get an entertainment focus.

4.11. It is acknowledged that further evaluation of this concept will be workshops at a third Inquiry by Design (IBD) session involving internal and external stakeholders in September 2019. Following this session, designs will be further refined before being incorporated into the Rangiora Town Centre Strategy.

4.12. Should the ‘Western Gateway’ activity proposal remain a key focus of the reviewed Rangiora Town Centre Strategy, then the combined proposal for sites 7 and 9 Durham Street are consistent with the mixed-use, night time economy hospitality concept.
4.13. A draft of the Rangiora Town Centre Strategy will be circulated to Council in late 2019, and it is expected to be adopted in the first half of 2020 following a public consultation period.

4.10. The Management Team have reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. The wider community has not been consulted with in relation to this matter, but will have a chance to comment on any future parking provisions provided as part of the Rangiora Town Centre Strategy Review during the public consultation phase in 2020.

6. IMPLICATIONS AND RISKS

Financial Implications

6.1. There are no major financial implications for Council as a result of the loss of 8 parks at 9 Durham Street. Council’s current Memorandum of Understanding arrangement with Durham Street Properties Limited affords Council an excellent deal for the provision of 105 approximate carparks at $4,500 per year (annual rates on the land). That’s a cost of around $43 per year per park across 105 parks or $47 per year per park across 95 parks, excluding site preparation and yearly maintenance costs. Should this arrangement be terminated as a result of anything other than extensive development on the site, then the cost to replace the total supply in the short-term is likely to be much more expensive than the current arrangement, and difficult to resolve due to land supply limitations.

6.2. Staff anticipate that a portion of the annual rates (related to the lost parks) will be on charged to the business owners and/or landowner at a total of $344 ($43 x 8) per annum.

Community Implications

6.3. The combined development at 7 & 9 Durham Streets should be viewed favourably by the community as an additional option for lunch time and evening dining – particularly over the spring and summer months with the addition of the outdoor seating area.

6.4. Staff expect community concern over the loss of carparks to be minimal given the available supply that regularly sits within the vicinity of Durham Street.

Risk Management

6.5. There is likely to be some risk for Council should the Rangiora-Ashley Community Board choose not to support the removal of the 8 carparks. Any decision contrary to the landowner’s wishes may jeopardise his willingness to renew the existing parking agreement for a further term at its conclusion in September 2020.

Health and Safety

6.6. Consideration should be given to safety requirements for the site entrance through the carpark at 9 Durham Street. A vacant space buffer should exist between the fenced seating area and the next available parking spaces. In addition, salient signage should clearly label the access way as a pedestrian thoroughfare area providing guidance to motorists parking within the remaining supply at 9 Durham Street.
7. CONTEXT

7.1. Policy

This matter is not a matter of significance in terms of the Council’s Significance and Engagement Policy.

7.2. Legislation

7.2.1. Land Transport Act 1998
7.2.2. Local Government Act 2002
7.2.3. Government Roading Powers Act 1989
7.2.4. Waimakariri District Council Parking Bylaw 2007

7.3. Community Outcomes

7.3.3. PLACES & SPACES: Public spaces and facilities are plentiful, accessible and high quality

- There is a wide variety of public places and spaces to meet people’s needs.

The distinctive character of our takiwa – towns, villages and rural areas is maintained

- The centres of our towns are safe, convenient and attractive places to visit and do business.

7.3.3. SERVICES: Businesses in the District are diverse, adaptable and growing.

- There are growing numbers of businesses and employment opportunities in our District.
- There are sufficient and appropriate places where businesses are able to set up in our District.

7.4. Delegations

Rangiora-Ashley Community Board

7.4.1. Delegation for all parking matters related to the Rangiora Town Centre.
Attachment i – ALT Kitchen and The Good Drop Combined Site Plans