
ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

AGENDA

Time: 9:30am
Date: Thursday, 16 May 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

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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 9 May 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. Monitoring

UPDATED FORWARD PROGRAMME FOR CITY STRATEGY COMMITTEE MEETING FOR 2019

Purpose

1. This report provides an updated copy of the City Strategy Committee's Forward Programme for 2019.

Summary

2. This updated Forward Programme sets out the strategy, policy and briefing reports that are planned for the City Strategy Committee meetings for 2019.
3. The Forward Programme includes both large scale strategy and policy documents, projects, unit work streams, and also a number of operational reports that require committee consideration.
4. The Forward Programme is a working document that is subject to change on a regular basis.
5. A number of items are listed which do not have as yet agreed reporting timeframes. These have been added separately to ensure that the Committee has visibility of the fuller work programme. These will be included as scheduled items, as dates are confirmed.
6. As requested at the last City Strategy Committee we have endeavoured to indicate in the to be scheduled section what quarter we believe a paper will be considered. Through this exercise a number of papers were identified as being considered post-election. These papers have been taken off of the City Strategy Committee forward programme and have been captured in a separate list which will be scheduled after the election when the governance structure is confirmed.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Notes the attached forward programme.

Attachments

Attachment 1. Forward Programme for City Strategy Committee [↓](#) 

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Author	Esther Hoskin, Democracy Advisor
Authoriser	Anusha Guler, Head of Governance Hayley Evans, Director, Strategy and Governance (Acting)

SUPPORTING INFORMATION

Engagement and Consultation

Not applicable.

Treaty of Waitangi considerations

Not applicable.

Financial implications

Not applicable.

Policy and legislative implications

Timeframes and deliverables are reliant on organisational resourcing and priorities.

Risks / legal

Not applicable.

Climate Change impact and considerations

Not applicable.

Communications Plan

Not applicable.

Health and Safety Impact considered

Not applicable.

FORWARD PROGRAMME 2019: THIS IS A WORKING DRAFT, THE CONTENTS ARE SUBJECT TO CHANGE

Date	Meetings	Report Title	Description	Officer	ELT	Portfolio leader	Priority
2018 - Second Quarter (Apr - Jun)							
28 May	City Strategy Committee	Quarter 3 Report	Reporting on the third quarter of the FY 2018/19	Bronwen Green	A Matthew/H Evans	Deputy Mayor	Statutory Requirement, Priority 3
28 May	City Strategy Committee	Oral Hearing - alcohol control bylaw (Kelburn & Kilbirnie)		Jim Lewis	H Evans	Cr Dawson	
13 Jun	City Strategy Committee	Wellington Urban Cycling Programme - Newtown	Recommendations for Newtown cycleway project	Paul Barker	D Chick	Cr Free	Triennium Plan, Priority 1
13 Jun	City Strategy Committee	Bus Priority Programme		Anna Harley	D Chick	Cr Free / Cr Calvi-Freeman	Triennium Plan, Priority 1
13 Jun	City Strategy Committee	Leisure Card Review	To present the review of the leisure card and seek approval to move forward with the recommendations	Ali Whitton/Sarah Murray	B McKerrow	Cr Fitzsimons	BAU, Priority 2
13 Jun	City Strategy Committee	Easement for Wastewater	Approval for easement for wastewater for Monorgan Road Park and Play Area	Bec Ramsay	B McKerrow	Cr Gilbert	BAU, Priority 2
13 Jun	City Strategy Committee	Acquisition of Land	This item is public excluded	TBC	B McKerrow	Cr Gilbert	Triennium Plan, Priority 1
13 Jun	City Strategy Committee	Outer Green Belt Management Plan	Approval to adopt	Bec Ramsay	B McKerrow	Cr Gilbert	Triennium Plan, Priority 1
13 Jun	City Strategy Committee	Wastewater easement over reserve land: Monorgan Road Play Area, Strathmore	Seeking to obtain Committee approval for a wastewater easement through land held under the Reserves Act 1977 at Monorgan Road Play Area.	Julia Familton	B McKerrow	Cr Gilbert	BAU, Priority 2
13 Jun	City Strategy Committee	Alcohol Bylaw: Kilbirnie and Kelburn	Final report with recommendations after oral hearings	Jim Lewis	H Evans	Cr Dawson/ Cr Fitzsimons	
13 Jun	City Strategy Committee	Alcohol Management Strategy Review	Background and issues paper	Geoff Lawson	H Evans	Cr Fitzsimons / Cr Dawson	BAU, Priority 2
20 Jun	City Strategy Committee	Traffic Resolutions	Including deferred TR 16-19 Cecil Road from 18 April 2019	Lindsey Hill	D Chick	Cr Calvi-Freeman	BAU, Priority 2
20 Jun	City Strategy Committee	Planning for Growth results	Results from engagement	Kate Pascall	D Chick	Mayor/Deputy Mayor	Triennium Plan, Priority 1
20 Jun	City Strategy Committee	City Housing Update	Update for Councillors on City Housing Operational Policy	Michelle Riwal	B McKerrow	Cr Dawson	Triennium Plan, Priority 1
20 Jun	City Strategy Committee	Wrights Hill DoC Land	Proposal for WCC to control and manage this land on behalf of DoC	Joel De Boer	B McKerrow	Cr Gilbert	BAU, Priority 2
20 Jun	City Strategy Committee	Alcohol Fees Bylaw	Presents recommendations to the Council based on oral hearings	Jim Lewis	H Evans	Cr Dawson	BAU, Priority 2

Date	Meetings	Report Title	Description	Officer	ELT	Portfolio leader	Priority
20 Jun	City Strategy Committee	Social Framework - Child Friendly and Positive Ageing	These strategies are being reviewed and aligned. This was added by Councillors amendment at the CSC meeting 7 Dec 2017	Geoff Lawson	H Evans	Deputy Mayor / Cr Dawson	Triennium Plan, Priority 1
20 Jun	City Strategy Committee	Consolidated Bylaw Pt 1 Review	Statutory Requirement to review part 1	Policy	H Evans	Cr Day	Statutory Requirement, BAU, Priority 2
20 Jun	City Strategy Committee	Forward Programme	An updated forward programme will be provided to Councillors for discussion	Esther Hoskin	H Evans	Cr Pannett	BAU, Priority 2
20 Jun	City Strategy Committee	Report from the Finance, Audit and Risk Management Subcommittee	This item is public excluded	Esther Hoskin	H Evans	Cr Foster	

2019 - Third Quarter (Sep) No meetings in July; Election in October

8 Aug	City Strategy Committee	Renewal of licence for Glover Park	Renewal of Licence over Part of Glover Park for 'Rogue and Vagabond' – Pursuant to the reserves Act 1977	Joel De Boer	K Mckerrow	Cr Gilbert	
8 Aug	City Strategy Committee	Review of Advisory and Reference Groups	Update on review of Advisory and Reference Groups to update and improve consistency	Carolyn Dick	H Evans	Deputy Mayor / Cr Calvert	BAU, Priority 2
15 Aug	City Strategy Committee						
22 Aug	City Strategy Committee	Regional Waste Management and Minimisation Plan	Papers on implementation actions of WMMP, including regional bylaw, optimal waste collection services etc.	Emily Taylor Hall	D Chick	Cr Pannett	Triennium Plan, Priority 1
22 Aug	City Strategy Committee	Forward Programme	An updated forward programme will be provided to Councillors for discussion	Esther Hoskin	H Evans	Cr Pannett	BAU, Priority 2
5 Sep	City Strategy Committee	Remuneration Authority Report	Reporting to the Authority on governance pool remuneration and related issues	Democracy Services	H Evans	Deputy Mayor	BAU, Priority 2
12 Sep	City Strategy Committee	Traffic Resolutions		Lindsey Hill	D Chick	Cr Calvi-Freeman	BAU, Priority 2
12 Sep	City Strategy Committee	Advisory and Reference Group Annual Reports	Reporting will cover the June 2018 to June 2019 period	Penny Langley	H Evans	Deputy Mayor	BAU, Priority 2
25 Sep	City Strategy Committee	Annual Report		Bronwen Green	Andy Matthews / H Evans	Cr Foster	Statutory Requirement, Priority 3

TO BE SCHEDULED

Q3 2019	City Strategy Committee	Wastewater easement over reserve land: Raroa Reserve, Tawa	Seeking to obtain Committee approval for a wastewater easement through land held under the Reserves Act 1977 at the reserve adjacent to Raroa Terrace, Tawa (Raroa Reserve).	Bec Ramsay	B Mckerrow	Cr Gilbert	BAU, Priority 2
Q3 2019	City Strategy Committee	Licence to occupy over reserve land: Otari Wilton Bush, Wilton	Seeking to obtain Committee approval for a Licence to Occupy over land held under the Reserves Act 1977 at Otari Wilton Bush, Wilton.	Bec Ramsay	B Mckerrow	Cr Gilbert	BAU, Priority 2

Date	Meetings	Report Title	Description	Officer	ELT	Portfolio leader	Priority
Q3 2019	City Strategy Committee	Cemeteries Plan Review	Scoping paper - approve for review	Bec Ramsay	B McKerrow	Cr Dawson / Cr Gilbert	BAU, Priority 2
Q3 2019	City Strategy Committee	Review of Standing Orders and incorporating tikanga into Council meetings		Penny Langley	H Evans	Deputy Mayor	BAU, Priority 2
Q3 2019	City Strategy Committee	Housing Strategy Update	This report will provide the City Strategy Committee with an update on the Wellington City Council Housing Strategy (the Housing Strategy) and the Housing Action Plan (the Action Plan).	John McDonald	D Chick	Cr Dawson	Triennium Plan, Priority 1
Q3 2019	City Strategy Committee	Strategic Housing Investment Plan Update (Business Case)	This item is public excluded	John McDonald	D Chick	Cr Dawson	
Q3 2019	City Strategy Committee	Civic Precinct Redevelopment	Future options for the Civic Precinct, including the upgrade and redevelopment of the Town Hall, and next steps for Jack Iloft Green.	Ian Pike/ P Brennan	K Lavery	Mayor	Triennium Plan, Priority 1
Scheduling dependent on external factors	City Strategy Committee	Urban Development Agency options		Ian Pike / Anna Harley	D Chick	Cr Foster	Triennium Plan, Priority 1
Scheduling dependent on external factors	City Strategy Committee	Let's Get Welly Moving	Recommend report go to Council for adoption	Anna Harley	D Chick	Mayor / Cr Calvi-Freeman	Triennium Plan, Priority 1
Scheduling dependent on external factors	City Strategy Committee	Speed Limits - CBD and Suburban	Recommendations on changing speed limits in the CBD and around school areas	Paul Barker	D Chick	Cr Calvi-Freeman	Triennium Plan, Priority 1
Scheduling dependent on external factors	City Strategy Committee	Te Whare Okioki (Wet House)	Paper giving an update on progress by lead agencies	Jenny Raines / Phil Becker	B McKerrow	Cr Dawson	Triennium Plan, Priority 1
This will be included into a wider strategy	City Strategy Committee	Newtown Library Hours		Laurinda Thomas	B McKerrow	Cr Filzsimons	
Scheduling dependent on external factors	City Strategy Committee	Review of the Shelly Bay Project			H Evans		BAU, Priority 2

3. Operational

NEW LEASE FOR EXISTING LESSEE UNDER THE WELLINGTON TOWN BELT ACT 2016: HARBOUR CITY GYMSPORTS

Purpose

1. This report requests the City Strategy Committee approval for Officers to publicly consult on granting a new lease and two subleases to Harbour City GymSports Incorporated, Hataitai Park.

Summary

2. The *Leases Policy for Community and Recreation Groups (the Leases Policy)* (available at <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/policies/leases-policy-for-community-and-recreational-groups>) sets out the Council's role in granting leases on Council-owned land and/or buildings.
3. Section 17 of the *Wellington Town Belt Act 2016 (WTBA)* (available at <http://www.legislation.govt.nz/act/local/2016/0001/25.0/whole.html>) permits the Council to grant leases in respect of the Wellington Town Belt.
4. The proposed lease is a continuation of an existing occupancy.
5. The proposed lease terms and conditions set out in this paper are based on Officers' assessment of the groups' applications using the seven Assessment Criteria in the Leases Policy, the WTBA and the Wellington Town Belt Management Plan (the **Management Plan**) (available at <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/policies/wellington-town-belt-management-plan>).
6. Based on Officers' assessment, this report seeks Committee approval to carry out public consultation on granting:
 - a new ground lease be approved for the Harbour City GymSports Incorporated (HCG) for a ten year term, with one renewal term of ten years
 - sublease to Eastern Suburbs Sports Trust and sub-sublease to Harbour City GymSports for the same term as the Head Lease.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Approves Officers to publicly consult on granting a new ground lease for a ten year term with one renewal term of ten years to Harbour City GymSports Incorporated and, a sublease to Eastern Suburbs Sports Trust and sub-sublease to Harbour City GymSports for the same term as the Head Lease. The building is on land which is part of the Wellington Town Belt known as Hataitai Park, more particularly described as Lot 1, Deposited Plan 33683, in the Record of Title WN20B/500.

3. Note that the new lease will include the following Special Provisions:
 - i. The Lessee is to submit a detailed maintenance plan to address the building's maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.
 - ii. Despite clause 13 of the Lease regarding subletting, the Council permits the Lessee to sub-lease the Land to Eastern Suburbs Sport Trust, and further permits the Eastern Suburbs Sports Trust to sub-sublease the Land and Building to the Lessee.
 - iii. The parties acknowledge that the sublease with the Eastern Suburbs Sports Trust is necessary as a result of the nature of the building ownership. The Eastern Suburbs Sports Trust is the owner of the Lessee's Building.
 - iv. The Lessee will furnish the Council with a copy of the signed sublease and sub-sublease.
4. Notes that approval to grant the leases on Wellington Town Belt is conditional on:
 - Appropriate iwi consultation;
 - Public consultation as required under section 16 of the Wellington Town Belt Act 2016;
 - No sustained objections resulting from the above consultation and notification; and
 - Legal and advertising costs being met by the Lessee (where applicable).

Background

Harbour City GymSports

7. Previously the premises at Hataitai Park was owned by the Wellington Darts Association. The Eastern Suburbs Sports Trust ('the Trust') in partnership with HCG, purchased the premises in 2008. The Trust supports HCG's activities and programmes, and have leased the building to the Club to run their gymnastic activities since the purchase in 2008.
8. The premises is on Wellington Town Belt and HCG therefore, lease the land from the Council. There is a sublease in place which allows HCG to sublease the land to the Trust, and a sub-sublease which allows the Trust to provide the building and land back to HCG for use for GymSports. (**Attachment 1 refers**)
9. HCG's governance structure, partnership with the Trust and maintenance programme is built around this legal arrangement. This arrangement also ensures that the building remains in use by HCG as an incorporated society, for sport and recreational activities in accordance with the Leases Policy and WTBA.
10. The land which the building is situated on is part of the Wellington Town Belt, held under the WTBA, is legally described as Lot 1, Deposited Plan 33683, and in Record of Title WN20B/500.
11. The leased area measures approximately 603m² (**Attachment 2 refers**), and rent is \$874.80 plus GST per annum.
12. The previous lease expired on 19 January 2019 and was for a term of ten years.
13. In February 2019, HCG submitted an application for a new lease. Council Officers assessed the application using the criteria in section 7 of the *Leases Policy for*

Recreation and Community Groups and the provisions of the WTBA and the Wellington Town Belt Management Plan (the **Management Plan**).

14. Based on Officers' assessment of HCG's application, it is recommended that the Committee approve Officer's to consult on a ground lease for a ten year term, with one renewal term of ten years. The recommended term is because Harbour City GymSports have continued to grow in terms of membership, and utilise the building well.
15. As noted above, it is a requirement of the WTBA that subleases are also publicly consulted and approved by the Council.
16. The HCG wish to continue a sublease with Eastern Suburbs Sports Trust, as owners of the building for a ten year term with one renewal term of ten years. The sublease provides the land (leased from the Council) to the Trust as owners of the building.
17. The HCG also wish to continue a sub-sublease from Eastern Suburbs Sports Trust for a ten year term with one renewal term of ten years. The sub-sublease provides the land and building from the Trust to HCG for use for sport and recreational activities.

Discussion

18. The Council assesses any application for a new lease on Town Belt under the requirements of the:
 - Wellington Town Belt Act (WTBA) 2016
 - Wellington Town Belt Management Plan 2017 (Management Plan)
 - Leases Policy for Community and Recreation Groups 2012 (Leases Policy)
19. The WTBA permits the Council to grant leases in respect of the Wellington Town Belt, and sets out requirements and limits. There is a particular emphasis on limiting built infrastructure within the Town Belt to only that which is necessary, and appropriately used. This enables appropriate protection of the open space and natural values of the Town Belt as intended in the original Deed, and articulated in the WTBA and Management Plan.
20. Under the Leases Policy, new leases are considered against seven criteria:
 - a. Strategic fit;
 - b. Group's organisation structure;
 - c. Membership sustainability;
 - d. Financial and maintenance obligations;
 - e. Optimal use of resources;
 - f. Environmental impact; and
 - g. Demonstrated need from the community.
21. The information submitted by each Club was assessed as performing satisfactorily under each of these above criteria:

Harbour City GymSports Incorporated ('HCG')

A. Strategic fit – *The group's purpose and activities must be consistent with the Council's strategic direction to promote healthy lifestyles and build strong communities.*

22. HCG's purpose and activities are consistent with the Council's strategic direction as it is a not for profit with a 'mission to offer fun and rewarding GymSports programmes, to promote and advance gymnastics and other complementary mat based sports.'
23. HCG promotes healthy lifestyles through offering GymSports for all ages from 2 years, for people of all abilities.
24. The GymSports programmes run by HCG include fitness, coordination, agility, fundamental movement patterns and physical wellbeing. The training offered by the GymSports programmes complements other sports codes played by members such as football, rugby and netball.

B. Group's organisation structure – *The group must be an incorporated society or Trust.*

25. HCG is an incorporated society, registered since 6 December 2007.
26. The governance and management group is conducted by the Executive Committee and includes a President, Secretary, Treasurer and a minimum of three other Committee members. Elections are held annually at the Annual General Meeting (AGM) for the ensuing year.
27. The Executive Committee also appoints a Centre Manager/Head Coach to run the Club on a day to day basis.
28. The Executive Committee meets monthly between February and December.

C. Membership sustainability – *The group must be sustainable in terms of membership and/or users of the services for the term of the lease.*

29. HCG's membership has remained stable from previous years and the Club currently have:
 - 19 senior members,
 - 1189 members registered during Terms 1-4 in 2018
 - 12 Non-Playing Members
 - 5 Life Members
 - 603 people engaged in casual use
30. HCG also delivers gymnastics at the ASB Sports Centre as one of the activities offered for the Programmes for Schools and Home Education. During 2018, 7,897 students participated in school coaching.
31. There has been an increase in numbers attending higher skilled programmes and, an increase in multiple visits per week per member (for example many members attend between 2-4 times per week).
32. HCG have noted a decline in preschool numbers over the last two years which the Club attributes to more families with both parents working, and pre-schoolers attending full time Early Childhood Education Programmes.
33. Currently HCG is at capacity for use of the building and uses the neighbouring Wellington Football clubrooms for overflow.

D. Financial and maintenance obligations – *The group must be in a financial position to fulfil its lease obligations for the term of the lease, including but not exclusive to rent, insurance and building and grounds maintenance.*

Financial

34. The rent on the ground lease is \$874.80 + GST per annum.
35. Income is generated by class fees and fundraising. In 2017 fundraising events included an open day, gymathon, snack bar and movie nights. In 2019 HCG will host a disco, Easter raffles, movie fundraisers and quiz night to raise funding for a variety of assets including; computers, tracksuits, hoodies and resi-mats.
36. HCG's income is used for salaries, training, administration, national body affiliation fees, competition expenses, compliance and costs of insurance. Occasionally HCG applies for grant funding for equipment.
37. In the December 2017 year end, income was \$266,754, which was down from \$318,755 in the previous year end. Expenses in December 2017 totalled \$280,308 which was less than the previous year of \$297,283.
38. In 2017 HCG had a deficit of \$13,555 which was a change from the surplus at the year-end in December 2016 of \$31,472. In 2017 the Club made a decision to lessen the number in each class from the previous year which affected income for that year.
39. In 2017, the Club also had \$43,565.82 cash in the bank.

Maintenance

40. HCG maintain the building on behalf of the Trust with an equipment/property plan from 2019-2022 which includes actions such as upgrading the security systems in quarter one. This upgrade has taken place and the Club will be looking to replace the hot water heating next. In the year 2019-20 HCG aim to repaint the exterior walls, increase ventilation and insulate the ceiling. HCG will provide a maintenance plan for the full term of the lease before the lease is executed.
41. On 19 March 2019, HCG received the Building Warrant of Fitness.
42. The Club has a detailed fundraising plan which sets out various fundraising activities and funds required to undertake and support this maintenance plan. For example, funds from the Team Gym Competition and recreation prize giving in Term 4 2019, will be used to fund painting and the garage door. Sales of HCG Bags, Preloved and new leotard sales will also be used to fund new carpet fitting.

E. Optimal use of resources – *The land and/or buildings must be utilised to the fullest extent practicable.*

43. The building is currently used seven days a week (75.5 hours per week) for 49 weeks of the year. As mentioned above, HCG is at full capacity during peak usage times between 3pm -9pm and uses the neighbouring Wellington Football Club's clubrooms for overflow.
44. HCG is also engaged with the planning and development of the Hataitai Sports Hub, which at this stage includes shared services and spaces at Hataitai Park.

F. Environmental impact – *The activity cannot have the potential to adversely affect open space values or other legitimate activities.*

45. GymSports is an existing recreational activity referenced in the Town Belt Management Plan. It is an existing building and no further development is proposed, and as such has minimal effects on the surrounding Town Belt.
46. The members are not only confined to the gym's building and make use of the surrounding Town Belt for example; using open spaces for conditioning and running in the summer months. While children are in classes, family members also utilise the Town Belt and surrounds for walking, biking, dog walking and ball games. Many engaged with GymSports are members of other sports clubs.
47. HCG also encourage members to utilise carparks at Alexandra Road and Hataitai Village so they can walk to the Hataitai site, to reduce the traffic and carparking pressure onsite.

G. Demonstrated need from the community – *There must be demonstrated support and need within the community for the activity.*

48. Members travel from the eastern, central and southern Wellington suburbs, and HCG is at full capacity in terms of users for the building at peak times.
49. As previously mentioned, HCG also provide gymnastics at the ASB Sports Centre for schools in the wider Wellington region with the Programmes for Schools and Home Education (with 7,897 participating in 2018).
50. In 2018 HCG had 65 athletes at 15 events and medalled in most events. Most years athletes from the Club represent the Wellington province at a national level as well.
51. Annually HCG also hires a gym facility in Kapiti in which the Club hosts the TeamGym competition. This competition is different to the high performance competitions, as it caters for gym for all children. Participants travel from clubs from Manawatu, Kapiti, Hutt Valley, Wanganui and Wellington Districts.
52. The Club also communicates to members by newsletter twice a term and regular updates regarding class specific events. Other information is emailed by the Manager as required.
53. HCG also support local schools and Early Childhood Education Centres by donating vouchers for birthday parties or term classes, as contributions to the schools fundraising activities.
54. Biannually, HCG survey members for feedback on programmes, environment and the culture within the Club. Recent feedback has described the Club as “friendly,” “encouraging,” “engaged and attentive of each individual,” “recognises potential,” “patient and understanding of needs,” “happy,” and “a small club with a big heart” (Feedback from survey December 2017).

Conclusion

55. On the basis of the above assessment, the following terms are recommended:
 - a. Harbour City GymSports - ten year lease, with one renewal term of ten years. The recommended term is because Harbour City GymSports have continued to grow in terms of membership, and utilise the building well.

- b. Approval of the sublease to Eastern Suburbs Sports Trust and sub-sublease to Harbour City GymSports for the same term as the Head Lease.

56. Note that the new lease will include the following Special Provisions:

- i. The Lessee is to submit a detailed maintenance plan to address the building's maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.
- ii. Despite clause 14 of the Lease, the Council permits the Lessee to sub-lease the Land to Eastern Suburbs Sport Trust, and further permits the Eastern Suburbs Sports Trust to sub-sublease the Land and Building to the Lessee.
- iii. The parties acknowledge that the sublease with the Eastern Suburbs Sports Trust is necessary as a result of the nature of the building ownership. The Eastern Suburbs Sports Trust is the owner of the Lessee's building.
- iv. The Lessee will furnish the Council with a copy of the signed sublease and sub-sublease.

Next Actions





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

- a. Public consultation of the proposed lease as required under the Wellington Town Belt Act 2016;
- b. The outcome of consultation will be reported back to Committee;
- c. The Committee's recommendations will be referred to the Council for approval; and
- d. If the Council approves the lease, the lease documentation will be negotiated, drafted and signed.

58. Approval to grant the lease on Wellington Town Belt is conditional on:

- a. Appropriate iwi consultation;
- b. Public consultation as required under section 16 of the Wellington Town Belt Act 2016;
- c. No sustained objections resulting from the above consultation and notification; and
- d. Legal and advertising costs being met by the Lessee (where applicable).

Attachments

- Attachment 1. HCG Lease arrangement diagram   Page 23
- Attachment 2. Harbour City GymSports aerial map   Page 24

Authors	Kobie Child, Community Recreation Leases Advisor Kristine Ford, Community Recreation Leases Lead
Authoriser	Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Public consultation will be undertaken on both the lease and subleases, 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 will be taken into account.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

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.

Climate Change impact and considerations

There are no specific climate change impacts and considerations.

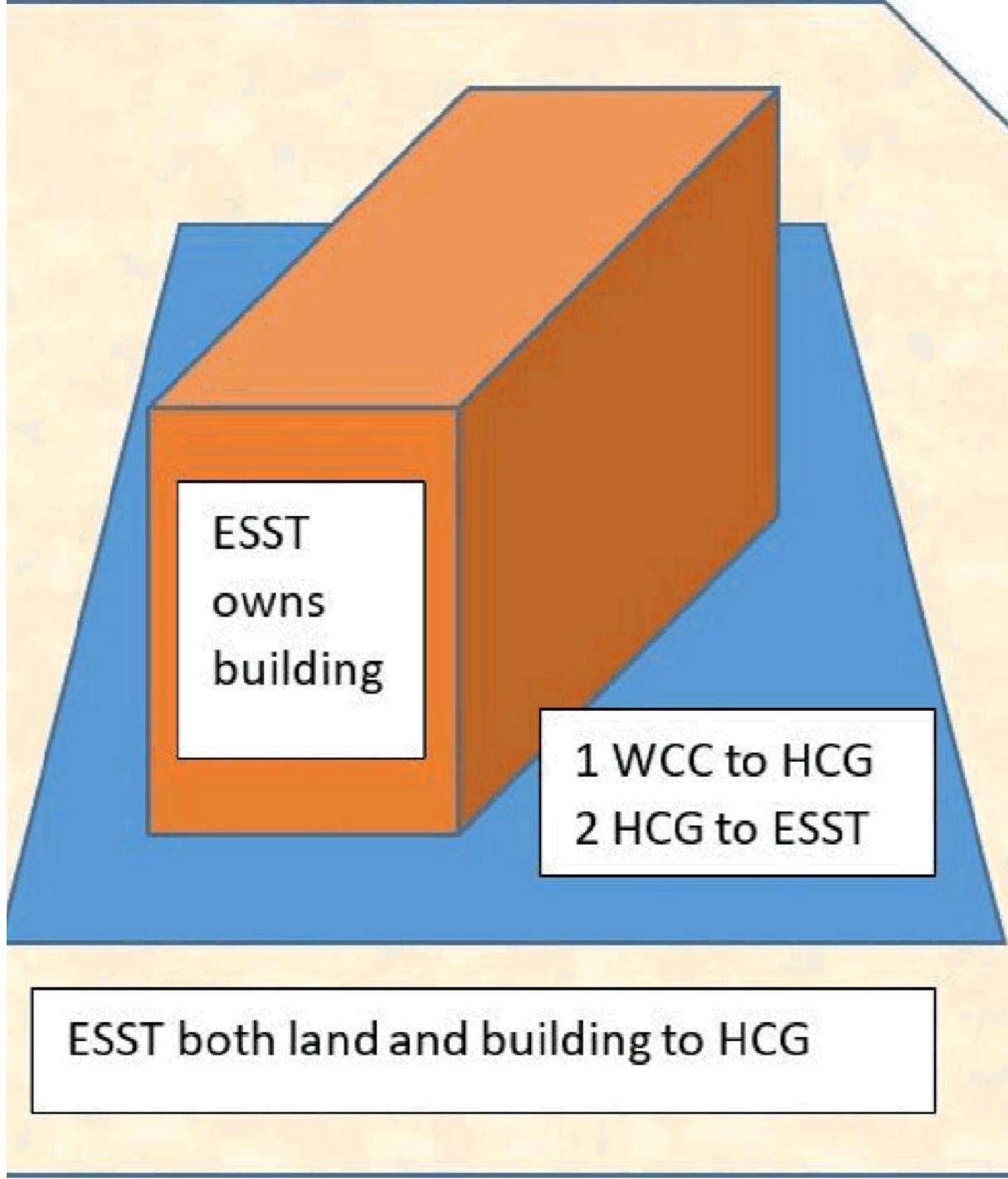
Communications Plan

Not applicable.

Health and Safety Impact considered

The HCG have health and safety policies and procedures in place for members and users of the building.

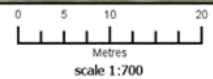
CG Lease Arrangements





Harbour City GymSports
Leased Area

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/- 1m in urban areas, +/- 30m in rural areas. Contour data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.



MAP PRODUCED BY:
Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
AUTHOR: presto2j
DATE: 7/03/2019

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

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CENTRAL LIBRARY REPLACEMENT SERVICES

Purpose

1. This report asks the City Strategy Committee to endorse replacement library services in the CBD, note the cost implications of them (and other financial impacts from the Central Library closure) and make financial allowances to fund.

Summary

2. Since the closure of Central library on the 19th March 2019, officers have been working to re-establish library services in the CBD, and provide enhanced services through other means to meet this service gap.
3. A small network of 'pop up' sites is planned, supported by a warehouse to store and enable access to items.
4. The closure also had other financial impacts, including the loss of the basement carpark, ending the tenancy of Clarks café and has also impacted the planned accommodation of staff on levels 3 and 4 of the library building.
5. The overall financial impact of the closure on operational expenditure is \$4.0m in 2019/20, annualised this amount is \$4.5m. The overall financial impact of the closure on capital expenditure is \$6.0m in 2019/20.
6. Due to the timing of these events in the Annual Planning cycle, it is recommended to debt fund extra expenditure in 2019/20 and incorporate this unanticipated expenditure in Annual Plan and Long Term Plan processes beginning in 2020/21.

Recommendation/s

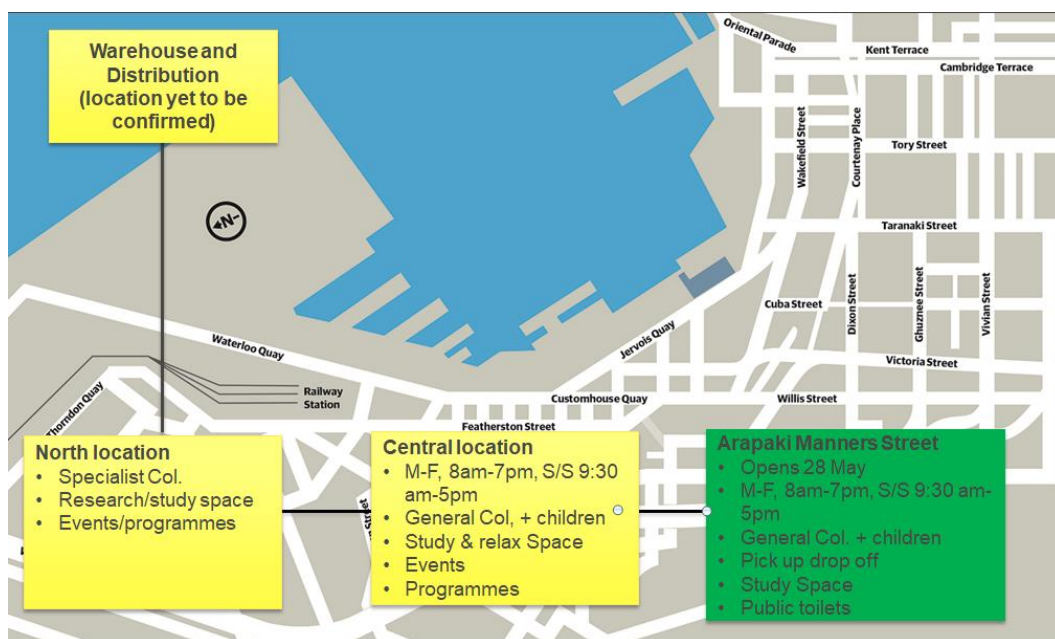
That the City Strategy Committee:

1. Receives the information.
2. Notes the progress made to date in providing replacement library services in the CBD and branch network.
3. Endorses the network model and notes the progress made to date on implementing it.
4. Notes the financial impact of the closure and agrees that the cost implications summarised in Paragraph 26 of this report be incorporate in the 2019/20 Annual Plan.
5. Notes that there will be no additional rates impost in 2019/20 financial year.
6. Agrees to provide rates funding for the additional costs from 2020/21 to be consulted and adopted as part of the annual plan process.

Background

7. The Central Library was closed to the public on the 19th March 2019, following an engineering assessment that revealed the building had specific vulnerabilities that might mean the building would fail in a moderate to severe seismic event.

8. The building is closed to the public and services from the site are suspended until further notice, pending further engineering work and Council decisions on the future of the building. A single, large, CBD library solution is some years away.
9. The library provided for a wide range of services and functions within the wider library network. These functions include:
 - Storage and access to 380,000 items
 - Central City space for the public to study, read and relax
 - Space to access Wi-Fi and charge and use devices
 - Programme and events space – e.g. “baby rock n rhyme”
 - Public meeting rooms
 - Accommodation for over 100 library staff (and other Council staff)
 - Centralised back office functions for the entire library network (e.g. Collections)
 - Many other smaller but significant aspects to the service (e.g. specialist research services and materials)
10. Replacement services in the CBD are required to address this service gap, and Officers have been working to provide alternative solutions since the decision to close.
11. Solutions have been advanced on several fronts, the most immediate being the enhancement of services in our of our branch network. These initiatives include:
 - Enhanced Hours across the network totalling 31 extra hours per week.
 - Some programmes and events relocated from Central Library
 - Removal of barriers to branch use (free returns to branches, free holds, fines suspension for Central Library items)
12. These branch interventions have resulted in a significant 40% increase in issues in branch libraries and a 27% increase in visitor numbers.
13. Other interventions across the whole network include expanded digital content including e-books and audiobooks, and a site in the CBD for returns and held item pickups.
14. The need for physical sites and services in the CBD is still largely unmet, as is access to the Central Library physical collections. This gap is recognised and is being addressed with a network of ‘pop-up’ sites, supported by a warehouse to store and enable access to the collection.
15. A new network model was discussed with Councillors at a workshop on 7th May and is outlined in the figure below. The network aims to put in place library services at a smaller scale in the CBD whilst maximising partnership opportunities and cost efficiency.



16. The first pop up site to open will be Arapaki on Manners Street, which will open on the 28th May. Arapaki Manners Street will offer the following library services:

- Public access to a general lending collection
- A small study space
- Public internet and PCs
- Public printer/photocopier

Arapaki will have around 7000 items on display with a further 7000 items kept in reserve to replenish borrowed items. The collection will consist of recent, popular and physically attractive titles which represent most broad collection categories (Fiction, Non-Fiction, Childrens, AV, Magazines) designed to appeal to a broad demographic.

17. Two further pop up sites have been identified, and negotiations are underway to secure them to complete the network. Announcements will be made as soon as negotiations are concluded. Progress on identifying suitable warehousing and logistics space is ongoing with several possible options being examined.

18. Once complete, we envisage the CBD network model will provide for the following:

- 350,000 items stored and accessible via 'click and collect'.
- 65,000 items either on display, part of the revolving collection or on loan.
- 1,300 m² of public space (approximately 1/5th of the central library space)
- 230+ hours per week of open hours.
- 80+ customer facing staff

Discussion

Financial impacts of revised CBD library services

19. The increase in operational expenditure for the library network is \$1.64m in 2019/20 as well as \$690k of forgone library revenue. As the temporary sites open the expenditure will increase to \$2.47m and \$550k of revenue forgone. This extra cost is forecast from the 20/21 year. The additional operating expenditure includes lease costs, personnel, depreciation etc.

20. The capital expenditure for the library network is \$5.0m in 2019/20. Capex includes fitout, shelving, plant and equipment, and branding.
21. Financials incorporate all Council wide implications (not just focusing on library services), for example lost parking revenue from the Civic basement carpark.
22. While some savings will be realised through closure of the building, they are not significant.
23. Most of the staffing needs of the library network will be covered by staff who were based at Central Library. The replacement CBD network will require a small increase in staffing costs due to extended Sunday hours.

Other financial impacts of the closure

24. The increase in operational expenditure not related to the library network is \$1m in 2019/20 and annualised this decreases to \$0.9m. This includes the transition costs of the project and additional rent due to the lost office space on the 3rd and 4th floors of the Central Library building. In addition there will be lost revenue of \$615k from parking in the Civic basement carpark and lost rent from Clarke's Café.
25. The increase in capital expenditure of \$1.0m is in relation to the fitout of new office space for non-library staff.
26. The overall financial impacts of the closure are summarised in the table below:

SUMMARY FINANCIALS (\$000)	2019/20	Per Annum (20/21 and subsequent)	Note
<u>CBD LIBRARY SERVICES (Proposed)</u>			
Revenue (lost)	690	550	1
Operational Expenditure	1,330	1,330	2
Depreciation / Interest	310	1,140	3
OPEX (net increase)	2,330	3,020	
CAPEX	4,980		4
<u>OTHER (Council-wide)</u>			
Revenue (lost)	615	615	5
Operational Expenditure	940	650	
Depreciation / Interest	90	230	3
OPEX (net increase)	1,645	1,495	
CAPEX	1,000		
<u>TOTAL</u>			
Total OPEX	3,975	4,515	
Total CAPEX	5,980	-	

1. Revenue reduction due to forgone library fees. The 2017/18 LTP revenue for libraries is already planned to reduce over the next five years. Therefore, the impact of the proposed solution will reduce in the out years.
2. Does not include increased digital content expenditure as this will be offset in capex. Awaiting confirmation on building closure related savings.

3. 2019/20 assumes that assets will be capitalised through the year, therefore depreciation is not a full year (2020/21 is). It is also assumed that assets will be depreciated over the term of the lease.
4. The funding for the capital expenditure is reflected in opex as depreciation and interest.
5. Revenue includes lost revenue from the Civic basement carpark and tenant rental.

27. All of the costs outlined are currently unbudgeted, and provision for this expenditure is required.
28. The impact of funding the extra expenditure (\$2.67m) is the equivalent of 0.86% rates increase in 2019/20 while accepting the loss of revenue (forgone).
29. The funding of this expenditure needs to be considered. As this sudden closure occurred after the Annual Plan was being consulted, there has not been an opportunity for the community to provide feedback on funding options and implications.
30. The proposed funding model for 2019/20 is to debt fund the \$2.7m operating expense increase so as not to impact the planned rates increase which has been consulted on.
31. The funding from 2020/21 will be considered through the subsequent Annual Plan/Long-term Plan processes.

Next Actions

32. Pending the adoption of the recommendations of this paper, Officers will continue to implement the rollout of the revised CBD network with a view to making services available to the public as soon as is practicable.

Attachments

Nil

Author	Jim Robertson, Chief Advisor to the Chief Operating Officer
Authoriser	Stephen McArthur, Acting Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Engagement and consultation regarding increased expenditure will be undertaken as part of the appropriate annual and long term plan processes.

Treaty of Waitangi considerations

Nil

Financial implications

All financial implications are covered in the body of this paper.

Policy and legislative implications

Nil

Risks / legal

Nil

Climate Change impact and considerations

Nil

Health and Safety Impact considered

Nil

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

Purpose

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

Summary

2. City Strategy Committee approval was given to publicly consult on six fresh leases on Wellington Town Belt. These are:
 - a. **Innermost Gardens Incorporated**, 141 Elizabeth Street, Mount Victoria (paper presented at the City Strategy Committee on 7 February 2019).
 - b. **Wellington Smallbore Rifle Association Incorporated**, Mount Albert (paper presented at the City Strategy Committee on 7 February 2019).
 - c. **Wade Street Community Tennis Club Incorporated**, Weld Street, Te Ahumairangi Hill (paper presented at the City Strategy Committee on 7 February 2019).
 - d. **Wellington Regional Hockey Stadium Trust**, Mount Albert and two subleases for J Neilson Catering and Sporting Edge Limited (paper presented at the City Strategy Committee on 7 February 2019).
 - e. **Cook Islands Society Incorporated**, Hanson Street, Newtown (paper presented at the City Strategy Committee on 14 February 2019).
 - f. **Wellington Swords Club Incorporated**, 8 Tanera Crescent, Brooklyn (paper presented at the City Strategy Committee on 15 November 2018).
3. This paper details the outcome of the public consultation of each lease.
4. Based on Officers' assessment and the outcome of the public consultation, it is recommended that the Committee recommends that the Council approves fresh leases for the six clubs (and two subleases) with conditions, under the Wellington Town Belt Act 2016.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Recommends to the Council that it grants the following leases under the Wellington Town Belt Act 2016:
 - a. **Innermost Gardens Incorporated** - a fresh premises lease, which includes the licence terms, for the gardens for a five year term with one renewal term of five years. The premises and gardens at 141 Elizabeth Street, Mt Victoria are contained in part of the Wellington Town Belt and legally described as Part Lot 1, Deposited Plan 33290 and contained in the Record of Title WN10A/1025.

Notes that the fresh lease will include the Special Provisions as previously approved by the City Strategy Committee on 7 February 2019.

- b. **Wade Street Community Tennis Club Incorporated** - a fresh ground lease for a ten year term with one renewal term of ten years. The land at Te Ahumairangi Hill is contained in part of the Wellington Town Belt and legally described as Part Lot 1 Deposited Plan 8709 in Record of Title WN12D/1439.
- c. **Wellington Smallbore Rifle Association Incorporated** - a fresh ground lease for a ten year term with one renewal term of ten years. The land at Mt Albert Park is contained in part of the Wellington Town Belt and legally described as Part Lot 1 on Deposited Plan 8754 in the Records of Title WN19B/861 and WN47B/502.
- d. **Wellington Region Hockey Stadium Trust (WRHST)** - a fresh premises lease for a ten year term with one renewal term of ten years, and two subleases for J Neilson Catering and Sporting Edge Limited, each for a term of three years. The land is contained in part of the Wellington Town Belt and legally described as Section 1 Survey Office Plan 474197 containing 31.6008 hectares more or less.

Notes that the fresh lease will include the Special Provisions as previously approved by the City Strategy Committee on 7 February 2019.

- e. **Cook Island Society Incorporated** - a fresh ground lease for a ten year term. The land is contained in part of the Wellington Town Belt and legally described as Lot 1 on Deposited Plan 42773 in part of the Record of Title 74298.

Notes that the fresh lease will include the Special Provisions as previously approved by the City Strategy Committee on 14 February 2019.

- f. **Wellington Swords Club Incorporated** - a fresh premises lease for a five year term with one renewal term of five years. The land at 8 Tanera Crescent, Brooklyn is contained in part of the Wellington Town Belt known as Part Lot 1-2, 4 on Deposited Plan 10508 and in the Record of Title 742982.

Note that the Special Provisions previously approved by the City Strategy Committee on 15 November 2018 have been amended to the following as a result of the public consultation:

- i. On completion of the Council works to provide external access to the west facing downstairs bathroom facilities, the Brooklyn Junior Cricket Club, Brooklyn Hockey Club and the Brooklyn Northern United Junior Football Club can use the facilities.
- ii. The Lessee will work with other community groups to facilitate access and use of the Premises. The Lessee will ensure that all activities run from the Premises, whether it is by the Lessee or another community group, are consistent with the Wellington Town Belt Management Plan.
- iii. The Lessee is to submit a detailed maintenance plan to address the building's internal maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.

Background

Innermost Gardens Incorporated

5. The paper asking the City Strategy Committee to approve public consultation for a fresh lease for Innermost Gardens Incorporated was presented and ratified on 7 February 2019 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/02/7>).
6. Public consultation was carried out as required under section 16 of the Wellington Town Belt Act 2016 between 23 February 2019 and 30 March 2019.
7. An advertisement was placed in the Public Notices of the Dominion Post on Wednesday 23 February 2019. Letters were sent to the Mt Victoria Bowling Club, Mt Victoria Residents Association, Friends of Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
8. Details about the lease were also 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---wellington-town-belt-and-reserve-land>).
9. A total of fifteen submissions were received. All submissions were in support of the application.
10. Submission comments included:
 - a. *The Gardens are a jewel in the Town Belt crown, an extraordinary example of regenerative agriculture (of note for students who travel from the region to observe them), and a powerful asset in fulfilling the Resilient City goals WCC has so sensibly signed up to meet*
 - b. *This setting in which the Hall is nestled provides such lightness, colour and calm for my mother who attends a special needs programme at the Innermost Gardens Hall (twice a week). It is the perfect space for her and the other regular attendees to be based at. It is a familiar safe space for them to gain the therapy, exercise and socialisation they require.*
 - c. *It is invaluable to such a diverse range of people in the Wellington community*
 - d. *My submission is that Innermost should be 10x10, not 5x5. This is a very important resource for the Council with significant potential for greater use and contribution in the future...With much more densification, and increasing population of the CBD.. there will be greater and ongoing demand for allotments and community gardening in appropriate places-of which Innermost is. For Council there is the possibility of showcasing Innermost and having collaborative relationships with the Children’s Discovery Garden on the other side of town.. and maybe with other community gardens. Innermost will only go from strength to strength in the future, hence my submission that it should be 10x10...*
 - e. A submission on behalf of New Crossways Community Trust and Mt Vic Hub was also made in support and stated:

We have always had a very good relationship with Innermost Gardens and the committee who run it, which has only been strengthened in recent years due to our partnership with them. In 2016 we signed an MOU with Innermost Gardens to work together for the betterment of Mt Victoria in providing gathering spaces and support for each other. This partnership enables us to grow our community engagement across Mt Victoria and we couldn’t do what we do without them.

Conclusion

11. The fresh lease will include the premises, licenced garden and beekeeping licenced areas into one legal instrument.

12. Based on the assessment of the Innermost Gardens application, Officers request that the Committee recommends that Council approves a five year lease, with one five year renewal period, with Special Provisions as previously approved by the City Strategy Committee on 7 February 2019.
13. Although there is public support for Innermost Gardens to receive a longer lease, Officers recommendations are based on the Council’s Guidelines for Community Gardens (available at <https://wellington.govt.nz/services/community-and-culture/community-gardens>) states:

Community garden tenancies will generally be for a term of 3–5 years, although community orchard tenancies are likely to be longer (10 years).
14. Additionally, a significant part of the Innermost Gardens’ operation involves outdoor space which is difficult to draw a sustainable income from and the predominant income comes from hall hireage. Therefore a five plus five year term is being recommended as, on balance, it gives the group security of tenure while enabling officers to check in with the group more regularly to support ongoing sustainability.

Wellington Smallbore Rifle Association Incorporated (‘the Rifle Association’)

15. As above, the paper asking the City Strategy Committee to approve public consultation for a fresh lease for the Wellington Smallbore Rifle Association Incorporated was presented and ratified on 7 February 2019.
16. Public consultation was carried out between 23 February 2019 and 30 March 2019. An advertisement was placed in the Public Notices of the Dominion Post, and details were placed on *Have your Say* on 23 February 2019.
17. Letters were sent to Wellington Region Hockey Stadium Trust, the Wellington Pistol Club Incorporated, Berhampore Community Association, Newtown Residents Association, Friends of the Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
18. One submission was received from the Wellington Region Hockey Stadium Trust, asking for continued discussions regarding the shared usage of the carpark, particularly when neighbouring Clubs have more than one event taking place simultaneously. Officers have encouraged Clubs to continue to work together as required.

Conclusion

19. Based on Officers’ assessment of the Club’s application, it is requested that the Committee recommends that Council approve a ten year lease, with one ten year renewal period.

Wade Street Community Tennis Club

20. As above, the paper asking the City Strategy Committee to approve public consultation for a fresh lease for the Wade Street Community Tennis Club (subject to the outcome of public consultation) was presented and ratified on 7 February 2019.
21. Public consultation was carried out between 23 February 2019 and 30 March 2019. An advertisement was placed in the Public Notices of the Dominion Post, and details were placed on *Have your Say* on 23 February 2019.
22. Letters were sent to the Wadestown Residents Association, Friends of the Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
23. Note that following a request from the Club to investigate drainage issues, the Council undertook works to improve both the drainage and access path to the tennis courts.

Conclusion

24. No submissions were received and therefore this paper asks that the Committee recommends that Council approves a ten year lease, with one ten year renewal period.

Wellington Region Hockey Stadium Trust

25. As above, the paper asking the City Strategy Committee to approve public consultation for a fresh lease for the Wellington Region Hockey Stadium Trust and two subleases, was presented and ratified on 7 February 2019.
26. Public consultation was carried out between 23 February 2019 and 30 March 2019. An advertisement was placed in the Public Notices of the Dominion Post, and details were placed on *Have your Say* on 23 February 2019.
27. Letters were sent to Wellington Smallbore Rifle Association Incorporated, the Wellington Pistol Club Incorporated, Berhampore Community Association, Newtown Residents Association, Friends of the Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
28. One submission was received from the Wellington Smallbore Rifle Association Incorporated, regarding hockey balls coming over the fence and hitting the neighbouring buildings, with near misses for users accessing the buildings. Council Officers are investigating extending the existing fence, and working with the Clubs to address these concerns.

Conclusion

29. Based on the assessment of the Wellington Region Hockey Stadium Trust's application, Officers request that the Committee recommends that the Council approves a ten year lease, with one ten year renewal period and two subleases for three years, with Special Provisions as previously approved by the City Strategy Committee on 7 February 2019.

The Cook Islands Society Incorporated

30. As above, the paper asking the City Strategy Committee to approve public consultation for a fresh lease for The Cook Islands Society Incorporated was presented and ratified on 14 February 2019 (see: <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2019/02/14>).
31. Public consultation was carried out between 23 February 2019 and 30 March 2019. An advertisement was placed in the Public Notices of the Dominion Post and details about the lease were placed on the "*Have your Say*" section of the Council website on 23 February 2019.
32. Letters were sent to the City of Wellington Pipe Band Incorporated, Regal Rover Scouts, Newtown Residents Association, Friends of the Town Belt, the Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Incorporated.
33. No submissions were received.

Conclusion

34. This paper asks that the Committee recommends that the Council approves a ten year lease, with Special Provisions as previously approved by the City Strategy Committee on 14 February 2019.

Wellington Swords Club Incorporated

35. The paper asking the City Strategy Committee to approve public consultation on a fresh lease for the Wellington Swords Club Incorporated (subject to the outcome of public consultation) was presented and ratified on 15 November 2018 (see <https://wellington.govt.nz/your-council/meetings/committees/city-strategy-committee/2018/11/15>).
36. As above, public consultation was carried out between 1 December 2018 and 11 January 2019. An advertisement was placed in the Public Notices of the Dominion Post on 1 December 2018, and details about the lease were placed on the “*Have your Say*” section of the Council website on 1 December (see: <https://wellington.govt.nz/have-your-say/public-inputs/public-notice/closed/other/proposed-new-leases-town-belt-land>).
37. Five submissions were received. Three submissions were regarding access to the downstairs toilets, with periodic access to the building, for the three sports Clubs that use the old bowling greens in front of the building for training (the Brooklyn Junior Cricket Club (BJCC), Brooklyn Northern United Junior Football Club (BNUJFC) and the Brooklyn Hockey Club (BHC)).
38. Council Officers are investigating options to separate the downstairs toilets to enable external use by BJCC, BNUJFC and BGHC. These works are subject to the need for security of the building and the Swords Club’s equipment, and the Council’s budget for works. The lease will contain a Special Provision requiring the toilets to be made available for the three Clubs on completion of the works.
39. The Clubs have also been provided with the Swords Clubs contact details to liaise regarding periodic usage of the building.
40. The Brooklyn Residents Association (BRA) made a submission with the following concerns:
 - a. the building ‘*is in a prime location close to the CBD and with rare access to the Town Belt*’ and that the building should be utilised more by the community
 - b. clear processes need to be in place for the community to hire the building
 - c. a publicly facing organisation such as BCA should hold the lease and coordinate hireage.
41. The Brooklyn Community Association (BCA) made a submission regarding the ‘*substantial community interest*’ in the building and ‘*that the lease for this community asset should be held by a community organisation.*’ BCA expressed interest in being the head Lessee of the building.
42. Section 7 of the Leases Policy provides that if an existing lessee applying for a fresh lease meets the assessment criteria, Officer’s will seek committee approval to grant a fresh lease. As outlined in the 15 November paper, the Swords Club meet the assessment criteria in section 7 of the Leases Policy and accordingly a fresh lease was recommended to the Committee.
43. Officers have met with BRA and BCA together, and facilitated a meeting between the Swords Club, BRA and BCA to discuss the concerns. The outcome of these meetings is that the BCA and the Swords Club have agreed to continue discussions regarding the ongoing use and sharing of the building. BCA will provide skills and expertise from managing community facilities as required. BRA will provide support as required.
44. The lease will contain a Special Provision capturing this agreement and requiring the Lessee to work with other community groups to facilitate access and use of the Premises. The Lessee will ensure that all activities run from the Premises, whether it is by the

Lessee or another community group, are consistent with the Wellington Town Belt Management Plan.

45. In the paper ratified by Committee on 15 November 2018, Officers recommended a fresh lease for ten years with a ten year renewal, subject to public consultation. Due to the significant community interest in the premises, and the demand for Council owned buildings, Officers amend their recommendation to a shorter five year lease, with one five year renewal period.
46. Although the recommended five plus five year lease term is not what the Club requested or the standard tenure in the Leases Policy, it still enables the Swords Club to grow the sport of fencing, and develop relationships with the community.
47. As stated above, the lease will also contain a Special Provision requiring the building to be available for community use, in addition to use for Fencing and Kung Fu. The Lessee will ensure that all activities run from the Premises, whether it is by the Lessee or another community group, are consistent with the Wellington Town Belt Management Plan.

Conclusion

48. This paper asks that the Committee recommends that Council approves a five year lease, with a five year renewal with Special Provisions. The Special Provisions previously approved by the City Strategy Committee on 15 November 2018 have been amended to the following as a result of the public consultation:
 - i. On completion of the Council works to provide external access to the west facing downstairs bathroom facilities, the Brooklyn Junior Cricket Club, Brooklyn Hockey Club and the Brooklyn Northern United Junior Football Club can use the facilities.
 - ii. The Lessee will work with other community groups to facilitate access and use of the Premises. The Lessee will ensure that all activities run from the Premises, whether it is by the Lessee or another community group, are consistent with the Wellington Town Belt Management Plan.
 - iii. The Lessee is to submit a detailed maintenance plan to address the building's internal maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.

Next Actions

49. 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 leases, the lease documentation will be negotiated, drafted and signed.

Attachments

Nil

Authors	Kobie Child, Community Recreation Leases Advisor Kristine Ford, Community Recreation Leases Lead
Authoriser	Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Officers have made information regarding the fresh leases publicly available and invited submissions, as required under section 16 of the *Wellington Town Belt Act 2016* and section 6 of the *Leases Policy for Community and Recreation Groups*.

Council Officers have considered the views of the public and persons likely to be affected by, or to have an interest in the above leases. Officers have also provided every submitter who asks to be heard, a reasonable opportunity to appear in support of the submitter's submission in accordance with section 16(2)(a)-(c) of the *Wellington Town Belt Act 2016*.

This document reports back to the City Strategy Committee, the results of the public consultation.

Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

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.

Climate Change impact and considerations

There are no specific climate change impacts and considerations.

Communications Plan

Not applicable.

Health and Safety Impact considered

Each of the Clubs have health and safety policies and procedures in place for members and users of the building.

ORAL HEARING - PROPOSAL TO REMOVE ENCUMBRANCE AT 79 DIXON STREET, TE ARO

Purpose

1. The purpose of this report is to provide all submissions received and a list of submitters who will be attending and speaking at the oral hearing on the proposal to remove the encumbrance at 79 Dixon Street.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Hear the oral submissions and thank all submitters.

Background

2. Wellington City Council consulted on a proposal to remove an encumbrance registered over the privately owned property at 79 Dixon Street, Te Aro.
3. The owner has requested that the encumbrance be removed as it is intended the property will be redeveloped with a new building that is to be set back from the Victoria Street frontage. The new development is intended to align with Victoria Street and provide a wider public footpath along Victoria Street. This was a key objective as part of the Victoria Street Transformation project.
4. Submitters were offered the chance to orally submit in support of their submission. Attachment 1 is all of the eight submissions received from the consultation and attachment 2 is a schedule of two people due to speak to their submission. The consultation process ran from 29 March 2019 to 29 April 2019. The public notice that was posted on site is shown in attachment 3.

Next Actions

5. Following the oral hearing officers will consider the proposal and put forward a paper to the Committee on 13 June 2019 for a decision on the proposal.

Attachments

Attachment 1.	All submissions to proposal ↓ 	Page 41
Attachment 2.	List of oral submitters ↓ 	Page 55
Attachment 3.	Public notice ↓ 	Page 57

Author	John Vriens, Senior Property Advisor
Authoriser	Anna Harley, Manager City Design & Place Planning Andy Matthews, Chief Financial Officer

SUPPORTING INFORMATION

Engagement and Consultation

Consultation on the proposal ran from 29 March 2019 to 29 April 2019. All submissions will be considered before recommendations are made to the Committee.

Treaty of Waitangi considerations

Not applicable

Financial implications

Not applicable

Policy and legislative implications

Not applicable

Risks / legal

Not applicable

Climate Change impact and considerations

Not applicable

Communications Plan

Not applicable

Health and Safety Impact considered

Not applicable

██████████

I am making this submission as an individual.

I **oppose** the discharge of the encumbrance at 79 Dixon Street as there is so little green space in the city, particularly around this area. There also seems to be little commitment from WCC to ensure ample green space close to new developments.

1. I pass 79 Dixon Street area frequently and, even though it has not been well maintained, I note it is used regularly by workers having lunch or people just sitting in the full sun. A more appropriate design and greener layout would no doubt be even more appreciated.
2. Volunteer Park opposite is drab and cold. I have never seen it used and believe the artist drawings presented misrepresent the area.
3. There is a huge increase in high rise apartment buildings in this area (Victoria Street Stratum 3 x building complex and Willis & Bond development, 20 story Arrow development in Dixon Street, with possible one more). Not only this, there will also be an increase in office buildings. Therefore, a significant increase in the local resident and office population will make green space at 79 Dixon Street even more vital.
4. I believe the council has a responsibility to ensure the health and well-being of the residents is foremost in these types of decisions and in line with United Nations 'New Urban Agenda'. ("13. We envisage cities and human settlements that: . . . (b) *Are participatory, promote civic engagement, engender a sense of belonging and ownership among all their inhabitants, prioritize safe, inclusive, accessible, green and quality public spaces that are friendly for families, enhance social and intergenerational interactions, cultural expressions and political participation, as appropriate, and foster social cohesion, inclusion and safety in peaceful and pluralistic societies, where the needs of all inhabitants are met, recognizing the specific needs of those in vulnerable situations*". p5)

And, according to the World Health Organisation ("Urban green spaces: a brief for action") *green spaces should be close to people; as follows:*

- *Establish street greenery, urban gardens and green trails in close vicinity to urban residents, and use public open spaces for greenery.*
 - *As a rule of thumb, urban residents should be able to access public green spaces of at least 0.5–1 hectare within 300 metres' linear distance (around 5 minutes' walk) of their homes.*
 - *Ensure access to urban green space of sufficient quality for all population groups and users (universal access).*
5. As there is not a reasonably sized public park in this area, it becomes even more crucial to retain every small green space we already have.

[REDACTED]

Consultation?

- I am concerned this consultation is merely a box ticking exercise as I note there was a WCC Environmental committee 11th Feb 2016 where “ 4.1: Encumbrance Removal - 79 Dixon Street, Te Aro” under “Public excluded” was discussed.
- I also note the application drawings show a building over the encumbrance area, and there is no reference to the encumbrance in the documentation.
- I recently read a document on the WCC website regarding the Victoria Street Transformation Project which indicated agreement had been reached with the developers regarding the encumbrance, but this document has since been removed from the WCC website and replaced with an update.
- Therefore, I question the authenticity in calling for submissions regarding the removal of the encumbrance, as all evidence I can find seems to indicate it maybe a foregone conclusion.



W.P. Armitage

[REDACTED]

Wellington 6011

24th April 2019

Proposal to remove an encumbrance

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

The Wellington City Council wants to hear your views on a request to remove an encumbrance registered over the privately owned property at 79 Dixon Street, Te Aro.

The owner has requested that the encumbrance be removed as it is intended the property will be redeveloped with a new building that is to be set back from the Victoria Street frontage. The new development is intended to align with Victoria Street and provide a wider public footpath along Victoria Street.

In accordance with section 138 of the Local Government Act 2002, the Council is seeking feedback on the proposed discharge of encumbrance. For more information, please contact john.vriens@wcc.govt.nz or phone 801 3246. You can provide your feedback online at wcc.govt.nz/have-your-say, email your thoughts to john.vriens@wcc.govt.nz or post this form to us (no stamp needed). **Tell us what you think by 5pm Monday 29 April.**

Privacy statement - what we do with your personal information

All submissions (including names and contact details) are provided in their entirety to elected members. Submissions (including names but not contact details) will be made available to the public at our office and on our website. Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

Section 1 - your details

Your name*: Maia Solomon
Your email or postal address*: [REDACTED]
You are making this submission <input type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name*

*mandatory field

Section 2 - questions about the proposal to remove an encumbrance.

<p>Do you have any comments on the proposal to remove the encumbrance at 79 Dixon Street, Te Aro?</p> <p>I support the proposal to remove the encumbrance at 79 Dixon Street.</p> <p>I wholeheartedly support this proposal because I believe the proposed development above 79 Dixon Street and along Victoria Street to be a vast improvement on the present situation. This development will bring new workers, residents, and shops to an area of the city that has long been neglected and will service an area that is rapidly changing.</p> <p>I do not think that the survival of this "park" (and I am hesitant to label it as such) should come at the expense of this development which will create a new, exciting city precinct that will enliven the surrounding area and city overall.</p> <p>Confidently I state that I will not miss this park even though on paper it means the loss of public space. This is because I believe one needs to weigh up the benefits of the development (which I consider to be ample) with the benefits of retaining the park (which I consider to be negligible). My view is that the retention of this park is of no conceivable benefit to the city and that we should not confuse the virtue of maintaining space for use by the public with the need to maintain poorly performing space that would be better developed and used as part of the built environment – which is also an important part of our city. Furthermore, it would be unjust to maintain such a poorly performing and dejected space at the expense of the vast improvement the development will bring - therefore, It would be to the detriment of the city if this park was maintained and the development denied.</p> <p>At present the park is an unused and unloved space: the proposed development will improve the whole city block to an extent that is beyond the hope of the park replicating in the case of its retention.</p>

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Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



FREEPOST 2199
Property Services - J Vriens 226
Wellington City Council
PO Box 2199
Wellington 6140



Name:	Geraldine Murphy, Deputy Chair
Email/phone number	innercitywellington@gmail.com ; [REDACTED]
On behalf of an organisation	Inner City Wellington
We want to speak to all Councillors at the Committee Meeting and ask to be notified when the paper is being submitted to the Committee	

Proposal to remove encumbrance at 79 Dixon St, Te Aro

1. Inner City Wellington (ICW) does not support the removal of the encumbrance for the following reasons:
 - a. There is a need for parks, open space, green space in sunny areas in the inner city
 - b. The process implies a lack of commitment to true engagement as the resource consent approval is not subject to the outcome of the consultation process.

Need for parks, open space, green space in sunny areas in the inner city

2. The pocket park provides a northwest facing park for residents, workers and the public.
 - a. On a recent Monday around midday, all but one of the seats were in use, while no-one was sitting in the shady Volunteer Corner inner city park. Even with an ugly raised bed of aggregate, the area in question is well-used.
 - b. On 15th April around 2pm the park in question was in sun, while Volunteer Corner was in shade ...



- c. At 4pm on Good Friday, the sun was shining down Dixon St covering four seats in the park (with one person sitting in the sun), while the park area on the opposite corner was in shade.
3. Despite the 'inner city park' notation on the 2014 Victoria St Transformation Project graphics of the area on the corner of Vivian St and the reference to 'new green spaces' in section 2.4 of the resource consent application, the reality is an expansive concrete footpath, well used by skateboarders, with numerous trees and benches but no seats with backs on them. Furthermore, the almost certain development of the carpark/market space opposite this area will remove the sun that currently accesses that area, unless the development is kept to below 3 storeys.

4. The pictures used for the Transformation Project did not transfer into reality and does not replace a park with a north-west aspect that gets sun to late afternoon – with little likelihood of this being built out. The proposed development of this site appears to give more importance to shop frontages having sun than places for people to sit and relax.
5. The removal of the small park is counter to the intent of the Central City Framework – Areas of Opportunity – Open spaces (pg 52) – see extract below. The area in question should be a small green space that would be ideal as a ‘place to reflect’ sitting in the sun – Volunteer Corner does not achieve that, nor does the expanse of concrete further down Victoria St.

This framework aims to introduce more green spaces – places to reflect, relax, kick a ball, play with the kids. These spaces include small parks, green roofs and green links. These will be introduced when we upgrade streets, when areas are revitalised, and when developers and building owners recognise that tenants value such spaces.

6. The site of the current park needs to be retained, and ideally expanded, as intended in the Victoria St Transformation Project (see 2.4 in the Resource Consent application). The park should be maintained by the Council. The development of Denton Park should be the exemplar for other pocket parks and new developments.

Process that has been followed

7. ICW is concerned that the decision to remove the encumbrance has already been made and the consultation is a matter of process not substance.
8. The resource consent for the development was issued in December 2016 with no conditions attached stating it was subject to the outcomes of the consultation process for the removal of the encumbrance. This is despite a 2014 public-excluded report noting that consultation would be required.
9. The development application document (submitted in Sept 2016) reflects discussions with WCC and refers to:
 - a. ‘Southern Victoria St is ready for redevelopment and revitalisation as an inner-city neighbourhood, with quality residential buildings, and space for shops and small business offices. This change in use ... along with new green spaces....’ (section 2.4)
 - b. Potential for off-site mitigation measures, including possible additional planting or structures in the small ‘pocket park’ (Volunteer Corner) on the opposite side of Victoria St (para 8) ... acknowledging ‘Council desire to achieve a significant corner building ... (to reinforce the ... ‘transformation’)
10. The Council’s decision report only sets conditions related to off-site wind mitigation in Volunteer Corner. This implies that the role of Volunteer Corner ‘inner city park’, which is in shade from a large tree for much of the day, is now to mitigate the wind created by the new development, and there is no information on how this will be remedied and the public will have no say on this.
11. The Environment Committee public-excluded meeting in February 2016 approved:
 - a. the proposal to discharge the encumbrance subject to the results of the s138 Local Government Act 2002 consultation process, and

- b. authorises officers to finalise and give effect to the discharge of the encumbrance if no submissions opposing the proposed discharge of the encumbrance are received and urban design issues are satisfactorily resolved.
12. The public-excluded meeting paper states as a next action 'to undertake public consultation ... and if there are *no unresolved objections* then the encumbrance will be discharged ... for the agreed consideration' [emphasis added].
13. The paper includes an option if the encumbrance remains in place, which is 'Willis Bond has suggested that it could build in the airspace above the garden and seating area'. There is no analysis in the paper of the pros/cons of this option. This option has not been mentioned or canvassed in the consultation document as the proposal is driven by 'urban design reasons for some realignment of property boundaries along Victoria St and that the encumbrance removal should be subject to satisfactory resolution of those urban design issues' and Council's desire to have a 'significant corner building' (Rec 2 in public-excluded paper).

In summary ...

14. ICW questions the Council's commitment to:
- a. new green spaces in this area (as outlined above in the extract of the Victoria St Transformation Project) if it considers this is met by the small patch of grass under the tree at Volunteer Corner
 - b. true consultation when the resource consent decision does not refer to the consultation requirement
 - c. creating a people-centred inner city rather than one driven by urban design niceties of alignment of boundaries and having significant corner buildings.

26 April 2019

Proposal to remove an encumbrance

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

The Wellington City Council wants to hear your views on a request to remove an encumbrance registered over the privately owned property at 79 Dixon Street, Te Aro.

The owner has requested that the encumbrance be removed as it is intended the property will be redeveloped with a new building that is to be set back from the Victoria Street frontage. The new development is intended to align with Victoria Street and provide a wider public footpath along Victoria Street.

In accordance with section 138 of the Local Government Act 2002, the Council is seeking feedback on the proposed discharge of encumbrance. For more information, please contact john.vriens@wcc.govt.nz or phone 801 3246. You can provide your feedback online at wcc.govt.nz/have-your-say, email your thoughts to john.vriens@wcc.govt.nz or post this form to us (no stamp needed). **Tell us what you think by 5pm Monday 29 April.**

Privacy statement - what we do with your personal information

All submissions (including names and contact details) are provided in their entirety to elected members. Submissions (including names but not contact details) will be made available to the public at our office and on our website. Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

Section 1 - your details

Your name*: <i>Robyn Goldsmith</i>
Your email or postal address*: [REDACTED]
You are making this submission <input checked="" type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name*

*mandatory field

Section 2 - questions about the proposal to remove an encumbrance.

Do you have any comments on the proposal to remove the encumbrance at 79 Dixon Street, Te Aro?

I have worked at 175 Victoria St for six years, and had ample opportunity to observe how people use both Volunteer's corner and the opposite corner under discussion. I'll call this 'the encumbrance'.

The encumbrance is used far more than Volunteer's corner, and I believe this is for the following reasons:

- It has shelter from both south and east*
- There is a lot more seating, and all the benches have backs on them*
- It retains the sun for longer during the day.*
- The space feels more demarcated and contained.*

Volunteer's corner is a pleasant space on a hot day, but is very open and exposed on a street which often

acts as a wind tunnel. If you are going to remove the more popular seating area, is it possible to adjust Volunteers corner to make it more sheltered? And perhaps increase bench seating? The wall/bench seating currently there has a somewhat over-casual quality, fine for a brief conversation but not so good for a construction worker on lunch break. People get weary.
Thanks for considering this submission. I'm happy to talk further if anyone is at all interested.
Kind Regards, Robyn Goldsmith

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Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



FREEPOST 2199
Property Services - J Vriens 226
Wellington City Council
PO Box 2199
Wellington 6140

[REDACTED]

Subject: RE: 79 Dixon St encumbrance - submission from Shona Butterfield 25 April 2019

From: Shona Butterfield [REDACTED]
Sent: Thursday, 25 April 2019 1:31 p.m.
To: John Vriens
Subject: 79 Dixon St encumbrance - submission from Shona Butterfield 25 April 2019

Discharge of the encumbrance at 79 Dixon Street - Submission

I am making this submission as an individual

I have just learned about this proposed discharge of the encumbrance at 79 Dixon Street and I am **OPPOSED** to it. I use the seats in this space to sit in the sun when I am in that part of town despite the horrible mound of concrete in front which would be so much better in lawn, particularly given the lack of green space in the area. Also, Volunteer Park opposite will be even less inviting as it will be so much more enclosed and shaded. And there are no seats or shelter there.

I find it difficult to understand how the WCC can continue to consent to apartment buildings with no community space around. Quite apart from the important green space aspect, it is getting more and more difficult to see where the increased number of people can gather when fire alarms go off or there is any need to evacuate buildings. Ground space is important too.

In my view the encumbrance should not be discharged, the seating should be retained and the mound of concrete replaced with lawn.

Shona Butterfield
[REDACTED]
WELLINGTON 6011

25 April 2019

[REDACTED]

To: John Vriens
Subject: RE: Submission on Proposal to Discharge Encumbrance - 79 Dixon Street, Te Aro, Wellington City

From: Jimmy C [REDACTED]
Sent: Monday, 29 April 2019 4:11 p.m.
To: John Vriens
Subject: Submission on Proposal to Discharge Encumbrance - 79 Dixon Street, Te Aro, Wellington City

Good afternoon John,

Thank you for your time on the phone earlier.

Please find below my submission to the Wellington City Council City Strategy Committee about the above proposal.

Kind regards,

James Cunningham

Details of Submission

Name, postal address, telephone number and email address

- James Cunningham, PO Box 10112, The Terrace, Wellington 6143
- Telephone: [REDACTED]
- Email address: [REDACTED]

Details of the proposal I am submitting on

- Proposal to Discharge Encumbrance - 79 Dixon Street, Te Aro, Wellington City

Whether I support or oppose the proposal

- I oppose the proposal.

What aspects of the proposal I am neutral towards (if any)

- This is not applicable – one can either support the proposal to discharge the encumbrance, or oppose the proposal. I oppose it.

My submission statement, with reasons.

- I have been a property owner and ratepayer in Wellington since 1996, and have lived in Wellington City for much of my adult life.

- The current encumbrance, which enables the general public to enjoy the area as public garden and seating at all times, exists for the benefit of all citizens and visitors to Wellington, who choose to make use of the small “pocket park”. I understand it has been in place since 1996.
- This “pocket park” is on the much sunnier side of Victoria Street. This means it is of greater benefit and receives much higher usage than the alternative so-called “replacement” park across the road on the other side of Victoria Street. Sun on the so-called “replacement” park is much more obstructed by many buildings to the north and west in the afternoon (all year) and early evening (in the summer). I have observed that the existing “pocket park” is well used by citizens and visitors to Wellington, and have used it on many occasions myself over the last 20+ years.
- The existing “pocket park” is consistent with encouraging pedestrians and enables pedestrians (especially elderly and disabled persons) to stop and rest if they are walking up or in the vicinity of Dixon and Victoria Streets. Its removal would be especially discriminatory against elderly and disabled persons.
- The existing sunnier “pocket park” makes Wellington a more liveable city.
- Very little information has been provided by the Council justifying the reasons for discharging the encumbrance.
- Removal of the encumbrance involves a transfer of public amenity value to a private property owner. This is likely to result in a potentially large transfer of property value to the owner of 79 Dixon Street, Te Aro. I understand that some monetary compensation is to be paid to the Wellington City Council for this transfer in value, but the amount is not disclosed. This makes it difficult for a ratepayer, such as me, to assess whether this proposal is reasonable and whether the level of compensation to be paid is sufficient to justify the removal of the encumbrance.
- I submit that the proposed level of compensation should be publicly disclosed, including full details of the valuation methodology used and the detailed calculations applied in determining the proposed level.
- I respectfully request that the Council’s City Strategy Committee should decline this proposal as it is not in the interests of the ratepayers and citizens of Wellington, nor visitors to Wellington. If it is not willing to decline the proposal, then it should, at the minimum, require a much stronger justification for why the existing encumbrance should be removed and then consult further with the public about this.
- Finally, if the Council’s City Strategy Committee decides to immediately approve this proposal (as is its prerogative), then I consider that any compensation paid should be reinvested into other parks in Te Aro or its vicinity and the amount involved should be transparently disclosed to Wellington’s ratepayers.

Thank you for considering my submission.

James Cunningham

29 April 2019

[REDACTED]

To: John Vriens
Subject: RE: Oppose reduction in green space at 79 Dixon Street, Te Aro.

-----Original Message-----

From: Andrew Bartlett [REDACTED]
Sent: Saturday, 27 April 2019 9:56 p.m.
To: John Vriens
Subject: Oppose reduction in green space at 79 Dixon Street, Te Aro.

Submission as an individual

Despite the claim in the documentation I don't see the supporting material to indicate that the pocket park was in some way a trade-off for the volunteer corner park.

Likewise, if the council would desire a larger footpath in this area it could be achieved by the removal of on-street parking in the vicinity, (and which would also allow the protection of the cycle lane, even better).

Therefore this is a trade off of parking against green space, and parking is a much lower value use of scant inner-city land.

I therefore OPPOSE the proposal.

Andrew Bartlett

[Redacted]

To: John Vriens
Subject: RE: Proposal to Discharge Encumbrance - 79 Dixon Street, Te Aro

From: Peter Barber [Redacted]
Sent: Saturday, 27 April 2019 8:51 a.m.
To: John Vriens
Subject: Proposal to Discharge Encumbrance - 79 Dixon Street, Te Aro

Please retain the encumbrance at 79 Dixon. These little pockets of greenery are part of Wellingtons charm.

cheers

Peter Barber
[Redacted]

Sent from my Moto G5s



Submitter	Page #
Geraldine Murphy on behalf of Inner City Wellington	5
James Cunningham	11

PROPOSAL TO DISCHARGE ENCUMBRANCE - 79 DIXON STREET

Wellington City Council is considering a request to remove an encumbrance registered over the privately owned property at 79 Dixon Street, Te Aro.

The encumbrance requires that the area of 100m² outlined blue in the aerial below is maintained by the property owner and is to permit the Council and general public to enjoy the area as public garden and seating at all times. The area is currently occupied by a small 'pocket park' containing seating and a small garden and is on the south eastern corner of Dixon and Victoria Streets. The owner has requested that the encumbrance be removed as it is intended the property will be redeveloped with a new building that is to be set back from the Victoria Street frontage (in the general vicinity of the Wilson carpark and former Farmers department store). The new development is intended to align with Victoria Street and provide a wider public footpath along Victoria Street.

The building development and potential removal of the encumbrance was anticipated by Council as part of the Victoria Street Transformation Project completed in 2015. At that same time the new inner city park on Volunteer corner was created (directly opposite the encumbrance area on the south western corner of Dixon and Victoria Streets, Te Aro).

In accordance with section 138 of the Local Government Act 2002, the Council is seeking feedback on the proposed discharge of encumbrance. If you require more information, please contact John Vriens on 801 3246 or john.vriens@wcc.govt.nz.

Submissions can be made online in the Have your say/Public input section of our website www.Wellington.govt.nz, or by email or post to John Vriens, Wellington City Council, P.O. Box 2199, Wellington. Any submissions received will be considered by the Council's City Strategy Committee. Please indicate in your submission whether you wish to be heard.

Submissions are required by 5pm, Monday 29 April 2019.

