
ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

AGENDA

Time: 9:30am
Date: Thursday, 4 April 2019
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

MEMBERSHIP

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

NON-VOTING MEMBERS

Te Rūnanga o Toa Rangatira Incorporated
Port Nicholson Block Settlement Trust

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, emailing public.participation@wcc.govt.nz or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about.

AREA OF FOCUS

The role of the City Strategy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas of Council, including:

- **Environment and Infrastructure** – delivering quality infrastructure to support healthy and sustainable living, protecting biodiversity and transitioning to a low carbon city
- **Economic Development** – promoting the city, attracting talent, keeping the city lively and raising the city's overall prosperity
- **Cultural Wellbeing** – enabling the city's creative communities to thrive, and supporting the city's galleries and museums to entertain and educate residents and visitors
- **Social and Recreation** – providing facilities and recreation opportunities to all to support quality living and healthy lifestyles
- **Urban Development** – making the city an attractive place to live, work and play, protecting its heritage and accommodating for growth
- **Transport** – ensuring people and goods move efficiently to and through the city
- **Governance and Finance** – building trust and confidence in decision-making by keeping residents informed, involved in decision-making, and ensuring residents receive value for money services.

The City Strategy Committee also determines what role the Council should play to achieve its objectives including: Service delivery, Funder, Regulator, Facilitator, Advocate

The City Strategy Committee works closely with the Long-term and Annual Plan Committee to achieve its objectives.

Quorum: 8 members

TABLE OF CONTENTS
4 APRIL 2019

Business	Page No.
1. Meeting Conduct	5
1.1 Mihi	5
1.2 Apologies	5
1.3 Conflict of Interest Declarations	5
1.4 Confirmation of Minutes	5
1.5 Items not on the Agenda	5
1.6 Public Participation	6
2. Strategy	7
2.1 Planning for Growth: Approval to Engage on Growth Scenarios Presented by Councillor Foster	7
2.2 First to Zero - Wellington's blueprint for a Zero Carbon Capital Presented by Councillor Lee	19
3. Policy	21
3.1 Priority Buildings: Community Feedback on High Traffic and Emergency Transport Routes Presented by Councillor Pannett	21
4. Monitoring	23
4.1 Pacific Advisory Group Annual Report 2018 Presented by Councillor Day	23

5. Operational	31
5.1 Proposed disposal - 1B Connaught Terrace, Brooklyn Presented by Councillor Gilbert	31
5.2 Reporting back on public consultation of new leases on the Wellington Town Belt Presented by Councillor Gilbert	39
6. Public Excluded	49
6.1 Public Excluded Report of the Finance, Audit and Risk Management Subcommittee Meeting of 20 March 2019	49

1. Meeting Conduct

1.1 Mihi

The Chairperson invites a member of the City Strategy Committee to read the following mihi to open the meeting.

Taiō Pōneke[†] – 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.

[†] 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

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

The minutes of the meeting held on 21 March 2019 will be put to the City Strategy Committee for confirmation.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the City Strategy Committee.

The Chairperson shall state to the meeting:

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the City Strategy Committee.

Minor Matters relating to the General Business of the City Strategy Committee.

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the City Strategy Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. Strategy

PLANNING FOR GROWTH: APPROVAL TO ENGAGE ON GROWTH SCENARIOS

Purpose

1. This report seeks approval to undertake city-wide engagement on a set of growth scenarios as part of the Planning for Growth project.

Summary

2. We expect an additional 50,000-80,000 more residents in Wellington over the next 30 years. Residential demand and capacity modelling shows that the City will need 32,000 dwellings over this period. However, current planning settings mean that there will be a shortfall of up to 15,000 dwellings. Changes to the urban growth plan and District Plan are required to address this issue.
3. The Planning for Growth Programme seeks to address this shortfall through the development of a 30-year spatial plan for the City. It will ensure an integrated approach to landuse and transport planning and inform the full review of the District Plan and Lets Get Wellington Moving (LGWM). This will enable more effective alignment of investment in transport improvements and growth related water, sewerage and stormwater infrastructure as well as reserves and community facilities. This programme was approved as part of the 2018-2028 Long Term Plan.
4. Officers have developed a set of growth scenarios, which will form the basis of city-wide engagement starting in April 2019. These scenarios present four different ways the City could provide for 80,000 additional residents across the City over the next 30 years. They are not intended to be seen as solutions in and of themselves, but rather ways to draw out the tensions and opportunities that growth brings. In reality it is likely we will need aspects of all of the scenarios to achieve the aspirations of the community identified through Our City Tomorrow.
5. The scenarios are: Inner City Focus, Suburban Centres Focus, New Greenfield Suburb in Ohariu Valley, and 'Greenfield Extensions' (Takapu Valley, Horokiwi, Owhiro Bay). These scenarios are included as an attachment to this report.
6. Engagement will commence on 8 April 2019 where we will seek feedback from the community about the scenarios.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Agrees to city-wide engagement on the growth scenarios as part of the Planning for Growth programme.

Background

7. Wellington is expecting 50,000 - 80,000 more residents over the next 30 years.
8. The Council is obligated under the National Policy Statement on Urban Development Capacity (NPS-UDC) to ensure there is sufficient land capacity to meet residential and business demand for the short (3 years), medium (10 years) and long term (30 years).
9. Demand and capacity modelling work undertaken in response to the NPS-UDC requirements shows there will be demand for 32,000 new dwellings over the next 30 years. However there will be a shortfall of up to 15,000 dwellings. This shortfall takes account of what land is able to be developed, whether it is economically feasible to develop that land for housing, and what proportion of that economically feasible land is then 'picked up' by the market and actually developed.
10. These results tell us that fundamental changes will have to be made to the current Urban Growth Plan (non-statutory document) and the District Plan (statutory document) if it is going to be able to accommodate this demand for housing. The Council will also need to invest in transport and infrastructure upgrades to service this growth.
11. The NPS-UDC also requires the Council to consider housing choice as part of this growth planning exercise. The District Plan will need to enable a range of high, medium and low density housing types in different locations throughout the City.
12. The results of the NPS-UDC modelling work will inform the development of a spatial plan and the subsequent District Plan review. That work provides an understanding of current capacity and demand, and how different growth scenarios may improve these outcomes.
13. In 2017 the *Our City Tomorrow* engagement identified the City's key challenges – a growing population, earthquake risk, climate change and sea level rise. People said they wanted the City to be compact, resilient, greener, inclusive and connected, and vibrant and prosperous. These five goals form the basis of the Planning for Growth programme.
14. The 'Planning for Growth' programme involves the development of a 30-year spatial plan (to replace the existing Wellington Urban Growth Plan 2014-2043) and includes a comprehensive review of the District Plan. The review of these documents was approved as part of the Long Term Plan (2018-2028) within the 'Sustainable Growth' priority area.
15. The Planning for Growth programme begins with the development of a spatial plan for the City. A 'spatial plan' goes beyond simply directing where growth will occur and takes a coordinated approach about how this growth will be accommodated in relation to the many other issues and values that the City must consider (e.g. transport, infrastructure, community facilities and services, resilience and impacts of climate change, heritage, and our natural environment).
16. The spatial plan will be an integrated land use and transport strategy and a key consideration will be the Let's Get Wellington Moving programme. The transport strategy component will reflect the 2018 Government Policy Statement on Land Transport (GPS). This aims to reduce the need to travel by private motor vehicle and consequently shifts the focus of Government investment from state highway improvements to public transport, walking and cycling. The GPS also has a strong focus on safety and environmental protection, especially reducing greenhouse gas emissions from transport.

17. The scenarios are residentially focussed at this stage; however the spatial plan will need to consider the implications of growth for the City's economy. The Central City is the economic and cultural hub of the region. The success of Wellington City and the region relies on the central city remaining a key employment and entertainment centre. Ensuring there continues to be private, Council and Central Government investment in the central city will help ensure the city and the region continues to grow and remain prosperous and vibrant. At the same time, the suburban centres will become even more important for providing a range of services and employment.
18. The spatial plan will replace the existing Urban Growth Plan and will ensure future growth is directed to appropriate areas and will be a key strategic tool for directing future investment to support this growth. The spatial plan will also help direct the review of the District Plan.

Discussion

Where and How to Grow?

19. To help guide engagement on these questions, a set of growth scenarios have been developed to show how 80,000 more people could be accommodated across Wellington City. These scenarios are high level concepts and provide a base from which the Council can have a conversation with Wellington residents about how and where the City could grow over the next 30 years.
20. Each scenario accommodates 80,000 residents and has a different set of implications or trade-offs which will need to be considered as part of decision-making. **Attachment 1** shows the scenarios in map form.

Scenario 1: Inner City Focus

21. This scenario directs a high percentage of new growth to the Central Business District (CBD) (Te Aro, Wellington Central and part of Pipitea-Thorndon) and the inner suburbs (Mt Victoria, Thorndon, Aro Valley, Mt Cook, Newtown, and Berhampore). These areas are collectively referred to as the 'inner city'.
22. Under this scenario more apartments will be required in the CBD (of around 15+ storey, low-rise apartments (up to 6 storeys) in key centres such as Adelaide Road and Newtown, and more townhouse and infill development in the inner suburbs.
23. Some new growth is also directed to suburban centres in this scenario to enable more town house and low-rise apartments within walking distance of these centres.
24. Directing growth to the inner city will assist in keeping the City compact and reduce the need to rezone parts of the rural area for residential development. It also means that more people will be able to walk and bike to work, thereby reducing traffic congestion and keeping carbon emissions low and allowing more efficient use of existing infrastructure and community facilities.
25. This scenario will also support possible future mass transit which is being considered as part of the Let's Get Wellington Moving programme.
26. However, a focus on the inner city would require removing or reducing the extent of pre-1930 character protection in some areas. The District Plan currently controls the demolition and alteration of buildings constructed prior to 1930 in the inner suburbs of Mt Victoria, Thorndon, Aro Valley, the Terrace, Holloway Road, Mt Cook, Newtown and Berhampore, meaning the redevelopment of sites is generally discouraged. Parts of these character areas remain intact and changes to the character protection provisions will need to be carefully considered.

27. Significant investment in three waters infrastructure (water, wastewater and stormwater) would also be required to service additional development.
28. Resilience within the central city is a further consideration in this scenario, as much of the CBD is susceptible to flooding and rising sea levels. Investment in the CBD stormwater network will be necessary. Wastewater upgrades have already been factored into the 2018-2028 Long Term Plan.

Scenario 2: Suburban Centres Focus

29. This scenario focuses new development in and around suburban centres with a more diverse range of housing options provided across the City. These areas are generally more resilient than the central city in terms of natural hazard risk.
30. Growth in and around suburban centres would include townhouses as well as low rise apartments (up to 6 storeys high).
31. Residential development in and around suburban centres would support the economic viability of those centres. Investment would be required to ensure there is sufficient community facilities and three waters infrastructure to support this new growth.
32. This scenario places a medium level of growth in the CBD and inner suburbs. This would involve removing or reducing some of the existing pre-1930s character areas in the inner suburbs, particularly around Mt Cook, Newtown and Berhampore. Changes to the current requirements of the District Plan may also be necessary e.g. increasing the maximum site coverage requirement or reducing minimum onsite parking requirements.
33. Intensification of areas further from the CBD will also require investment to increase public transport capacity.

Scenario 3A: New Greenfield Suburb and 3B: Greenfield Extensions

34. Two scenarios are proposed for new greenfield growth – a standalone suburb and extensions to existing urban areas. Both approaches identify new areas for greenfield development, in addition to the existing areas of Lincolnshire Farm and Upper Stebbings.
35. New greenfield areas are generally lower risk than the CBD in terms of natural hazards.
36. Careful consideration will need to be given to the impacts of greenfield development on natural environment values, such as freshwater quality and ecology.
37. However, it is possible to develop new suburbs and greenfield areas that are more integrated and environmentally sustainable, For example this approach is being adopted with early work on the Upper Stebbings Structure Plan which proposes a walkable community, with different housing typologies, cycleways and sensitive management of stormwater run-off and flooding.
38. Significant investment in three waters infrastructure would be required to service these areas. They are also further from the CBD and main areas of employment and new development in these areas would necessitate investment in transport infrastructure. Development further from main centres could also have the effect of increasing travel times and private car use, thereby worsening traffic congestion and carbon emissions.
39. The two greenfield scenarios are as follows:

- *Scenario 3A New Greenfield Suburb (Ohariu Valley)*

This scenario identifies a single new suburb on land currently zoned rural in Ohariu Valley. This area has been identified because of its relatively flat topography and existing road access. A new suburb in this area would need to accommodate up to 11,500 people. This equates to approximately 4000 houses.

A variety of housing types would be needed to accommodate this growth, including smaller sections than is currently being developed in current greenfield areas.

The Ohariu Valley scenario would also need a range of facilities and services including a town centre, reserves and recreation areas, transport facilities and services, community facilities and new three waters infrastructure.

- *Scenario 3B Greenfield Extensions (Takapu Valley, Horokiwi, Owhiro Bay)*

This scenario identifies a number of urban extensions into existing rural land adjacent to existing urban areas. The existing growth area of Lincolnshire Farm would be extended into Horokiwi and Takapu Valley, and a rural hillside in Owhiro Bay would be rezoned to enable new housing to be built.

While these areas are closer to suburban centres and transport routes than Ohariu Valley, significant investment in infrastructure would be required to service the new communities. These areas also have steeper topography meaning that development within these areas to the required density may be challenging. This is especially so with the new requirements under the National Policy Statement on Freshwater Management to manage stormwater runoff from urban development and the limits this may place on the ability to undertake earthworks.

Key Considerations

40. There are a number of issues and trade-offs that need to be considered in planning for the City's growth, including:

- *Urban form:* If the City is to remain compact the majority of new growth will need to occur within the existing urban areas. Council will therefore need to consider whether rural areas should be opened up for residential (greenfield) development. Consideration will also need to be given to the implications of growth for the City's economy to ensure the City remains the economic hub of the region, supported by vibrant suburban centres that provide both residential and employment opportunities.
- *Transport:* An increase in population will place pressure on the City's transport network and will require the use of more space efficient modes of transport than the private car. A focus on public transport will be essential to support growth in more distant location whereas growth near the Central City will require improved walking and cycling facilities. The Let's Get Wellington Moving programme is expected to deliver a step-change in public transport provision with complementary improvements across other modes of travel. The spatial plan will need to reflect these transport investments by directing growth towards areas within increased accessibility.
- *Infrastructure:* The expected population growth will place greater pressure on the three waters infrastructure (water supply, sewerage, stormwater). The Planning for Growth project will enable these capacity issues to be better

understood so that the location and scale of future development is sequenced with investment in infrastructure upgrades.

- *Resilience:* Much of the City is subject to some form of natural hazard risk. Low lying areas of the City, such as Kilbirnie and Miramar, are particularly at risk from the impacts of sea level rise and earthquakes. The Central City is also susceptible to liquefaction and the impacts of sea level rise. The Spatial Plan will align with the Resilience Strategy, linking in with conversations that are already happening within the community about their future, and identifying where it might be necessary to direct new development to areas that are less vulnerable or where we will need to design our built environment to cope with these risks.
- *Open Space and Natural Environment:* Wellington's open spaces and natural features are valued by the community and are one of the reasons many people choose to live here. The Spatial Plan will enable these values to be identified and considered alongside decisions around where and how future development occurs. If additional greenfield growth areas are to be identified, consideration will need to be given to the impacts of this on rural areas and the Outer Greenbelt. Importantly, with more centralised growth, access to quality urban greenspace becomes an essential component of a liveable urban environment.
- *Community Facilities:* Wherever growth is located, it will be important to ensure that communities continue to have access to key community facilities, and that these facilities can cope with the increase in demand. The Spatial Plan will assist in these decisions by signalling where growth will be located, so that decisions can be made about how the Council provides these services in the future.
- *Built heritage and character:* Wellington's heritage and character is another aspect of the City that is valued by the community. Growth and development will place pressure on areas that have been identified in the District Plan for their neighbourhood character (e.g. parts of Mt Victoria, Mt Cook, Newtown, Aro Valley). City-wide engagement will enable us to understand how the community values these areas and what level of change, if any, is supported.
- *Urban design and amenity:* New growth and development should not occur at the expense of good urban design and neighbourhood amenity. In fact, greater emphasis will need to be placed on how new development contributes to overall community wellbeing and the City's identity. This is not limited to the central city but extends to the suburbs as well. The quality of new development, particularly higher density development, is a key consideration.

41. The Spatial Plan will allow consideration of the above issues for the city in a holistic way.
42. Engagement approach
43. The engagement is designed to provide the community with the opportunity to comment on the aspects of each scenario that they do or do not like, and to understand why they have that view. The engagement will highlight the key implications and trade-offs within each scenario.
44. The look and feel of the engagement builds on 'Our City Tomorrow' to show that this is a continuation of the conversation.
45. The engagement approach includes a significant digital presence through the Planning for Growth website and social media. Targeted community engagement events will also

be held across the City, along with meetings with resident's groups, community boards and other key stakeholders, including the development industry and community and Central Government.

46. An engagement booklet will also be available and posters will be placed in key spots around the city to continue to raise awareness.

Next Actions

47. If the Council approves the recommendations contained in this paper, engagement on the scenarios will officially commence on Monday 8 April 2019. Engagement will be open until Friday 10th May. The purpose of this engagement is to get feedback from the community about their preferred approach to growth.
48. Officers will summarise all feedback and report back to the City Strategy Committee on the outcomes of the engagement in June 2019. A decision will also be sought from the Committee on a recommended approach to growth for incorporation into a draft spatial plan which will be consulted on in late 2019/early 2020.

Attachments

Attachment 1.  Planning for Growth - Scenarios for City-Wide Engagement [↓](#) Page 15

Author	Kate Pascall, Principal Advisor, Planning
Authoriser	David Chick, Chief City Planner Anna Harley, Manager City Design & Place Planning John McSweeney, Place Planning Manager

SUPPORTING INFORMATION

Engagement and Consultation

The Planning for Growth project builds on the engagement undertaken for Our City Tomorrow in 2017. Through that engagement the community said they want Wellington to be compact, resilient, greener, vibrant and prosperous, inclusive and connected. These goals form the basis of the City-wide engagement on the scenarios.

Treaty of Waitangi considerations

Officers are working with the Tira Poutama: Iwi Partnerships team to ensure we engage appropriately with mana whenua.

Financial implications

The scenarios are the first step in developing a strategic direction for the City's future growth and development. The development of this growth pattern and the Spatial Plan will inform Council decisions on funding for infrastructure, community facilities, parks and other key services to support population growth in future Long Term Plans.

Policy and legislative implications

Council is obligated to ensure its planning settings enable sufficient land capacity to meet housing and business demand over the short, medium and long term under the national Policy Statement on Urban Development Capacity. The Spatial Plan will provide a strategy for future growth which will then be implemented through the review of the District Plan as required under the Resource Management Act 1991.

Risks / legal

N/A

Climate Change impact and considerations

The growth scenarios show different ways the 80,000 people could be accommodated across Wellington City over the next 30 years. Scenarios 1 and 2 will still provide growth within areas that are subject to sea level rise, and a key question in the engagement will be whether the community supports such an approach given the additional infrastructure costs that would be required to mitigate these risks.

Communications Plan

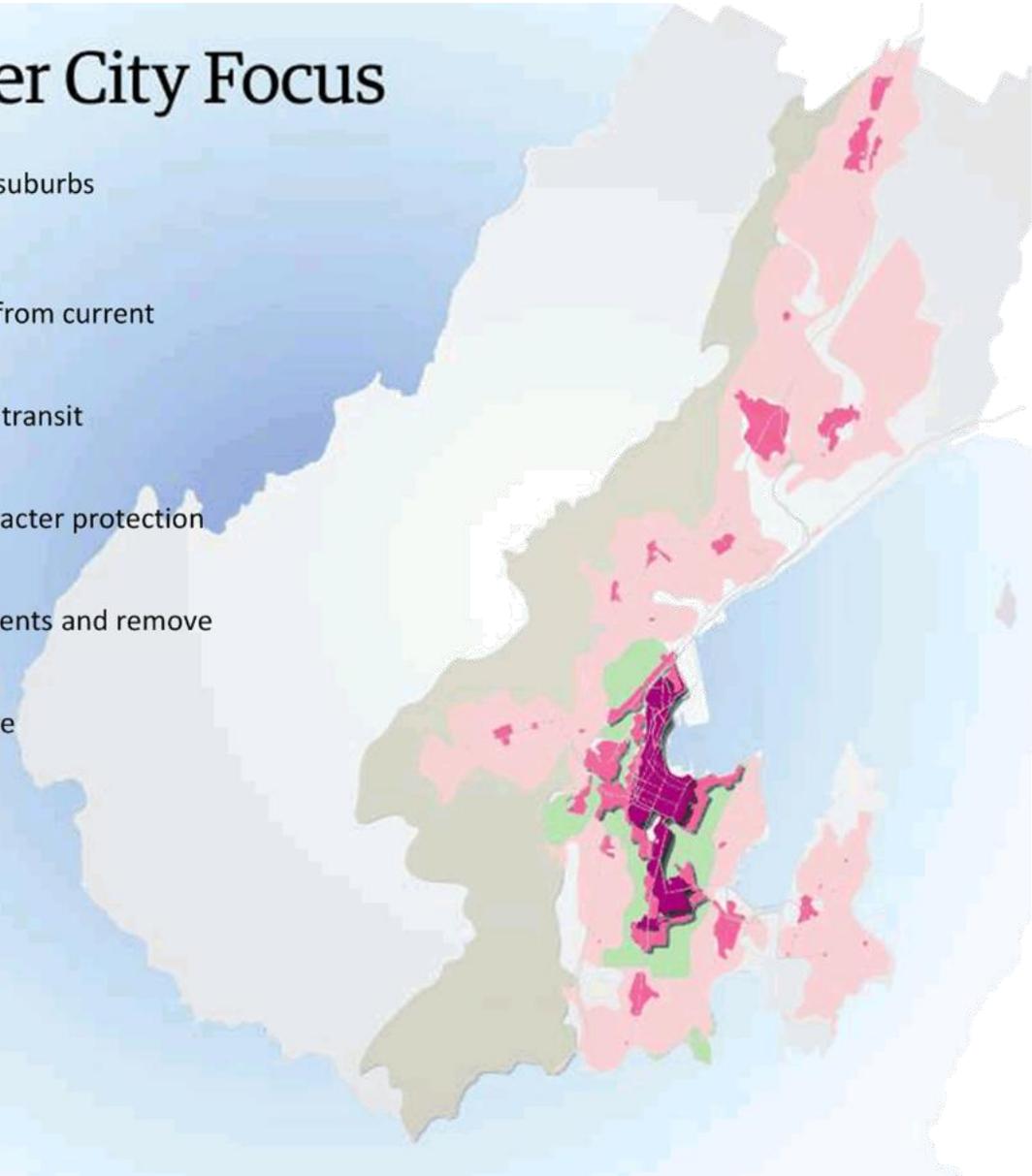
The communications and engagement approach has been outlined in the main body of the report.

Health and Safety Impact considered

N/A

Scenario 1: Inner City Focus

- High growth in the CBD and the inner suburbs
- Medium growth in suburban centres
- Low growth in Greenfields (no change from current approach)
- Compact, walkable city, supports mass transit opportunities
- Would require removing pre-1930 character protection in some areas
- Relax some bulk and location requirements and remove min. parking requirement
- Investment in stormwater infrastructure
- Resilience issues in CBD



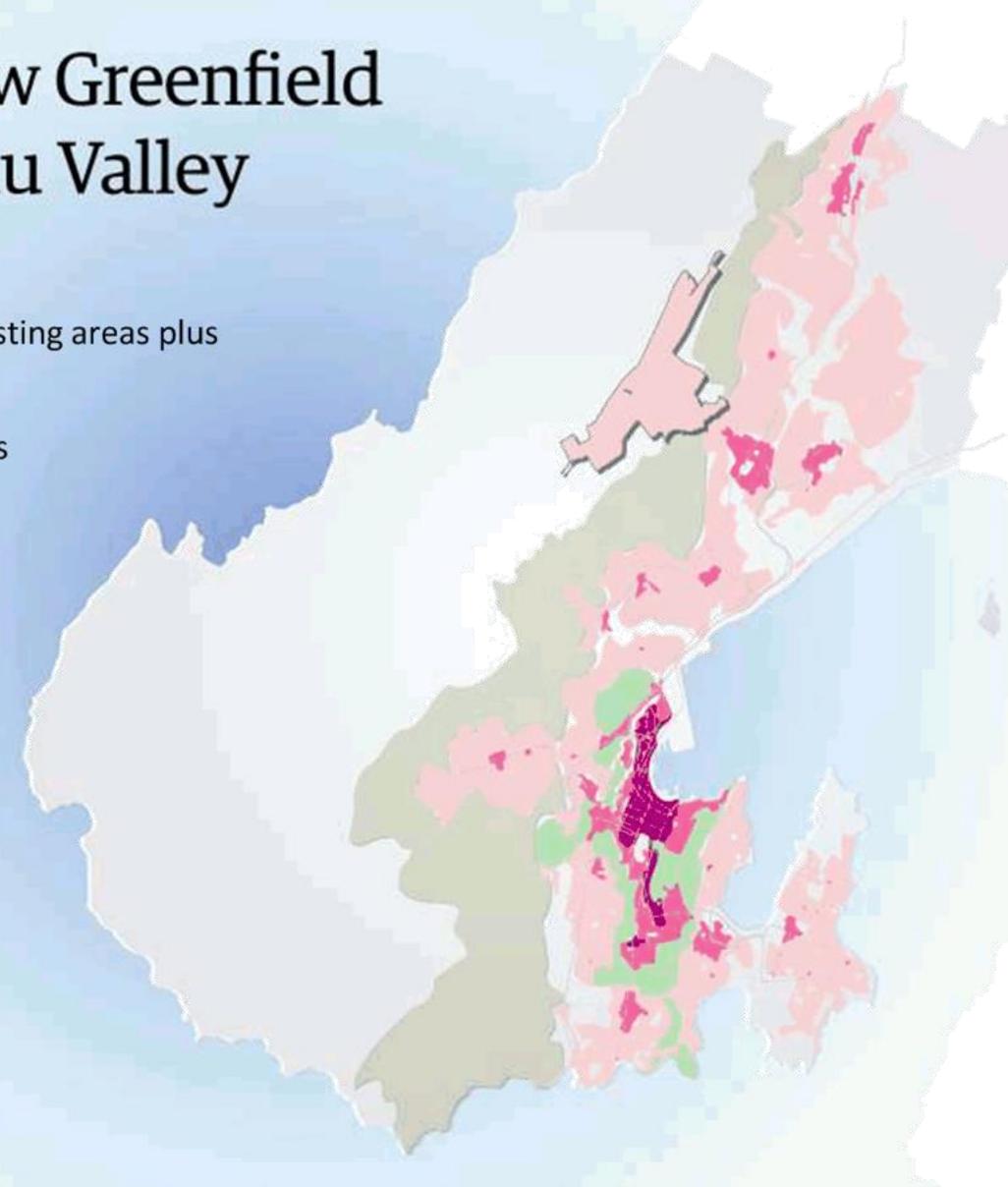
Scenario 2: Suburban Centres Focus

- High growth in suburban centres
- Medium growth in central city
- Low growth in Greenfields (no change from current approach)
- Achieves a diverse mix of housing types
- Most centres are low hazard risk
- Reduce the extent of pre-1930 character protection and some residential development rules
- Investment in 3 waters network – city-wide
- Resilience issues in Kilbirnie



Scenario 3a: New Greenfield Suburb in Ohariu Valley

- Medium growth in greenfields – existing areas plus new area in Ohariu Valley
- Medium growth in suburban centres
- Low growth in inner city



Scenario 3b: Greenfield Extensions

- Medium growth in greenfields - existing areas plus:
 - Takapu Valley
 - Horokiwi
 - Owhiro Bay
- Medium growth in suburban centres
- Low growth in inner city



FIRST TO ZERO - WELLINGTON'S BLUEPRINT FOR A ZERO CARBON CAPITAL

This report was not available at time of print and will be made available under separate cover, and online at <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/04/4>.

Author	Tom Pettit, Sustainability Manager
Authoriser	Mike Mendonca, Chief Resilience Officer David Chick, Chief City Planner

3. Policy

PRIORITY BUILDINGS: COMMUNITY FEEDBACK ON HIGH TRAFFIC AND EMERGENCY TRANSPORT ROUTES

This report was not available at time of print and will be made available under separate cover, and online at <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/04/4>.

Author	Baz Kaufman, Manager Strategy
Authoriser	Mike Mendonca, Chief Resilience Officer David Chick, Chief City Planner

4. Monitoring

PACIFIC ADVISORY GROUP ANNUAL REPORT 2018

Purpose

1. This report provides the City Strategy Committee with the annual report for the Pacific Advisory Group reporting on 2018.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.

Background

2. Wellington City Council operates the following advisory groups:
 - Accessibility Advisory Group
 - Environmental Reference Group
 - Pacific Advisory Group
 - Youth Council.
3. The advisory groups serve a range of general purposes:
 - To advise Council officers working on relevant policies, strategies and operations on how to improve outcomes for the city and communities, based on their experience and knowledge; and
 - To pass information on issues relevant to communities between Council and advisory groups.
4. Each advisory group has a terms of reference, which sets out its purpose and expectations.
5. Each advisory group is required to submit an annual report to the Committee which outlines work achieved over the previous year.
6. This report encloses the 2018 annual report for the Pacific Advisory Group.

Discussion

Pacific Advisory Group

7. Under the Pacific Advisory Group (PAG) terms of reference its purpose is to:
 - Advise Council on how to help grow a great City, where Pasifika peoples thrive and contribute to Council's priorities.

- Bring knowledge and extra insight into Council about how the different needs of Wellington's Pasifika communities can be addressed in the context of Council's roles and priorities.
8. The PAG's focus over the reporting period when providing advice and feedback to Council and its officers was building better engagement with Pacific communities, increasing the visibility of Pasifika peoples and their culture in Wellington City, and ensuring alignment between PAG's areas of focus and the Long Term Plan priorities.
9. **Key Highlights for the PAG for this period are:**
- Wellington City Council at PAG's 15 year Celebration has formally adopted the Ministry of Pacific Peoples Kapasa Policy Framework. A Policy tool which provides Council with a Pacific perspective into Policy Development & implementation across WCC various offices. Wellington City Council has become the first Regional Government to make this step & adopt a Pacific Policy Tool.
 - Appointment of Melania Lui-Fai to the WCC Youth Council. PAG actively engaged ways to spread the message through to the wider Pacific networks for Pacific Youth to engage with the Youth Council.
 - Pacific Business Network Awards – WC Councils sponsoring the award for Established Pacific Business Awards. This clearly shows Councils commitment & support to Pacific Business development across our Region. And the added benefits to progressive economic development from our Pacific Communities across our Region.
 - Meeting between WCC, WREDA and PAG's Economic Development Team to explore ways to enhance economic development opportunities for our Pacific Communities across our Region.
 - Smokefree Wellington Action Plan: presented to PAG in early 2019 by Leila Adams. PAG provided feedback and recommendations. These were noted and changes made to the Action Plan prior to March 7th. PAG has been asked for further advice and support with Communications.
10. The PAG feels it has given Council valuable advice and feedback over the past year and looks forward to the remainder of 2019.

Next Actions

11. A review of the advisory groups is anticipated.

Attachments

Attachment 1. PAG Annual Report 2018 [↓](#) 

Page 27

Author	Prebashni Naidoo, Senior Democracy Advisor
Authoriser	Penny Langley, Democracy Services Manager Kane Patena, Director, Strategy and Governance

SUPPORTING INFORMATION

Engagement and Consultation

N/A

Treaty of Waitangi considerations

N/A

Financial implications

N/A

Policy and legislative implications

N/A

Risks / legal

N/A

Climate Change impact and considerations

N/A

Communications Plan

N/A

Health and Safety Impact considered

N/A

This has overall been a successful 12 months for the Pacific Advisory Group. The most rewarding has been the positive & robust relationship that has formed between the Council & PAG. This relationship has allowed partnerships to be formed & discussions made that have been fruitful & continue to be productive for both the Council & Pacific Communities.

Firstly, 2018 started with the addition of 2 more PAG members to fill the remaining 2 vacancies. This recruitment has taken our current membership to 14 members who represent 7 of the Pacific Community groups across the central Wellington Region. They are : Tonga, Samoa, Fiji, Niue, Cook Islands, Tokelau & Melanesian Island Groups (i.e Solomon Islands, Vanuatu & PNG).

Key Highlights for this period are :

1. Wellington City Council at PAG's 15 year Celebration has formally adopted the Ministry of Pacific Peoples Kapasa Policy Framework. A Policy tool which provides Council with a Pacific perspective into Policy Development & implementation across WCC various offices.
2. Wellington City Council has become the first Regional Government to make this step & adopt a Pacific Policy Tool.
3. Appointment of Melania Lui-Fai to the WCC Youth Council. PAG actively engaged ways to spread the message through to the wider Pacific networks for Pacific Youth to engage with YC.
4. Pacific Business Network Awards – WC Councils sponsoring the award for Established Pacific Business Awards. This clearly shows Councils commitment & support to Pacific Business development across our Region. And the added benefits to progressive economic development from our Pacific Communities across our Region.
5. Meeting between WCC, WREDA and PAG's Economic Development Team to explore ways to enhance economic development opportunities for our Pacific Communities across our Region.
6. Smokefree Wellington Action Plan : presented to PAG in early 2019 by Leila Adams. PAG provided feedback and recommendations. These were noted and changes made to the Action Plan prior to March 7th. PAG has been asked for further advice and support with Communications.

In closing; we deem this year as been overall successful. And we are committed to keep building on that momentum. And adding to the work already in place. As well as building on the great relationships that have been formed between Council & PAG.

The recent loss of key members of Democracy Services we also deem a great loss. But we are optimistic & thankful for the support Democracy Services has provided for us.

Lastly I commend each PAG members for their commitment to attendance and the management of their respective Work Programs.

Samson Samasoni - Chair

Jocelyn Kua - Deputy Chair

5. Operational

PROPOSED DISPOSAL - 1B CONNAUGHT TERRACE, BROOKLYN

Purpose

1. The purpose of this report is to seek a Council resolution to declare 1B Connaught Terrace, Brooklyn (the **Land**) surplus to requirements and authorise its disposal.
2. Refer Attachments 1 and 2 for location plan and aerial.

Summary

3. The Land was formally part of the Wellington Town Belt (Town Belt). Following public consultation as part of the enactment of the Wellington Town Belt Act 2016 it was removed from the Town Belt.
4. It is physically separated from the existing Town Belt by a legal road.
5. Relevant Council business units have been consulted, none advised interest in retaining the Land.
6. If the Land is declared surplus officers would confirm if there are obligations under s40 Public Works Act 1981 (PWA) requiring the Land to be offered back to its former owner, or successor in title.
7. If offer back exemption applies, or the former owner or successor are not interested in repurchase, the Land would either be offered to one of the two adjoining private owners, or sold on the open market as a standalone site.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Recommends to Council that it:
 - a. Declares the property at 1B Connaught Terrace, Brooklyn being 154 m² described as Lot 3 D. P. 10337 ROT 742999 (the Land) surplus to operational requirements.
 - b. Approves the disposal of the Land.
 - c. Delegates to the Chief Executive Officer the power to conclude all matters necessary to dispose of the Land including offer back investigations in accordance with the provisions of the Public Works Act, and sales negotiations.

Background

8. The Land is a triangular shaped 154 m² lot situated in Connaught Terrace, Brooklyn. The legal description is Lot 3 D. P. 10337, being held on Computer Freehold Register identifier 742999.
9. The Land is situated above the formed carriageway and is separated from the rest of the Town Belt by Connaught Terrace. It contains vegetation and small trees at the street edge, and a low retaining wall and lawn belonging to 1 Connaught Terrace. While the wall and lawn are not only on legal road land, they exist under an encroachment licence. Refer Attachment 3 for views at street level.
10. The Land was previously part of the Wellington Town Belt (Prince of Wales Park), During deliberations on the enactment of new Town Belt legislation the Council identified this area for removal from the Town Belt and disposal. Consultation took place over its removal during both consultation on the draft Bill by the Council and again during the formal Parliamentary process. The Land was removed when the Wellington Town Belt Act became law in May 2016. Refer Attachment 4 for schedule 6 of that Act.
11. Two privately owned properties immediately adjoin the Land, i.e. 1 Connaught Terrace and 32 Pearce Street.
12. If the Land is sold to anyone other than the owners of 1 Connaught Terrace their encroachment licence would need to be terminated. A further issue relating to 1 Connaught Terrace is that the shared legal boundary with the Land is situated very close to their dwelling.

Discussion

13. When a local authority proposes to sell or dispose of land managed as a park, and it is not classified as reserve under the Reserves Act 1977 it must follow the provisions under s138 of the Local Government Act 2002 (LGA). If the land was acquired or used principally for community, recreational, environmental, cultural or spiritual purposes it meets the definition of being a 'Park'. If such land is declared surplus public consultation is required.
14. The consultation undertaken for the Wellington Town Belt Act 2016 stated it was proposed the Land be removed from the Town Belt and sold. No submissions were received either objecting or agreeing to the proposal. Given this previous consultation the s138 LGA requirement for public consultation are also considered satisfied.
15. Following the Wellington Town Belt Act 2016 becoming law the Friends of the Town Belt were advised that Council intended to now sell the Land, and had no comment.
16. If the Land is declared surplus officers would then confirm whether there were any obligations under s40 Public Works Act 1981 (PWA) requiring Council to offer the Land back to the former owner, or successor in title. Preliminary investigations indicate exemption to having to offer the land back exists.
17. If offer back exemption does exist, or the former owner or successor in title were not interested in re-purchasing, a decision would then be made on whether to offer it to the two adjoining private owners, or sell it on the open market as a standalone site.
18. Given the Lands shape and size to assist with decisions Council's Planning and Vehicle Access team's advice has been obtained. There are no District Plan rules preventing a parcel such as this being sold and built on. As it is positioned on a tight

corner if development was ever proposed then vehicle access would be restricted to a 6 metre section close to the existing driveway for 1 Connaught Terrace.

19. There is potential to increase the Land's development options by increasing its size by stopping adjoining road land and amalgamating it. Given the time required to complete that process and costs involved officers believe this option is best left for a future owner to decide whether or not they want to pursue further.

Options

20. The alternative to disposing the Land is to retain it in Council ownership. In the long term this will incur maintenance and retaining costs on land that Council no longer requires or intends to use.

Next Actions

21. Recommend to the Council that the Land be declared surplus and disposed.
22. Complete s40 PWA investigations.
23. If offer back required, obtain valuation, and make offer back. If the former owner or successor in title was interested in repurchase, prepare sale and purchase agreement, settlement and transfer.

If offer back exemption exists, or the former owner or successor in title not interested in repurchase, then:

24. Obtain a current market valuation, offer to neighbours or tender open market, settlement and transfer.

Conclusion

25. It is recommended that the City Strategy Committee recommend to Council that the Council owned property at 1B Connaught Terrace is not required for a public work, is therefore surplus to Council's requirements and can be sold.

Attachments

Attachment 1.	Aerial ↓ 	Page 35
Attachment 2.	Location plan ↓ 	Page 36
Attachment 3.	Views from street level ↓ 	Page 37
Attachment 4.	Schedule 6 Wellington Town Belt Act 2016 ↓ 	Page 38

Author	Paul Davidson, Property Advisor
Authoriser	Wendy O'Neill, Property Services Manager Paul Andrews, Manager Parks, Sport and Recreation Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Consultation has been undertaken with relevant Council business units to confirm whether any had interest in retaining the Land for their own future operational requirements. None have expressed any interest in retaining the Land.

Treaty of Waitangi considerations

There are no known Treaty of Waitangi considerations. Mana whenua were consulted during the development of the Wellington Town Belt Act and over the disposal of this land. Council's Manager Tina Poutama-Iwi Partnership was also consulted as part of the Council business unit consultation.

Financial implications

If Council retained the Land there would be future 'holding' costs for vegetation and tree management. If it was sold into private ownership payment of annual rates would be expected. Annual rates are currently \$964.04.

Policy and legislative implications

Consistent with the provisions of the Wellington Town Belt Act 2016. The recommendations of this report are consistent with Council's financial principles: assets that are declared surplus to strategic or operational requirements are sold.

Risks / legal

There are no known risks or issues associated with the site. Sale and purchase documentation will be prepared by the Council's Solicitors.

Climate Change impact and considerations

The proposed disposal will have no impacts on any climate change considerations.

Communications Plan

No further consultation is considered to be required.

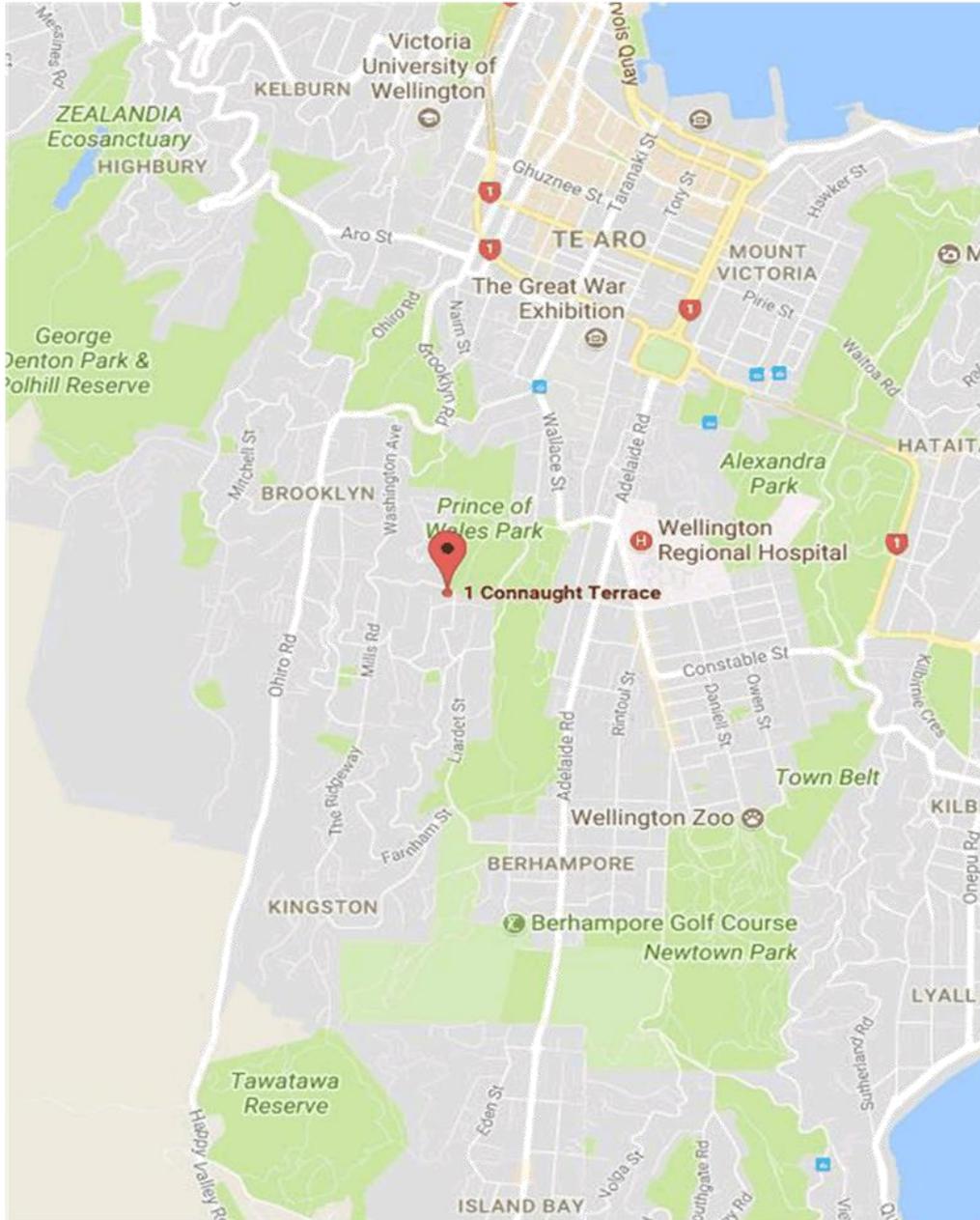
Health and Safety Impact considered

There are no new Health and Safety impacts to be considered resulting from the proposed disposal.

Aerial



Location plan



Views from street level





2016 No 1

Wellington Town Belt Act 2016

Schedule 6

Schedule 6

**Land not to be Wellington Town Belt on this Act coming into force—
 general**

s 27(3)

Area	Description	Instrument
0.0154 ha	Lot 3 DP 10337	Part Computer Register WN46D/917

REPORTING BACK ON PUBLIC CONSULTATION OF NEW LEASES ON THE WELLINGTON TOWN BELT

Purpose

This report details the outcome of public consultation on three new leases on Wellington Town Belt and asks the City Strategy Committee to recommend that the Council approves the new leases.

Summary

1. City Strategy Committee approval was given to publicly consult on three new leases on Wellington Town Belt. These are:
 - a) The Wellington Canine Obedience Club (paper presented at the City Strategy Committee on 22 November 2018).
 - b) The Wellington Municipal Croquet Club (paper presented at the City Strategy Committee on 16 November 2017).
 - c) The Wellington Football Club Incorporated (the “Axemen”) (paper presented at the City Strategy Committee on 15 November 2018).
2. This paper details the outcome of the public consultation of each lease.
3. There was one objection received regarding the Wellington Canine Obedience Club application and one objection received regarding the Wellington Municipal Croquet Club application. No submissions were received regarding the Wellington Football Club Incorporated application.
4. Based on Officers’ assessment and the outcome of the public consultation, it is recommended that the Committee recommends that Council approves new leases for the three clubs, with conditions, under the Wellington Town Belt Act 2016.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Recommends to Council that it:
 - a. Grants a new ground lease for a five year term with one renewal term of five years under the Wellington Town Belt Act 2016 to the Wellington Canine Obedience Club Incorporated for an area of 162.2m² contained in part of the Wellington Town Belt known as part Lot 1 on Deposited Plan 8519 and contained in part of Computer Freehold Register 742962.

Notes that the following Special Provision will be included in the lease:

The Lessee is ensure noise levels at the land are kept to a reasonable level by adhering to the following conditions:

- i. The Lessee will only operate within the following hours: Monday–Friday 9am–9pm and Saturday/Sunday 9am–4pm.
- ii. Class sizes are restricted to ten dogs per instructor, plus up to four instructors’ dogs (one per class).
- iii. Puppy and Grade 1 classes will only be provided within the following hours:

- Saturday/Sunday 10am–12pm, and two evenings per week between 5pm–8:30pm.
- iv. The Lessee will publish specific class times on the Club’s website not less than 7 days prior to the commencement of each teaching term.
 - v. The Lessee will ensure that no more than 44 dogs will be on site at any one time, except when there is an annual event such as a competition.
- c. Grants a new premises lease for a ten year term with one renewal term of ten years under the Wellington Town Belt Act 2016 to the Wellington Municipal Croquet Club Incorporated for an area of 124m² contained in part of the Wellington Town Belt known as part Lot 1 on Deposited Plan 8519 and contained in part of Computer Freehold Register 742962.
- Notes that the following Special Provisions will be included in the lease:
- i. The Lessee is to ensure noise levels at the land are kept to a reasonable level.
 - ii. The Lessee acknowledges that there is a separate fee for the use of the Croquet Greens surrounding the Premises.
 - iii. The Lessee will have first right to book the Croquet Greens during the term of the Lease.
 - iv. The parties acknowledge that the Council owns the outside bench seats and fencing located immediately adjacent to the Premises and is responsible for their maintenance. The parties acknowledge that the Lessee owns the equipment shed located immediately north of the clubrooms, two forms at the front of the clubrooms, and the retaining walls and weather shelters located around the perimeter of the Croquet Greens, and is responsible for their maintenance.
- d. Grants a new ground lease for a ten year term under the Wellington Town Belt Act 2016 to the Wellington Football Club Incorporated contained in part of the Wellington Town Belt known as Hataitai Park, Hataitai, Lot 1 on Deposited Plan 33006 contained in Computer Freehold Register WN9C/1229.
- Notes that the lease will include the following Special Provisions:
- i. The Lessee is to provide an agreed signage plan for approval prior to any sign being erected.
 - ii. The Lessee is to submit a detailed maintenance plan to address the building’s deferred maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.

Background

The Wellington Canine Obedience Club Incorporated

5. The paper asking the City Strategy Committee to recommend that Council approve a new lease for the Wellington Canine Obedience Club Incorporated (the “Canine Club”) (subject to the outcome of public consultation) was presented and ratified on 22 November 2018 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2018/11/22>).
6. Public consultation was carried out as required under s16 of the Wellington Town Belt Act 2016 between 1 December 2018 and 11 January 2019 (see

http://legislation.govt.nz/act/local/2016/0001/latest/DLM6482845.html?search=ts_act%40bill%40regulation%40deemedreg_wellington+town_resel_25_a&p=1).

7. A total of ten submissions were received. Seven were in support of the application, two were neutral and one was in opposition.
8. The objector is concerned with the increase in operating hours that the new lease proposes.
9. As previously detailed in the lease paper presented to CSC, to enable the Canine Club to grow and respond to increasing demand, as well as ensure better utilisation of the land and buildings, Officers recommended the restrictive operating hours of the previous lease were removed.
10. Officers have worked with the Canine Club and the objector to address the objector's concerns.
11. The Canine Club has reduced the proposed hours of operation from 8am-9pm Monday to Friday and 9am-5pm Saturday/Sunday to 9am-9pm Monday to Friday and 9am-4pm Saturday/ Sunday and agreed to publish class times on its website no less than 7 days before the term commences. The Canine Club has also assured the objector that it is unlikely to be running classes for more than 25 hours per week for the near future.
12. The objector has stated that they would like to see further restrictions on operating hours. Officers have considered this together with the measures the Club has proposed to reduce noise levels and the impact on parking, and on balance, recommends that the hours of operation requested by the Club are acceptable.
13. The objector has indicated they do not wish to be heard in relation to their submission.
14. Based on the assessment of the Canine Club's application and the steps the Club has taken to reduce noise impact, Officers request that the Committee recommend that Council approves a five year lease with one renewal term of five years, with conditions. The conditions will help alleviate the impact of dog noise and parking issues by limiting the number of dogs and hours of operation.

The Wellington Municipal Croquet Club Incorporated

15. The paper asking the City Strategy Committee to recommend that Council approve a new lease for the Wellington Municipal Croquet Club Incorporated (the "Croquet Club") (subject to the outcome of public consultation) was presented and ratified on 16 November 2017 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2017/11/16>)
16. Public consultation was carried out as required under s16 of the Wellington Town Belt Act 2016 between 29 January 2018 and 2 March 2018 and one objection to the lease was received.
17. The objector's concerns related to noise and damage from stormwater run-off on to their property.
18. An Environmental Noise Officer has carried out an assessment of noise at the site and has made recommendations regarding the sprinkler noise, which the Sportsfield Team will implement. All other noise levels were found to be within the District Plan requirements.
19. The objector has indicated they do not wish to be heard in relation to their submission.

20. Based on the assessment of the Croquet Club's application, Officers request that the Committee recommends that Council approves a ten year lease, with one ten year renewal period, with conditions.

The Wellington Football Club Incorporated (Axemen)

21. The approval to grant a new lease to the Wellington Football Club Incorporated (the "Axemen") granted on 15 November 2018 was subject to the outcome of public consultation (see: <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2018/11/15>).
22. Public consultation was carried out as required under s16 of the Wellington Town Belt Act 2016 between 1 December 2018 and 11 January 2019.
23. No submissions were received and therefore this paper asks that the Committee recommends that Council approves a ten year lease, with conditions.

Discussion

The Wellington Canine Obedience Club Incorporated

24. Public consultation on the new lease for the Wellington Canine Obedience Club Incorporated was carried out between 1 December 2018 and 11 January 2019.
25. An advertisement was placed in the Public Notices of the Dominion Post on Saturday 1 December 2018. A letter was sent to the Newtown Residents' Association and the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated were notified.
26. Detail about the lease was placed on the "Have your Say" section of the Council website (<https://wellington.govt.nz/have-your-say/public-inputs/public-notice/closed/other/proposed-new-leases-town-belt-land>).
27. Additionally, as reported in the 22nd November 2018 City Strategy Committee paper, the Canine Club also engaged with neighbouring properties in June 2018 to obtain feedback on the proposed increase in hours. At this time three concerns were received, which related to noise and parking. The Club is motivated to be a good neighbour and responded by implementing a range of measures.
28. A total of ten submissions were received as a result of public consultation. Seven were in support of the application and two, from neighbouring properties, were neutral. One objection was received from a neighbouring property.
29. The objector is concerned with the increase in operating hours that the new lease proposes.
30. As stated in the 22nd November 2018 Committee paper, in 1988 lease restrictions were placed on the Club's operating hours due to historical complaints from nearby residents regarding noise levels. These restrictions were carried through when a fresh lease was issued in 2007.
31. To enable the Canine Club to grow and respond to a 100% increase in demand over the last 6 months; and to ensure better utilisation of the land and buildings, Officers recommended in the 22nd November 2018 Committee paper that the restrictive operating hours were removed.

32. In response to the objector's concerns, the Canine Club has proposed the following additional measures:
- i. The Lessee will only operate within the following hours: Monday–Friday 9am–9pm (was 8am-9pm) and Saturday/Sunday 9am–4pm (was 9am-5pm).
 - ii. The Lessee will publish specific class times on the Club's website not less than 7 days prior to the commencement of each teaching term.
33. These are in addition to the special conditions proposed in the 22nd November 2018 report:
- i. Class sizes are restricted to ten dogs per instructor, plus up to four instructors' dogs (one per class).
 - ii. Puppy and Grade 1 classes will only be provided within the following hours: Saturday/Sunday 10am–12pm, and two evenings per week between 5pm–8:30pm.
 - iii. The Lessee will ensure that no more than 44 dogs will be on site at any one time, except when there is an annual event such as a competition.
34. The Club has also indicated to the objector that due to instructor availability classes will be limited to around 25 hours per week for the foreseeable future. The objector has requested that the lease contains a clause that is "*enforceable and that reflects what the Club has stated re days and maximum hours*".
35. Officers and the Club have invited the objector to meet to discuss their concerns and establish a good working relationship. The objector has declined and has also declined an invitation to appear at Committee and have their concerns heard.
36. Officers do not support adding an additional clause limiting the operating hours further for the following reasons:
- a. It limits the ability for the Canine Club to respond to growing demand and membership (acknowledging that the Club has its own limitations eg volunteer availability).
 - b. It is contrary to clause 7.5 in the Leases Policy which states that land and/or buildings must be utilised to the fullest extent practicable.
 - c. It limits the ability of the Club to share with other groups, which is also encouraged under the Leases Policy.
 - d. The Club is motivated to be a good neighbour and has taken substantial steps to control barking noise and parking issues.
37. The Canine Club members have also planted the surrounding banks with natives and are concerned with enhancing the aesthetics of the area.
38. Based on Officers' assessment of the Club's application it is requested that the Committee recommends that Council approves a five year lease with one renewal term of five years, with conditions.

The Wellington Municipal Croquet Club Incorporated

39. Public consultation of the new lease for the Wellington Municipal Croquet Club Incorporated was carried out between 29 January 2018 and 2 March 2018.
40. An advertisement was placed in the Public Notices of the Dominion Post on 1 February 2018. A letter was sent to the Newtown Residents' Association and the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.

-
41. Detail about the lease was placed on the “*Have your Say*” section of the Council website on 31 January 2018.
 42. One submission was received in objection to the lease.
 43. The objector’s concerns related to noise and damage that has occurred in the past due to storm water run-off from the Croquet Club.
 44. The objector has stated that the storm water run-off from Croquet has affected their property and eroded foundations of the house. In 2009, the Council worked in good faith with the objector to install drainage on the lower croquet lawn. As well the Council contributed to replacing part of the common sewer drain with PVC pipes on the objector’s property.
 45. The objector reports that the installation of subsurface drainage behind the Club’s new retaining walls is having positive impact.
 46. The objector’s noise concerns relate to the following: the retaining walls reflecting and amplifying noise levels, sprinkler system pump, Club “have a go” functions, and mowing and rolling of the lawns.
 47. The Club and the Council have implemented several remedies over the past year to mitigate the objectors concerns.
 48. A Council Environmental Noise Officer carried out a noise assessment at the site on 4 March 2019.
 49. The Noise Officer measured ball strikes and noted there were two significant noises resulting from this (i) the player’s mallet striking the ball, and (ii) the ball impacting the timber retaining walls. The Club advised that ball strikes against the walls are very rare, occurring only 2-3 times in any 15-min interval.

Subjectively, (ii) was generally not easily discernible amongst other ambient noise, whereas (i) was plainly audible. Measurements indicated that noise due to (i) occurring for a 15-min continual period would result in a noise measurement of ~ 50-55dB LAeq (15min). This falls directly within the range of acceptable day time noise for receivers in residential areas, when considering both the District Plan noise limits and those from the NZ Standard for Environmental Noise (NZS6802:2008). In other words, the noise is entirely reasonable for a residential area, and is not at a level that would compromise residential health or amenity.
 50. The mowing and rolling of the turfs and surrounding grounds are considered maintenance, under the definition of noise emission level in the District Plan. For this reason, any noise due to such activity from the site should be assessed as for construction noise using NZS6803:1999. Mowing of the greens occurs up to twice a week, and rolling up to once a fortnight, and each occurrence takes around 60-90min. These times are considered very typical of similar activity at other comparable sites, and there is no indication that the frequency of this is unreasonable or unnecessary – satisfying the obligation under s16 of the RMA.

Noise measurements of the roller demonstrated that a worst case 15-min noise level would be 65-70dB LAeq (15min). NZS6803:1999 recommends maximum upper limits for this type of noise. The relevant daytime limit from that standard is 75dB LAeq (t). Therefore, the roller (and other maintenance tasks of a similar nature) sit within those limits (a 5dBA margin), and the noise is therefore not unreasonable.
 51. The Council has changed the lawn mowing times so that it does not start before 8am, and it will start up at the back lawn first. The Club owns the roller and has recently replaced the transmission which has significantly reduced the machine’s noise.

52. The objector's concerns re the water pump were also assessed. The pump operates for ~90min at a time, and must be either after 8pm, or before 5am to avoid soggy conditions for players during the day. The pump is considered mechanical plant, and must comply with the relevant limits of the District Plan, which are:

- Monday to Saturday 7am to 10pm 50dB LAeq(15min)
- All other times 40dB LAeq(15min)
- All days 10pm to 7am 65dB LAFmax

The measured level of pump noise predicted for the nearest residential boundary to the pump is 53dB LAeq (15min). This means the pump would produce a significant non-compliance if operated at night, and a marginal 3dBA non-compliance at all other times.

53. Based on this, the pump will only be operated during the period 7am to 10pm. Additionally noise mitigation measures will be investigated to further reduce the noise for daytime operation eg ensuring the pump is the quietest available, the enclosure is sealed well, and installing sound baffling material inside the enclosure.
54. The objector also had concerns re the Club's "have a go" functions. To mitigate, the Club put in several measures such as limiting the amount of functions to 20 per year, advising neighbours pre-season of every function, and finishing no later than 9pm. It is noted that the functions support the Club to grow its membership and the sport of croquet in Wellington.
55. Since 2008 there has only been three noise complaints received and these were all on one night, 6 Dec 2008, from the same person. The complaints alleged loud music around 10-11pm, so it appears to have been due to possibly hiring out the club for a function. Based on this, Officers are confident there is no significant noise complaint history associated with the site.
56. Based on Officers' assessment of the Club's application and the measures it has taken to be a good neighbour, it is requested that the Committee approve a ten year lease with one ten year renewal period.

The Wellington Football Club Incorporated (Axemen)

57. The approval to grant a new lease to the Wellington Football Club Incorporated (the "Axemen") granted on 15 November 2018 was subject to the outcome of public consultation (see: <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2018/11/15>).
58. Public consultation was carried out as required under s16 of the Wellington Town Belt Act 2016 between 1 December 2018 and 11 January 2019.
59. An advertisement was placed in the Dominion Post. Letters were sent to neighbouring properties and the Hataitai Residents' Association. As well, memos were sent to iwi. Additionally, detail about the lease was placed on the "Have your Say" section of the Council website.
60. No submissions were received and therefore this paper asks that the Committee recommends that Council approve a ten year lease, with conditions.

Next Actions

61. If the recommendations in this report are accepted, the following will occur:

-
- a. The Committee's recommendations will be referred to the Council for approval;
and
 - b. If the Council approves the lease, the lease document will be negotiated,
drafted and signed.

Attachments

Nil

Authors	Kristine Ford, Community Recreation Leases Lead Kobie Cadle, Community Recreation Leases Advisor
Authoriser	Sarah Murray, Customer and Community Partnerships Manager Paul Andrews, Manager Parks, Sport and Recreation Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

As reported in this paper public consultation was undertaken as required under section 16 of the *Wellington Town Belt Act* and section 6 of the *Leases Policy for Community and Recreation Groups*.

All submissions received were taken into account when making the recommendations in this paper.

Both objectors were asked whether they wanted to appear to Committee in support of their submission, and both declined.

Treaty of Waitangi considerations

The Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated have both been approached and had no feedback regarding any of the three leases presented here.

Financial implications

There are no significant financial considerations.

Policy and legislative implications

The recommendations in this report are consistent with relevant Council Policy – the *Leases Policy for Community and Recreation Groups* and legislation – the *Wellington Town Belt Act*.

Risks / legal

The proposal will be subject to the Wellington Town Belt Act 2016.

Climate Change impact and considerations

There are no specific climate change impacts and considerations.

Communications Plan

Not applicable.

Health and Safety Impact considered

The Canine Obedience Club is focused on promoting responsible and safe dog ownership and welfare.

All three Clubs have Health and Safety plans in place.

6. Public Excluded

Recommendation

That the City Strategy Committee:

1. Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
6.1 Public Excluded Report of the Finance, Audit and Risk Management Subcommittee Meeting of 20 March 2019	7(2)(c)(i) The withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information or information from the same source and it is in the public interest that such information should continue to be supplied.	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.
	7(2)(c)(ii) The withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to damage the public interest.	
	7(2)(b)(ii) The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the	

commercial position of the person who supplied or who is the subject of the information.

7(2)(h)

The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.

7(2)(i)

The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

6(b)

The making available of the information would be likely to endanger the safety of a person.

7(2)(d)

The withholding of the information is necessary to avoid prejudice to measures protecting the health and safety of members of the public.