

**ORDINARY MEETING**

**OF**

**CITY STRATEGY COMMITTEE**

**MINUTES**

**Time:** 9.30am  
**Date:** Thursday, 16 August 2018  
**Venue:** Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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**PRESENT**

Mayor Lester  
Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Foster  
Councillor Free  
Councillor Gilberd  
Councillor Lee  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Sparrow  
Councillor Woolf  
Councillor Young



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**TABLE OF CONTENTS**  
**16 AUGUST 2018**

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<b>Business</b>	<b>Page No.</b>
<b>1. Meeting Conduct</b>	<b>5</b>
<b>1.1 Mihi</b>	<b>5</b>
<b>1.2 Apologies</b>	<b>5</b>
<b>1.3 Conflict of Interest Declarations</b>	<b>5</b>
<b>1.4 Confirmation of Minutes</b>	<b>5</b>
<b>1.5 Items not on the Agenda</b>	<b>5</b>
<b>1.6 Public Participation</b>	<b>5</b>
<b>2. Policy</b>	<b>6</b>
<b>2.1 Liquor Control Bylaw Review</b>	<b>6</b>
<b>2.2 Wellington Housing Accord - Nomination of Special Housing Areas</b>	<b>12</b>
<b>3. Monitoring</b>	<b>11</b>
<b>3.1 Environmental Reference Group and Youth Council annual reports 2016 and 2017</b>	<b>11</b>
<b>4. Operational</b>	<b>16</b>
<b>4.1 Renewal of Licence over part of Glover Park for 'Rogue and Vagabond' - Pursuant to the Reserves Act 1977</b>	<b>16</b>



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## 1 Meeting Conduct

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### 1.1 Mihi

The Chairperson invited Councillor Lee to read the following mihi to open the meeting.

#### *Taiō Pōneke<sup>†</sup> – City Strategy Committee*

##### **Te wero**

Toitū te marae a Tāne

Toitū te marae a Tangaroa

Toitū te iwi

Taiō Pōneke – kia kakama, kia māia!

Ngāi Tātou o Pōneke, me noho ngātahi

Whāia te aratika

##### **Our challenge**

Protect and enhance the realms of the Land and the Waters, and they will sustain and strengthen the People.

City Strategy Committee, be nimble (quick, alert, active, capable) and have courage (be brave, bold, confident)!

People of Wellington, together we decide our way forward.

<sup>†</sup> The te reo name for the City Strategy Committee is a modern contraction from 'Tai o Pōneke' meaning 'the tides of Wellington' – uniting the many inland waterways from our lofty mountains to the shores of the great harbour of Tara and the sea of Raukawa: ki uta, ki tai (from mountain to sea). Like water, we promise to work together with relentless synergy and motion.

### 1.2 Apologies

No apologies were received.

**Minutes note:** Apologies were resolved later in the meeting.

### 1.2 Conflict of Interest Declarations

No conflicts of interest were declared.

### 1.3 Confirmation of Minutes

**Moved Councillor Pannett, seconded Councillor Gilbert**

#### **Resolved**

That the City Strategy Committee:

1. Approve the minutes of the City Strategy Committee Meeting held on 9 August 2018, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

**Carried**

### 1.4 Items not on the Agenda

There were no items not on the agenda.

### 1.5 Public Participation

There were no public participants for this meeting.

## **2. Policy**

### **2.1 Liquor Control Bylaw Review**

#### **Moved Councillor Dawson, seconded Councillor Young the following motion**

That the City Strategy Committee:

1. Receives the proposed Bylaw and Statement of Proposal
2. Agree that pursuant to section 155(1) of the Local Government Act 2002, a bylaw is the most appropriate way of addressing the issues relating to the possession and consumption of alcohol in public places.
3. Agree that pursuant to section 155(2)(a) of the Local Government Act 2002, the proposed Alcohol Control Bylaw is the most appropriate form of bylaw to address the issues relating to the possession and consumption of alcohol in public places.
4. Agree that pursuant to section 155(2)(b) and section 155(3) of the Local Government Act 2002, the proposed alcohol control bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990.
5. Agree to propose to revoke the existing Liquor Control Bylaw and to replace it with the proposed Alcohol Control Bylaw.
6. Agree that pursuant to sections 83 and 86 of the Local Government Act 2002, *Attachment 1: Statement of Proposal, Alcohol Control Bylaw*, be adopted for public consultation.
7. Agree to delegate to the Chief Executive and the Portfolio leader the authority to amend the proposed Statement of Proposal to include any amendments agreed by the Committee and any associated minor consequential edits.

(Councillor Day joined the meeting at 9:41 a.m.)

#### **Moved Councillor Fitzsimons, seconded Councillor Gilbert the following amendment by way of addition**

##### **Resolved**

**Minutes note:** The amendment was taken in parts. A division was called for the second part.

That the City Strategy Committee:

8. Agree that officers in conjunction with Portfolio holders update the Council's Alcohol Management Strategy to balance the role alcohol can play in positively contributing to our aspirations for a dynamic central city and vibrant suburban centers with how the Council and community can play a role in reducing- alcohol related harm, for discussion with the Local Alcohol Policy or in early 2019 whichever is sooner.

**Carried**

**Resolved**

9. Agree that question 4 of the consultation document is amended so that it reads as follows:

Do you think we should include any other areas in the alcohol ban area? Which areas and why? If you are aware of any incidences of alcohol related crime or disorder in the area, please provide a general description of the circumstances, or any observations or experiences you have (note, we are not interested in identifying any individuals, just furthering our understanding of the levels of crime or disorder in the area).

A division was called for under Standing Order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Gilbert  
Councillor Lee  
Councillor Marsh

**Against:**

Councillor Calvert  
Councillor Free  
Councillor Pannett (Chair)  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

Majority Vote: 8:6

**Carried**

(Councillor Foster joined the meeting at 9:49 a.m.)

**Moved Councillor Pannett, seconded Councillor Free the following amendments by way of substitution and addition**

**Minutes note:** This amendment was taken in two parts. A division was called for the first part.

That the City Strategy Committee:

6. Agree that pursuant to sections 83 and 86 of the Local Government Act 2002, *Attachment 1: Statement of Proposal, Alcohol Bylaw*, be adopted for public consultation with the following amendment:
- i. 3.1 Every person is prohibited from consuming, ~~bringing into, or possession of~~ alcohol in the liquor ban area..."

A division was called for, under Standing Order 8.18.7, voting on which was as follows:

**For:**

Councillor Free  
Councillor Pannett (Chair)

**Against:**

Mayor Lester  
Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day

Councillor Fitzsimons  
Councillor Foster  
Councillor Gilbert  
Councillor Lee  
Councillor Marsh  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

Majority Vote: 2:13

**Lost**

### **Resolved**

That the City Strategy Committee:

10. Agree to include in the consultation material that the proposed bylaw is only one part of the Council's work on alcohol management and that wider issues around alcohol will be picked up in the review of the Alcohol Management Strategy.

**Carried**

**Minutes note:** The substantive motion was taken in parts, as follows:

- Clauses two – five
- Clause nine (taken by division)
- Clauses one, six, seven, eight and ten

### **Resolved**

That the City Strategy Committee:

2. Agree that pursuant to section 155(1) of the Local Government Act 2002, a bylaw is the most appropriate way of addressing the issues relating to the possession and consumption of alcohol in public places.
3. Agree that pursuant to section 155(2)(a) of the Local Government Act 2002, the proposed Alcohol Control Bylaw is the most appropriate form of bylaw to address the issues relating to the possession and consumption of alcohol in public places.
4. Agree that pursuant to section 155(2)(b) and section 155(3) of the Local Government Act 2002, the proposed alcohol control bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990.
5. Agree to propose to revoke the existing Liquor Control Bylaw and to replace it with the proposed Alcohol Control Bylaw.

**Carried**

**Minutes note:** In accordance with Standing Order 3.18.5, Councillor Pannett requested that her dissenting vote be recorded against all clauses. Councillor Free requested that her dissenting vote be recorded against clauses three and five.



## Resolved

9. Agree that question 4 of the consultation document is amended so that it reads as follows:
- Do you think we should include any other areas in the alcohol ban area? Which areas and why? If you are aware of any incidences of alcohol related crime or disorder in the area, please provide a general description of the circumstances, or any observations or experiences you have (note, we are not interested in identifying any individuals, just furthering our understanding of the levels of crime or disorder in the area).

A division was called for, under Standing Order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Foster  
Councillor Free  
Councillor Gilbert  
Councillor Lee  
Councillor Marsh  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**Against:**

Councillor Calvert  
Councillor Pannett (Chair)

Majority Vote: 13:2

**Carried**

## Resolved

1. Receives the proposed Bylaw and Statement of Proposal
6. Agree that pursuant to sections 83 and 86 of the Local Government Act 2002, *Attachment 1: Statement of Proposal, Alcohol Control Bylaw*, be adopted for public consultation.
7. Agree to delegate to the Chief Executive and the Portfolio leader the authority to amend the proposed Statement of Proposal to include any amendments agreed by the Committee and any associated minor consequential edits.
8. Agree that officers in conjunction with Portfolio holders update the Council's Alcohol Management Strategy to balance the role alcohol can play in positively contributing to our aspirations for a dynamic central city and vibrant suburban centers with how the Council and community can play a role in reducing- alcohol related harm, for discussion with the Local Alcohol Policy or in early 2019 whichever is sooner.
10. Agree to include in the consultation material that the proposed bylaw is only one part of the Council's work on alcohol management and that wider issues around alcohol will be picked up in the review of the Alcohol Management Strategy

**Carried**

**Moved Councillor Dawson, seconded Councillor Young the following substantive motion**

**Resolved**

1. Receives the proposed Bylaw and Statement of Proposal.
2. Agree that pursuant to section 155(1) of the Local Government Act 2002, a bylaw is the most appropriate way of addressing the issues relating to the possession and consumption of alcohol in public places.
3. Agree that pursuant to section 155(2)(a) of the Local Government Act 2002, the proposed Alcohol Control Bylaw is the most appropriate form of bylaw to address the issues relating to the possession and consumption of alcohol in public places.
4. Agree that pursuant to section 155(2)(b) and section 155(3) of the Local Government Act 2002, the proposed alcohol control bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990.
5. Agree to propose to revoke the existing Liquor Control Bylaw and to replace it with the proposed Alcohol Control Bylaw.
6. Agree that pursuant to sections 83 and 86 of the Local Government Act 2002, *Attachment 1: Statement of Proposal, Alcohol Control Bylaw*, be adopted for public consultation.
7. Agree to delegate to the Chief Executive and the Portfolio leader the authority to amend the proposed Statement of Proposal to include any amendments agreed by the Committee and any associated minor consequential edits.
8. Agree that officers in conjunction with Portfolio holders update the Council's Alcohol Management Strategy to balance the role alcohol can play in positively contributing to our aspirations for a dynamic central city and vibrant suburban centers with how the Council and community can play a role in reducing- alcohol related harm, for discussion with the Local Alcohol Policy or in early 2019 whichever is sooner.
9. Agree that question 4 of the consultation document is amended so that it reads as follows:

Do you think we should include any other areas in the alcohol ban area? Which areas and why? If you are aware of any incidences of alcohol related crime or disorder in the area, please provide a general description of the circumstances, or any observations or experiences you have (note, we are not interested in identifying any individuals, just furthering our understanding of the levels of crime or disorder in the area).
10. Agree to include in the consultation material that the proposed bylaw is only one part of the Council's work on alcohol management and that wider issues around alcohol will be picked up in the review of the Alcohol Management Strategy.

**Carried**

**Minutes note:** In accordance with Standing Order 3.9.2, the Chair accorded precedence to item 3.1, *Environmental Reference Group and Youth Council annual reports 2016 and 2017*.

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### **3. Monitoring**

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#### **3.1 Environmental Reference Group and Youth Council annual reports 2016 and 2017**

**Moved Councillor Day, seconded Councillor Woolf**

**Resolved**

That the City Strategy Committee:

1. Receive the information.

**Carried**

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### **1 Meeting Conduct (Continued)**

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#### **1.2 Apologies**

**Moved Councillor Pannett, seconded Councillor Free**

**Resolved**

That the City Strategy Committee:

1. Receive apologies for lateness from Councillor Day.

**Carried**

**Minutes note:** The meeting adjourned for morning tea at 10:30am and reconvened at 10:45am.

#### **1.2 Apologies**

**Moved Councillor Pannett, seconded Councillor Calvi-Freeman**

**Resolved**

That the City Strategy Committee:

2. Receive apologies for lateness from Councillor Foster.

**Carried**

## **2. Policy (Continued)**

### **2.2 Wellington Housing Accord - Nomination of Special Housing Areas**

#### **Moved Councillor Dawson, seconded Councillor Young**

That the City Strategy Committee:

1. Receives the information.
2. Recommend to Council that the Minister of Building and Construction approve the following special housing areas and associated qualifying development criteria as identified in the Special Housing Area maps:
  - **Adelaide Road**, with qualifying development criteria being 2 or more dwellings or allotments.
  - **Lower Stebbings**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Lincolnshire - Woodridge**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Johnsonville**, with qualifying development criteria being 2 or more dwellings or allotments.
  - **Central Area North (Thorndon)**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Central Area South (Te Aro)**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Arlington**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **28 Westchester Drive, The Reedy Land, Glenside**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **30 White Pine Avenue, Woodridge**, with qualifying development criteria being 10 or more dwellings or allotments.
3. Agree that authority will be delegated to the Chief Executive in consultation with the portfolio lead to approve any minor editorial changes to the Special Housing Area maps as deemed necessary for clarity.

#### **Moved Mayor Lester, seconded Councillor Fitzsimons the following amendment by way of addition**

#### **Resolved**

That the City Strategy Committee:

4. Recommend to Council that housing affordability provisions be added to the qualifying development criteria for Special Housing Areas to achieve an appropriate mix of housing, including housing for owner-occupiers, first home buyers, and accommodation for key workers. Mechanisms for achieving affordability may include, but are not limited to:

- a range of appropriately sized sections (including smaller sized sections of 240-400m<sup>2</sup>);
  - a mixture of housing typologies and size;
  - the nature of any covenants (or similar restrictions) imposed on sections;
  - methods to reduce property speculation of vacant sections; and
  - methods to retain affordability in the medium to long term.
5. Recommend to Council a requirement that a minimum of 10% of the special housing area, by developed market value or by area, is identified for affordable housing per the definitions established under the Kiwibuild criteria or the Wellington Housing Affordability Model.

**Carried**

**Minutes note:** The substantive motion was taken in parts, as follows:

- Clause one
- Clause two excluding the bullet points on Johnsonville and Arlington (taken by division)
- The bullet point on Johnsonville (taken by division)
- The bullet point on Arlington (taken by division)
- Clauses three – five

### **Resolved**

1. Receives the information.

**Carried**

2. Recommend to Council that the Minister of Building and Construction approve the following special housing areas and associated qualifying development criteria as identified in the Special Housing Area maps:
- **Adelaide Road**, with qualifying development criteria being 2 or more dwellings or allotments.
  - **Lower Stebbings**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Lincolnshire - Woodridge**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Central Area North (Thorndon)**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **Central Area South (Te Aro)**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **28 Westchester Drive, The Reedy Land, Glenside**, with qualifying development criteria being 10 or more dwellings or allotments.
  - **30 White Pine Avenue, Woodridge**, with qualifying development criteria being 10 or more dwellings or allotments.

A division was called for under Standing Order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Dawson  
Councillor Day

**Against:**

Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Foster

Councillor Fitzsimons  
Councillor Gilbert  
Councillor Marsh  
Councillor Young

Councillor Free  
Councillor Lee  
Councillor Pannett (Chair)  
Councillor Sparrow  
Councillor Woolf

Majority Vote: 7:8

**Lost**

- **Johnsonville**, with qualifying development criteria being 2 or more dwellings or allotments.

A division was called for under Standing Order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Dawson  
Councillor Fitzsimons  
Councillor Gilbert  
Councillor Marsh  
Councillor Young

**Against:**

Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Day  
Councillor Foster  
Councillor Free  
Councillor Lee  
Councillor Pannett (Chair)  
Councillor Sparrow  
Councillor Woolf

Majority Vote: 6:9

**Lost**

**Resolved**

- **Arlington**, with qualifying development criteria being 10 or more dwellings or allotments.

A division was called for under Standing Order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Foster  
Councillor Free  
Councillor Gilbert  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**Against:**

Councillor Lee

Majority Vote: 14:1

**Carried**

## Resolved

3. Agree that authority will be delegated to the Chief Executive in consultation with the portfolio lead to approve any minor editorial changes to the Special Housing Area maps as deemed necessary for clarity
4. Recommend to Council that housing affordability provisions be added to the qualifying development criteria for Special Housing Areas to achieve an appropriate mix of housing, including housing for owner-occupiers, first home buyers, and accommodation for key workers. Mechanisms for achieving affordability may include, but are not limited to:
  - a range of appropriately sized sections (including smaller sized sections of 240-400m<sup>2</sup>);
  - a mixture of housing typologies and size;
  - the nature of any covenants (or similar restrictions) imposed on sections;
  - methods to reduce property speculation of vacant sections; and
  - methods to retain affordability in the medium to long term.
5. Recommend to Council a requirement that a minimum of 10% of the special housing area, by developed market value or by area, is identified for affordable housing per the definitions established under the Kiwibuild criteria or the Wellington Housing Affordability Model.

**Carried**

## **Moved Councillor Dawson, seconded Councillor Young the following substantive motion**

### Resolved

1. Receives the information.
2. Recommend to Council that the Minister of Building and Construction approve the following special housing areas and associated qualifying development criteria as identified in the Special Housing Area maps:
  - **Arlington**, with qualifying development criteria being 10 or more dwellings or allotments.
3. Agree that authority will be delegated to the Chief Executive in consultation with the portfolio lead to approve any minor editorial changes to the Special Housing Area maps as deemed necessary for clarity
4. Recommend to Council that housing affordability provisions be added to the qualifying development criteria for Special Housing Areas to achieve an appropriate mix of housing, including housing for owner-occupiers, first home buyers, and accommodation for key workers. Mechanisms for achieving affordability may include, but are not limited to:
  - a range of appropriately sized sections (including smaller sized sections of 240-400m<sup>2</sup>);
  - a mixture of housing typologies and size;
  - the nature of any covenants (or similar restrictions) imposed on sections;
  - methods to reduce property speculation of vacant sections; and

- methods to retain affordability in the medium to long term.

5. Recommend to Council a requirement that a minimum of 10% of the special housing area, by developed market value or by area, is identified for affordable housing per the definitions established under the Kiwibuild criteria or the Wellington Housing Affordability Model.

**Carried**

## **4. Operational**

### **4.1 Renewal of Licence over part of Glover Park for 'Rogue and Vagabond' - Pursuant to the Reserves Act 1977**

**Moved Councillor Gilberd, seconded Councillor Calvi-Freeman**

#### **Recommendations**

That the City Strategy Committee:

1. Receive the information.
2. Agree, subject to the terms and conditions noted below and the terms and conditions of the final licence agreement, to grant a licence over 208m<sup>2</sup> of Lot 2 DP 35152 (refer **Attachment 1**) to the proprietor of The Rogue & Vagabond.
3. Notes that the terms of the easement agreement are as follows:

<b>Licence Purpose:</b>	Bar & café seating.
<b>Number of Seats:</b>	Up to 20.
<b>Type of Seating:</b>	Bean-bag styled chairs (or other style as approved by the Manager, Parks Sport & Recreation).
<b>Hours:</b>	10.00am to 10.00pm 7 days per week from 1 October to 30 April (7 months).
<b>Licence period:</b>	Renewal July each year (in line with other waterfront licence agreements) and terminable on one month's notice.
<b>Public Access:</b>	Public access through the licensed area will be maintained at all times.
<b>Maintain &amp; Repair:</b>	The licensee will be responsible for rubbish removal and for repairing any damage resulting from the licensed activities.
<b>Licence Fee:</b>	\$505.44 per month (\$3,538.08 per annum, plus GST). Rates will be reviewed to allow for CPI increases.

**Minutes note:** It was identified that there was an error made in the officers report, the information in the recommendation is accurate however, the calculation in the financial implications section should read \$17.01/m<sup>2</sup> annually for 7 months.



**Moved Mayor Lester, seconded Councillor Dawson the following amendment by way of addition:**

**Resolved**

That the City Strategy Committee:

4. Agree to put forward Glover Park for consideration as a Smoke-Free area in the Smokefree Wellington Action Plan and to work with local businesses with licenses in Glover Park to achieve this status.

**Carried**

**Moved Councillor Gilberd, seconded Councillor Calvi-Freeman the following substantive motion**

**Resolved**

That the City Strategy Committee:

**Recommendations**

That the City Strategy Committee:

1. Receive the information.
2. Agree, subject to the terms and conditions noted below and the terms and conditions of the final licence agreement, to grant a licence over 208m<sup>2</sup> of Lot 2 DP 35152 (refer **Attachment 1**) to the proprietor of The Rogue & Vagabond.
3. Notes that the terms of the easement agreement are as follows:

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<b>Licence period:</b>	Renewal July each year (in line with other waterfront licence agreements) and terminable on one month's notice.
<b>Public Access:</b>	Public access through the licensed area will be maintained at all times.
<b>Maintain &amp; Repair:</b>	The licensee will be responsible for rubbish removal and for repairing any damage resulting from the licensed activities.
<b>Licence Fee:</b>	\$505.44 per month (\$3,538.08 per annum, plus GST). Rates will be reviewed to allow for CPI increases.

- 
4. Agree to put forward Glover Park for consideration as a Smoke-Free area in the Smokefree Wellington Action Plan and to work with local businesses with licenses in Glover Park to achieve this status.

**Carried**

The meeting concluded at 11:38am.

Confirmed: \_\_\_\_\_  
Chair