

REPORT OF A MEETING OF THE TOWN PLANNING COMMITTEEHELD ON MONDAY, 20 JULY 1981 AT 3.30 P.M.

PRESENT: His Worship the Mayor, F.R. Miller Esq. (till 6.15 p.m.),
Cr F.N. Anderson (Chairman),
Crs L.V. Blaikie, N.D. Boniface, R.W. Bunting, D.B. Burgess,
J.C. Muir (till 4.20 p.m.) also Crs C.J.G. Brass and
J. Roche (till 9.05 p.m.).

* The Chairman welcomed Mrs Wachner to the meeting.

1. REPORT ON CHANGE NO. 55 OF THE CITY OF INVERCARGILL DISTRICT
SCHEME

The Change was publicly advertised on Monday, 30 March 1981 and objections closed on Monday, 11 May 1981 with eight objections being received. Cross objections and submissions of support were received from two Professional Institutes and three letters of support were received which had no legal standing.

Mr Lawrence, from the Institute of Architects, outlined the concept as envisaged using site plans and a model.

Mr Fenton, Chairman of Council's Wachner Place Subcommittee, presented submissions in support of the Scheme Change shown as Schedule 1 - 20/7/81.

Mr Goodman, Assistant City Engineer, also presented submissions on behalf of the Subcommittee with regard to pedestrian movements in the area and also the Council's proposals for traffic movements in the Central Business Area shown as Schedule 2 - 20/7/81.

Mr Hovell appeared on behalf of the Minister of Works who had lodged an objection to the Scheme Change.

Mr Ramsay, Senior Engineer with the Post Office, presented evidence shown as Schedule 3 - 20/7/81 in support of the Minister's objection relating to traffic movements in and out of the Post Office site and also to the need for easements to allow cables to be laid in the area.

Mr French appeared on behalf of the following objectors: Commercial Bank of Australia, Southland Printing and Publishing Company, Mr and Mrs Hoskins, Mr McKillop, the Estate of D.M.H. McKillop, Mr and Mrs Peterson trading as Esk Street Dairy, Mr and Mrs Roy trading as Andy's Burger Bar.

Mr Gunn presented written evidence shown as Schedule 4 - 20/7/81 in support of the Commercial Bank of Australia's objection.

Mr Hoskins presented written evidence shown as Schedule 5 - 20/7/81 in support of the objections of the Southland Printing and Publishing Company, Mr and Mrs Hoskins, Mr and Mrs Peterson and Mr and Mrs Roy. He also tabled a photograph and signatures supporting the objections.


p.t.o.



1. Continued

Mr McKillop appeared in support of his objection and presented written evidence shown as Schedule 6 - 20/7/81.

Mr Barclay appeared on behalf of the Southland Branch, New Zealand Institute of Engineers and presented submissions in support of the Change shown as Schedule 7 - 20/7/81.

Mr Lawrence appeared on behalf of the Southland Branch, New Zealand Institute of Architects and presented written submissions in support of the Change shown as Schedule 8 - 20/7/81.

The three letters of support which had been received but had no legal standing, from Mr and Mrs Gerrard, the Southland Recreation and Sport Association and the Southland Regional Committee, International Year of Disabled Persons, were read to the meeting.

The Committee's full decision on this hearing will be tabled for Councillors prior to the Council Meeting, 28 July 1981.

The Town Planning Report Addendum A refers.

2. APPLICATION TO BUILD A RETAIL OUTLET FOR THE PURPOSES OF SELLING FRESH FISH, OYSTERS AND RELATED PRODUCTS AT 59 YTHAN STREET, INDUSTRIAL "B" ZONE, W.D. KING AND SONS LTD

A Notified Application had been received from W.D. King and Sons Ltd, seeking the Council's consent to erect and operate a retail outlet for fresh fish, oysters and related products in association with their existing fish processing factory at 59 Ythan Street.

The application had been advertised as required by statute and no objections had been received.

The applicant had received a copy of the Town Planning Report Addendum B.

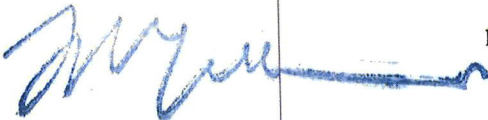
Mr Dell appeared on behalf of the applicant and presented written submissions shown as Schedule 9 - 20/7/81.

Mr King appeared in support of the application and presented written evidence shown as Schedule 10 - 20/7/81. He also produced for the Committee's information photographs as to the type of retail shop proposed and answered questions from the Committee relating to the proposal.

The Committee, after considering the submissions and evidence and the Town Planning Officer's report, was of the opinion that the proposed shop would in no way conflict with the planning objectives of the zone and therefore could be consented to.

The Committee RECOMMENDS that consent be granted to this application under Section 74 of the Town and Country Planning Act 1977 subject to the following conditions:

p.t.o.



BUSINESS OF STANDING COMMITTEESSPECIAL TOWN PLANNING COMMITTEE, 22/7/81

Moved by Cr Anderson, seconded by Cr Blaikie AND RESOLVED that Clauses 1 and 2 of the Report of the above Special Meeting as referred to in Clause 1 of the Supplementary Agenda, be now adopted.

District Scheme - Wachner Place - Change No. 55

Moved by Cr Anderson, seconded by Cr Blaikie AND RESOLVED that the Minutes of the above meeting, as shown in Clause 1 of the Report of the Town Planning Committee meeting held on Monday, 20 July 1981 and the Committee's recommendation as referred to in Clause 2 of the Supplementary Agenda, be now adopted.

TOWN PLANNING COMMITTEE, 20/7/81

Moved by Cr Anderson, seconded by Cr Blaikie AND RESOLVED that Clauses 2 to 17, being the balance of the Town Planning Committee report as a whole, be now adopted.

Cr Burgess declared an interest, took no part in the discussion and did not vote on Clause 16 (a), (b) and (h).

RECREATION COMMITTEE, 14/7/81Pools Section

Moved by Cr Fenton, seconded by Cr Burgess AND RESOLVED that Clauses 1 and 2, being the Pools Section of this report as a whole, be now adopted.

Library Section

Moved by Cr Fenton, seconded by Cr Burgess AND RESOLVED that Clauses 3 to 5, being the Library Section of this report as a whole, be now adopted.

Note was taken of the changed date for the visit to Dunedin to 20 August as referred to in Clause 4.

Reserves SectionRecreation and Sport Funding Guidelines

Moved by Cr Fenton, seconded by Cr Deaker AND RESOLVED that Clause 7 of this report be now adopted.

Moved by Cr Fenton, seconded by Cr Burgess AND RESOLVED that Clauses 6 to 14, excluding Clause 7, being the balance of the Reserves Section of this report as a whole, be now adopted.



REPORT OF CHANGE NO. 55 OF THE CITY OF INVERCARGILL
DISTRICT SCHEME (T 4/1/4)

The Invercargill City Council at its meeting held on 16 December 1980 resolved that a scheme change be initiated. This to consist of an objective and policy statement explaining the Councils ultimate proposals for the development of Wachner Place, the restriction of vehicular access through part of Esk Street and any other considerations regarding the access to lower Esk Street from McKillops to Leven Street.

History of Proposal

1. In the early 1970's Mr J McCulloch, architect presented proposals for the creation of a Civic Square on the intersection of Tay and Dee Streets on the south west of the Central Business District. This created substantial public interest and was discussed by the Council. It was suggested that perhaps a concept would be possible incorporating a development in conjunction with the open space landscaped by the Crown on the Post Office corner at the south west of the Dee and Esk Street intersection.
2. Early in 1978 a disastrous fire destroyed the Norwich Union building on the north west corner of Dee and Esk Streets.
3. In April 1978 the Council resolved to negotiate with the owners the purchase of the Norwich Union for reserve purposes.
4. The Council on the 29 September 1978 resolved to investigate the possibility of a plaza type development incorporating the Norwich Union site, part of lower Esk Street and to negotiate with the Crown over the retention of the Post Office open space. Mrs Abraham Wachner generously donated monies to assist with the development of the Norwich Union site and the Council resolved that the concept be called "Wachner Place". A subcommittee was formed to liaise with the owners and occupiers of lower Esk Street to explain the Councils proposals.
5. 4 October 1978; A meeting was held in the Mayors Lounge announcing the proposals to develop Wachner Place and the wider concept closing part of lower Esk Street. Preliminary sketch plans were produced at this meeting at which as many as possible of the lower Esk Street occupiers and owners of businesses were present.
6. Wachner Place subcommittee was appointed by Council in November 1978 to which representatives of the Southland Branch of the Institute of Architects were invited to be members.
7. 3 May 1979 the Architects Institute produced a preliminary model of their ideas of the concept development to the subcommittee.
8. A further meeting was held with Councillors and lower Esk Street owners and occupiers to view this preliminary concept model and discuss initial proposals to develop "Wachner Place".



9. Submissions were received from several occupiers of lower Esk Street premises, some expressed concern as to the effect of closing part of lower Esk Street.
10. The subcommittee formulated various plans in respect of the proposed development at various meetings held throughout 1979 and 1980 culminating in a resolution by Council at its meeting held on 29 July 1980 adopting the Institute of Architects proposals in principle subject to detailed design.
11. The City Solicitor advised that a scheme change would be required before any formal street closure procedures pursuant to the Local Government Act could be inacted.
12. On the 16 December 1980 the Council resolved to change the planning scheme which has resulted in the promulgation of this Change No. 55.

Scheme Change No. 55

The change was publically advertised on Monday March 30 1981. Objections closed on Monday 11 May 1981. 8 objections were received. Cross objections and submissions of support were received from 2 Professional Institutes and 3 letters of support were received which have no legal standing having regard to the Regulations under the Town and Country Planning Act. These 3 letters were received after the original closing date for submissions and objections.

Planning Implications

The questions that the planning committee must have regard to in considering the objections and cross objections and support for the objections to this proposed change to the District Scheme are very important for the future of the Central Business District of Invercargill.

In the case heard by the Planning Tribunal, "Napier Inner City Redevelopment Committee and others versus the Napier City Council 6 NZTPA Page 578," relevant planning principles were discussed and applied. In this particular case it was the proposal to close the street to vehicular traffic to create a Pedestrian Mall which would be fronted by retail shopping.

In the Invercargill situation the proposal is to close part of lower Esk Street and to designate it as Local Purpose Reserve to compliment Wachner Place Reserve itself to create a total concept as set out on the plans and illustrated by the model.

This would be a plaza type development proposed to provide an area of public open space in the Central Business District and for the general community enjoyment.

The objectors, apart from the Ministry of Works and Development, who either own or occupy premises on the north side of lower Esk Street together with the Commercial Bank of Australia Ltd who front Dee Street are all concerned that the closure of Esk Street to vehicular traffic will adversely affect the viability of their businesses.


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This is an understandable conclusion that they have arrived at and the Committee should carefully consider the submissions of the Wachner Place subcommittee on this aspect of the closure.

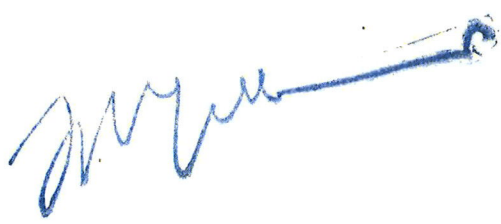
Mr W. T. Williams City Planner for the Christchurch City Council appeared as a witness before the Planning Tribunal in the Napier City case. As reported in the Planning Tribunal discussion page 595 of the report he stated:

"In all of these instances the common factor has been reluctance of some interests to accept change because of uncertainty in respect of design, vehicle circulation, access, parking, Pedestrian attraction or movement and retail turnover. This reluctance is understandable because in the implementation of all planning proposals changes occur which alter established patterns. I believe the important principle to observe in a major change such as closing the street to vehicle traffic is to minimise the stress in change which occurs by good design and layout."

The Tribunal went on to say

"Mr Williams emphasised that the broad principle to proceed or not with a Central City Mall should be judged against matters which influence the well being of future development of the whole of the Central Business District and indeed the whole of the city itself. ... he then detailed the various matters which he stated should be taken into account which arrive at a good planning decision in relation to the creating of that Pedestrian Mall. ... Mr Williams evidence clearly supported the concept of Pedestrian Malls as being not only beneficial to the Central Business District as a whole but as improving community spirit and pride for the public image, comfort, safety and convenience. Environmental effects included reduction of noise, vibration, fumes, visual improvement, provision of recreational facilities, rest areas, pavements, seating, soft landscaping including trees and other features. His conclusion was that the Pedestrian Mall in Napier, subject to the time he had to investigate the proposal, would be beneficial to the businesses contained therein, the Central Business District as a whole and the community of Napier."

While the creation of Wachner Place will obviously provide some of the effects quoted above in the Central Business District of Invercargill consideration should be given by the Town Planning Committee as to whether there are any disadvantages to the community in general and the lower Esk Street owners and occupiers in particular with sufficient weight to either balance or out weigh the advantages. It is suggested that the committee ensure that they obtain evidence from the Wachner Place subcommittee as to the effect of:



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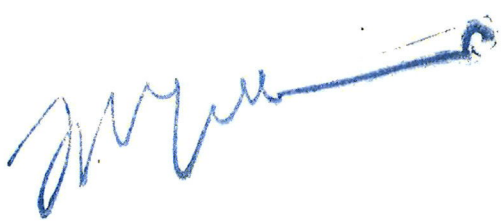
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7. That a suitable traffic system is evolved which conforms to an overall Central city traffic plan.
8. The final concept being a tasteful design which compliments the architecture, history and image of the city.

It is recommended that the Committee make a decision on behalf of the Council in respect of each objection and set out the reason or reasons for its decisions in each case.

* * * * *

W. J. ...

REPORT ON THE HEARING OF OBJECTIONS, CROSS-OBJECTIONS AND SUPPORT OF OBJECTIONS TO THE PROPOSED CHANGE NO 55 TO THE CITY OF INVERCARGILL DISTRICT SCHEME

The Town Planning Committee, at its meeting held on Monday, 20 July 1981, conducted a hearing commencing at 3.30 p.m. at which objectors, cross-objectors and supporters of objections, the Chairman of the Wachner Place Subcommittee, and Council officers presented Submissions, Evidence and Reports in respect of a proposed change No 55 to the City of Invercargill District Scheme.

The proposed scheme change No 55 which has, as its major objective the creation of Public Open Space in the Central Business District being Wachner Place and Environs

- 1) to develop and maintain Wachner Place, the adjoining portion of Esk Street and the Post Office Reserve as a pedestrian and public amenity area within the Central Business District and
- 2) to Effect a Street Closing in conjunction with Wachner Place and environs being "that part of Esk Street fronting Wachner Place (Lot 3, D.P. 10278 being also part section 12 and 13. Block I, Town of Invercargill) to the north of the Post Office Reserve and right-of-way to the south (sections 3 and 4 Block XC Town of Invercargill and that part of Block XC Town of Invercargill coloured orange on plan SO 12257) as illustrated in Map Amendment No 21",

was publicly advertised in accordance with the Town and Country Planning Act and Regulations.

Objections were received from:

- 1) the Minister of Works and Development
- 2) Commercial Bank of Australia Ltd
- 3) The Estate of Donald Maitland McKillop
- 4) David Maitland McKillop trading as McKillop Real Estate
- 5) Southland Printing and Publishing Company Ltd
- 6) Alwyn Leslie Hoskins and Dorothy Ann Hoskins
- 7) Gladys Georgina and James Apple Peterson trading as Esk Street Dairy
- 8) Andrew Robertson and Linda Mae Roy trading as Andy's Burger Bar.

Cross Objections and Support for Objections were received from:

- 1) The Southland Branch of the New Zealand Institution of Engineers
- 2) The Southland Branch of the New Zealand Institute of Architects

The following letters were also received in support of the scheme change from:

- 1) K.C. and M.F. Gerrard
- 2) The Southland Council for Recreation and Sport
- 3) The Southland Regional Committee, International Year of Disabled Persons.

The hearing was introduced by the Chairman who invited Mr O. Lawrence, an architect representative of the Wachner Place Subcommittee, appointed by the Council, to explain to the Town Planning Committee the Wachner Place concept plans.

[Handwritten signature] p.t.o.

Written evidence was then presented to the Committee by Councillor J. Fenton, the Chairman of the Wachner Place Subcommittee of the Council. This explained the concept, preliminary investigations and the work of his committee and the involvement of co-opted Professional, Trade and Service groups. The evidence stated his committee's views of the objections received and confirmed that the committee wished that Scheme Change No 55 be incorporated into the district scheme as advertised by Council.

Mr G. Goodman, Assistant City Engineer, a member of the Wachner Place Subcommittee, presented written evidence as to the likely effects on both pedestrian and traffic movements if the eastern part of lower Esk Street was closed. He also explained to the committee, pedestrian and traffic movement studies undertaken in lower Esk Street.

Submissions and evidence presented by objectors:

Mr K. Hovell, Planner for the Ministry of Works and Development, gave verbal submissions on behalf of the Ministry of Works. He explained that the Post Office wished to ensure

- (a) that rights of easement for essential services in the Public Open Space were registered in favour of the Crown, and
- (b) that the planning staff of the Ministry of Works and Development would be making a study of the future development of the government building site bounded by Dee Street, The Crescent and lower Esk Street.

1. Mr Murray A. Ramsay, Senior Engineer of the N.Z.P.O., presented written evidence setting out the alterations required by his department to the scheme change. These were:

- (a) three easements covering existing Post Office plant and a proposed new duct line through the proposed Wachner Place;
- (b) continued access to the Post Office complex via the existing driveway on the east side of the Engineer's building (old State Insurance Building).

Councillors questioned Mr Ramsay on the parking situation adjacent to the Post Office buildings and the problems associated with servicing the Post Office exchange area.

2. Mr C.N.B. French representing the other seven objectors presented verbal submissions to the Committee and then read the evidence of the objectors.

Mr J.G.G. Gunn, Bank Manager of the Commercial Bank of Australia Ltd, gave written evidence to emphasise the Bank's request to alter the District Scheme to enable, should it so require now or in the future, to insert windows in its south wall in its present or future building, to use that wall for display purposes, placing a doorway or doorways therein for entrance to the bank building or any substituted building or buildings such as shops or other business premises.

Mr Alwyn Leslie Hoskins of Invercargill, Company Director, presented written evidence on behalf of:

3. The Southland Printing and Publishing Co Ltd
4. A.L. & D.A. Hoskins
5. G.G. and J.A. Peterson trading as Esk Street Dairy
6. A.R. and L.M. Roy trading as Andy's Burger Bar

Attached to his written evidence was a copy of a photograph showing a carrier's truck in front of his business premises and copies of signatures obtained from individuals supporting the objections lodged by the businesses he was representing together with McKillop's Real Estate.

The Town Clerk advised the Chairman that these supporting objections had no legal standing as they were not received within the statutory period.

The Committee accepted these signatures as an appendix to the evidence.

All of these objectors requested the deletion of the closing of Esk Street. Questions were asked by Councillors regarding off-street loading, manoeuvring of vehicles, bus usage of lower Esk Street and availability of parking.

David Maitland McKillop, Real Estate Agent, presented written evidence on behalf of:

7. McKillop's Real Estate
8. The Estate of David Maitland A. McKillop

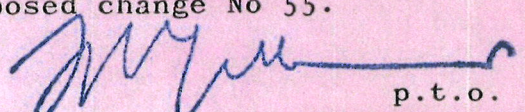
both of which required:

- (i) the deletion from the change of the closing of Esk Street, and
- (ii) the right to permit signs and advertisements in display cases on the east wall of the building they occupy, the right to insert windows in the wall if required and also a shop or shop's frontage and doorways for the same reasons as those given by Mr Gunn, the Manager of the Commercial Bank of Australia.

Questions were asked by Councillors of Mr McKillop regarding parking and off-street manoeuvring and effects of the street closure on valuation of properties on lower Esk Street.

Objections to the Objections:

1. Mr W.J. Barclay and Mr D.M. Reid, representing the Southland branch of the New Zealand Institution of Engineers, presented written evidence in objecting to the objections by owners and occupiers of businesses on the north side of lower Esk Street which in effect supported the proposed change No 55.



2. Mr O.C. Lawrence presented written evidence on behalf of the New Zealand Institute of Architects, Southland Branch, objecting to the objections by D.M. McKillop, Commercial Bank of Australia, Southland Printing and Publishing Company Ltd and the Minister of Works and Development.

Support of Objections:

1. Mr O.C. Lawrence presented written evidence on behalf of the New Zealand Institute of Architects in support of the objections of D.M. McKillop and the Commercial Bank of Australia, who desired the right to insert openings in the walls of buildings fronting Wachner Place for display purposes. The Institute also supported the objection of the Minister of Works and Development that access to existing and new cables would not be affected by the proposed development of Wachner Place.

The Town Planning Officer read the letters received from:

- (i) K.C. and M.F. Gerrard
- (ii) The Southland Council for Recreation and Sport
- (iii) The Southland Regional Committee, International Year of Disabled Persons.

The Chairman in closing the hearing thanked those attending for the presentation of their submissions and evidence.

RECOMMENDATIONS

The Town Planning Committee, after having considered all the submissions, evidence and reports of objectors, supporters of objections, the submissions of the Wachner Place Subcommittee and officer reports, recommends

- (a) that the proposed Change No 55 be adopted by the Council in its advertised form, on the grounds that the total concept as set out in the Change, Concept Plan and Map Amendment No 21, is in the best interest of the wider Central Business District and the community of Invercargill as a whole. In particular the Committee's recommendation is based on the project being developed in accordance with the Town Planning principles and reflects some of the best attributes of historical and modern town centre design;
- (b) the concept being in sympathy with its surrounds, incorporating the closure of part of the eastern portion of lower Esk Street has regard for the total population and special regard for the immediate property owners;
- (c) the Council considering that the central business district will be enhanced and will benefit from the development; and
- (d) the Council considering that the developed concept will improve community spirit and pride for the public image, comfort, safety and convenience.

The Committee further recommends that the objectors be informed more particularly in respect of their individual objections, as follows:

1. The Minister of Works and Development

The closing of the existing access to the Post Office Parking area on the east side of the Post Office Technicians' Building

- (a) The Council in declining the Minister's request to delete part of the Local Purposes Reserve, so that entry into the existing post office parking area at the existing access point is not restricted, considers that retaining the present entry to the Post Office parking area would create a traffic hazard. The screening of the car park at present and the proposed future "wind-break" wall will restrict driver visibility such that the intermingling of cars and pedestrians at this point was considered extremely unwise. Council considers that suitable access to the Post Office car parks will still be available on the east side of the Post Office Technicians' Building. The Committee also considers that an overall development plan for the Post Office area can incorporate alternative access.
- (b) The objection regarding existing and proposed Post Office services through the Wachner Place development is upheld and easements will be granted in accordance with the requirements of the Reserves Act. These rights are protected by the statement on page four of the proposed Change, "the rights to maintain existing and install new underground public services on both reserves are to be preserved by way of registered easements".

2. Commercial Bank of Australia Ltd

The Council declines the objection to allow openings in the boundary of the walls which are fronting Wachner Place as well as to use this wall for display purposes and other general commercial uses on the grounds that these requests do not form part of the proposed Scheme Change. The Council was of the opinion, however, that the bank be advised that any proposals as stated in their objections can be considered at any time in the future on application to the Council for redevelopment of the site.

3.& 4. Estate of Donald Maitland McKillop and David Maitland McKillop trading as McKillop's Real Estate

The Council declines the objections of the above two objectors on the grounds that the remaining length of lower Esk Street will still remain as a public street and in becoming a cul-de-sac will still provide for traffic movement. Turning and parking will still be provided and the removal of the bus stop will result in less congestion.

The Council considers that pedestrian traffic will not be reduced, in that the development of a pedestrian and public amenity area in Wachner Place will enhance pedestrian movement and create further volume of pedestrians for lower Esk Street. The Council further considered that there was no evidence that would substantiate the view that the value of surrounding properties would

3 & 4 Continued

substantially depreciate in value. The Council further states that the right to use the wall of the Estate building, or any later building placed on the Estate land, for display purposes and other commercial uses be declined on the grounds that it does not form part of the proposed Scheme Change. The Council considers that any such application should be considered as a separate application as and when any future development is requested by the Estate or the occupiers of the building.

5. & Southland Printing & Publishing Co Ltd, and
6. A.L. and D.A. Hoskins

The Council declines the objections of the above two objectors on the grounds that the remaining length of lower Esk Street will still remain as a public street and in becoming a cul-de-sac will still provide for traffic movement. Turning and parking will still be provided and the removal of the bus stop will result in less congestion. Provision will be made for on-street off-loading to service business premises. The Council considers that pedestrian traffic will not be reduced in that the development of a pedestrian and public amenity area in Wachner Place will enhance pedestrian movement and create further volume of pedestrians for lower Esk Street. The Council further considers that there is no evidence that would substantiate the view that the value of the objectors' property would substantially depreciate in value.

7. & G.G. and J.A. Peterson Trading as Esk Street Dairy and
8. A.R. and L.M. Roy Trading as Andy's Burger Bar

The Council declines the objections of the above two objectors on the grounds that the remaining length of lower Esk Street will still remain as a public street and in becoming a cul-de-sac will still provide for traffic movement. Turning and parking will still be provided. The Council considers that the pedestrian traffic will not be reduced in that the development of a pedestrian and public amenity area in Wachner Place will enhance pedestrian movement and create further volume of pedestrians in lower Esk Street. The Council further considers that these two particular businesses could increase their trade by the creation of a focal point for pedestrians.

PROPOSALS FOR STAGE II RE-DEVELOPMENT OF THE WEST END OF LOWER
ESK STREET FROM WACHNER PLACE TO LEVEN STREET

The Town Planning Committee recommends to the Council that the Wachner Place Subcommittee inform all the property owners and occupiers fronting the remaining lower Esk Street of further development proposals, changing the street furniture to provide for pedestrian movement, vehicular servicing and off-loading facilities, provisions for turning vehicles, access to parking areas and building and street beautification and improvements, before the second stage is finally agreed to by the Council so that matters of mutual concern can be agreed to, to the mutual benefit of all users of the street.

CROSS OBJECTIONS

1. & New Zealand Institution of Engineers (Southland Branch) and
2. New Zealand Institute of Architects (Southland Branch)

It is recommended that the Southland Branches of the New Zealand Institution of Engineers and the New Zealand Institute of Architects be informed of the decisions on the above objections.

SUPPORT OF OBJECTIONS

1. New Zealand Institute of Architects (Southland Branch)

It is recommended that the Southland Branch of the New Zealand Institute of Architects be informed of the decisions in respect of the objections by D.M. McKillop and the Commercial Bank of Australia and also the objection by the Minister of Works & Development.

Finally, it is recommended that the letters from:

- (i) K.C. & M.F. Gerrard
- (ii) Southland Council for Recreation & Sport
- (iii) Southland Regional Committee, International Year of Disabled Persons

be received and that each letter be replied to, stating that their submissions have no legal standing but that the letters will be forwarded on to the Council's Wachner Place subcommittee for their consideration.

