

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Ordinary Meeting of Kōrau Tūāpapa | Environment and Infrastructure Committee Ngā Meneti | Minutes

9:30am Rāpare Thursday, 8 Pīpiri June 2023

Ngake (16.09)

Level 16, Tahiwī

113 The Terrace

Pōneke | Wellington



PRESENT

Mayor Whanau

Deputy Mayor Foon

Councillor Abdurahman

Councillor Apanowicz

Councillor Brown (Deputy Chair)

Councillor Calvert

Councillor Chung

Councillor Free

Pouiwi Hohaia

Pouiwi Kelly

Councillor Matthews

Councillor McNulty

Councillor O'Neill

Councillor Pannett

Councillor Paul (Chair)

Councillor Randle

Councillor Wi Neera

Councillor Young

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting (hui) open at 9:30am and read the following karakia to open the hui.

**Whakataka te hau ki te uru,
Whakataka te hau ki te tonga.
Kia mākinakina ki uta,
Kia mātaratara ki tai.
E hī ake ana te atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

1.2 Apologies

Moved Councillor Paul, seconded Councillor Matthews

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Accept the apologies received from Cr Randle and Mayor Whanau for lateness.

Carried

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Paul, seconded Councillor Matthews

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Approves the minutes of the Kōrau Tūāpapa | Environment and Infrastructure Committee Meeting held on 27 April 2023, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

1.5 Items not on the Agenda

There were no items not on the agenda.

(Councillor Randle joined the hui at 9:36am.)

1.6 Public Participation

1.6.1 Geordie Rogers – Renters United

On behalf of Renters United, Geordie Rogers addressed the hui regarding item 2.1 Wellington City Council Housing Action Plan 2023 – 2025.

1.6.2 Debbie Port

Debbie Port addressed the hui regarding item 2.1 Wellington City Council Housing Action Plan 2023 – 2025.

1.6.3 Adrian Orr – Fale Malae Trust

On behalf of the Fale Malae Trust, Adrian Orr addressed the hui regarding item Frank Kitts Park Development Plan and Fale Malae.

Attachments

- 1 Fale Malae Trust

2. General Business

In accordance with Standing Order 19.1, the chairperson re-ordered the agenda to be considered as follows:

- 2.2 Submission on the Climate Change Commission's advice to government for the second emissions reduction plan
- 2.4 Wellington Region Waste Management and Minimisation Plan Consultation Approach
- 2.5 Chaytor Street, Raroa Crescent, Curtis Street, Karori - Safety Improvements Options
- 2.1 Wellington City Council Housing Action Plan 2023 - 2025
- 2.3 Frank Kitts Park Development Plan and Fale Malae
- 3.1 Te Kāinga update and review
- 2.6 Actions Tracking
- 2.7 Forward Programme

(Pouiwi Kelly left the hui at 10:08am.)

(Pouiwi Kelly joined the hui at 10:10am.)

(Councillor McNulty left the hui at 10:11am.)

(Councillor McNulty joined the hui at 10:11am.)

2.2 Submission on the Climate Change Commission's advice to government for the second emissions reduction plan

Moved Deputy Mayor Foon, seconded Councillor Paul

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

- 1) Receive the information.
- 2) Approve the submission and covering letter to the Climate Change Commission (due 20 June 2023).
- 3) Authorise the CEO to make minor editorial changes to the cover letter and submission to give effect to any feedback from Councillors.

Moved Councillor Brown, seconded Councillor Free, the following amendment

Resolved

- 3) Authorise the CEO, **the Chairperson, and the Deputy Chairperson of the Committee** to make minor editorial changes to the cover letter and submission to give effect to any feedback from Councillors.

Carried

Moved Deputy Mayor Foon, seconded Councillor Paul, the substantive motion

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

- 1) Receive the information.
- 2) Approve the submission and covering letter to the Climate Change Commission (due 20 June 2023).
- 3) Authorise the CEO, **the Chairperson, and the Deputy Chairperson of the Committee** to make minor editorial changes to the cover letter and submission to give effect to any feedback from Councillors.

Carried

(Councillor Free left the hui at 10:30am.)

(Councillor Free joined the hui at 10:30am.)

2.4 Wellington Region Waste Management and Minimisation Plan Consultation Approach

Moved Councillor Pannett, seconded Deputy Mayor Foon

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information
2. Delegate responsibility to the Wellington Region Waste Management and Minimisation Plan Joint Committee to:
 - a. approve the draft Wellington Region Waste Management and Minimisation Plan (2023-2029) for public consultation.
 - b. hear and deliberate on submissions received on the draft Wellington Region Waste Management and Minimisation Plan (2023-2029).

Carried

The hui adjourned at 10:31am and returned at 10:51am with all members present.

In accordance with Standing Order 19.1, the chairperson re-ordered the agenda to be considered as follows:

- 2.3 Frank Kitts Park Development Plan and Fale Malae
- 2.1 Wellington City Council Housing Action Plan 2023 - 2025
- 2.5 Chaytor Street, Raroa Crescent, Curtis Street, Karori - Safety Improvements Options
- 3.1 Te Kāinga update and review
- 2.6 Actions Tracking
- 2.7 Forward Programme

2.3 Frank Kitts Park Development Plan and Fale Malae

Moved Mayor Whanau, seconded Councillor O'Neill

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information
2. Agree to the preferred development plan for Frank Kitts Park and request officers to prepare resource consent submission.
3. Agree to approve the initial stage of landowner approval for the proposed development plan, ensuring compliance with the Waterfront Framework and the Significance and Engagement Policy. Noting, therefore, this does not trigger the strategic asset transfer process.
4. Note that final landowner approval is subject to the following:
 - Resource Consent Approval
 - WCC Funding for Frank Kitts Park integration works through the LTP
 - Commercial Terms approved by Council and the Fale Malae Trust
5. Note that officers will come back to Council to seek the approval of the Key Commercial Terms and Operational Principles that would inform a lease between Council and the Fale Malae Trust, prior to Resource Consent.
6. Note that funding will be allocated as part of the 2022/23 Year-End Capital Carry Forward & Prioritisation process to support resource consent lodgement.

A division was called for, voting on which was as follows:

For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Randle, Councillor Wi Neera, and Councillor Young

Against:

Councillor Calvert

Majority Vote: 17:1

Carried

The hui adjourned at 11:29am and returned at 11:35am with the following members present: Mayor Whanau, Councillor Abdurahman, Councillor Brown, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Randle, Councillor Wi Neera, Councillor Calvert, and Councillor Young.

(Pouiwi Kelly joined the hui at 10:36am.)
(Councillor Apanowicz joined the hui at 10:36am.)

2.1 Wellington City Council Housing Action Plan 2023 - 2025

Moved Councillor Paul, seconded Councillor Brown

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.
2. Adopt the Housing Action Plan 2023-25, which sets the priorities and tangible actions for the next three years regarding the Council's work toward delivering on the long-term outcomes set by the Wellington City Council Housing Strategy (2018 – 2028).

(Councillor McNulty left the hui at 12:18pm.)
(Councillor McNulty joined the hui at 12:20pm.)

Moved Councillor Pannett, seconded Councillor Wi Neera, the following amendment

Resolved

2. Adopt the Housing Action Plan 2023-25, which sets the priorities and tangible actions for the next three years regarding the Council's work toward delivering on the long-term outcomes set by the Wellington City Council Housing Strategy (2018 – 2028), **with the following changes:**

Rental Housing

- a) Direct officers to report back to the Kōrau Tūāpapa | Environment and Infrastructure Committee on the pilot programme agreed with MBIE to inspect rental properties in 2024 in time for Longer-term Plan discussions to assess whether additional resourcing is needed to run the scheme on a permanent basis.
- b) Organise two meetings annually between the Council and renting organisations to evaluate the health of homes in the city with a report going to the Committee outlining the experience of renters once a year.
- c) Direct officers to provide a stocktake of legislation and standards pertaining to renting that need to be amended and advocated for by elected members, for example reform of the Residential Tenancies Act, Income Related Rent Subsidies and the Health Act that will improve the quality of life for renters.

Planning for Growth

- d) Agree to investigate the possibility of including a Papakāinga chapter in the District Plan, likely to be introduced in late 2024 once the district plan is operative.
- e) Agree to develop targets for public and affordable housing along the Mass Rapid Transit route.
- f) Request officers bring advice on how to implement the Urban Design Panel that include recommendations on who pays, as part of the LTP 2024.

Consenting and Compliance Improvements (also note change of title in this section to include compliance)

- g) Consider and advise on appropriate improvements in the consenting function to assist owners of earthquake prone buildings and those wanting to build affordable and public housing.
- h) Scope and cost for Council approval an advocacy programme to the Government with technical support from officers on the following matters relating to the Building Act and Code:
 - i. Improving fire safety in multi-storey developments
 - ii. Increasing universal design and ensuring accessibility for all
 - iii. Assessing whether requirements around earthquake resilience are fit for purpose and affordable for owners
 - iv. Increasing standards for sustainability and to reduce the carbon footprint of all buildings.
 - v. Stronger penalties for non-compliant building owners

Mana Whenua and Māori Housing

- i) This programme supports whānau Māori achieving housing security, with a focus on increasing Māori home ownership and long-term rentals in Te Whanganui-a-Tara.
- j) Assisting with establishing or re-establishing marae within the city and associated (kaumātua) housing traditionally coupled with marae.
- k) Supporting mana whenua to create wāhi kāinga, whenua kāinga, and papakāinga within Te Whanganui-a-Tara.
- l) Collaborating with mana whenua to establish housing solutions allowing Māori to transition into a where they own.
- m) Providing whanau with better access to support that helps them get into and out of temporary/emergency housing as their needs change.

Homelessness

- n) Develop a new strategy to end homelessness by the beginning of 2024 for approval by Kōrau Mātinitini Social, Cultural and Economic Committee. This work would be undertaken in part to enable the development of business cases for new initiatives to end homelessness in time for the Long Term Plan that do not duplicate any work currently being undertaken

Affordable Housing

- o) Provide advice on how local and central government can encourage more co-housing developments in the city by the end of 2024 from a policy, consenting and funding perspective.
- p) Add Polytechnics and organisations representing young people not in tertiary education to regular forums to address housing for young people.
- q) Advocate to the government for financial support to scale up the Te Kāinga programme.
- r) Direct officers to provide advice on how to scale up the Warm Up Wellington and the Home Energy programmes to improve the environmental performance of more Wellington homes in time for the Long-term Plan.
- s) Advocate to Government to undertake the requisite analysis to support the development of a more culturally diverse finance system with appropriate services

and products and to identify barriers that stop people getting into housing because of a lack of these services and products.

Further amendments that do not sit within a priority programme

- t) Direct officers to report back to the Committee on their progress on the council's response to private housing that are earthquake prone for the December 2023 December meeting.
- u) Request officers to produce targets and outcomes for each new project and initiative into the plan by December 2023 for approval by committee.

A division was called for, voting on which was as follows:

Clause 2a

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young

Majority Vote: 13:5

Carried

Clause 2b

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Chung

Majority Vote: 12:6

Carried

Clause 2c

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Chung

Majority Vote: 12:6

Carried

Clause 2d

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz,

Against:

Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young

Majority Vote: 14:4

Carried

Clause 2e

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Chung, Councillor Free

Majority Vote: 11:7

Carried

Clause 2f

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz, Councillor Young

Against:

Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Chung

Majority Vote: 14:4

Carried

Clause 2g

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz, Councillor Randle

Against:

Councillor Brown, Councillor Calvert, Councillor Young

Majority Vote: 15:3

Carried

Clause 2h

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz,

Against:

Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young

Majority Vote: 14:4

Carried

Clauses 2i, 2j, 2k, 2l, and 2m

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz

Against:

Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Chung, Councillor Free

Majority Vote: 12:6

Carried

Clause 2n

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz, Councillor Brown

Against:

Councillor Calvert, Councillor Randle, Councillor Chung, Councillor Young

Majority Vote: 14:4

Carried

Clause 2o

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz, Councillor Randle

Against:

Councillor Brown, Councillor Calvert, Councillor Young

Majority Vote: 15:3

Carried

Clause 2p

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz,

Against:

Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young

Majority Vote: 14:4

Carried

Clause 2q

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz

Against:

Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Free

Majority Vote: 13:5

Carried

Clause 2r

For:

Mayor Whanau, Councillor Abdurahman, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young

Majority Vote: 13:5

Carried

Clause 2s

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Chung, Councillor Free

Majority Vote: 11:7

Carried

Clauses 2t and 2u

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Pouwi Hohaia, Pouwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera

Against:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Randle, Councillor Young, Councillor Chung, Councillor Free

Majority Vote: 11:7

Carried

Clause 2

For:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Councillor Free, Pouwi Hohaia, Pouwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Councillor Apanowicz, Councillor Randle

Against:

Councillor Brown, Councillor Calvert, Councillor Chung, Councillor Young

Majority Vote: 14:4

Carried

Secretarial note: voting on the amendment was by parts. All clauses carried.

The hui adjourned at 12:47pm and returned at 12:51pm with the following members present: Mayor Whanau, Councillor Abdurahman, Councillor Brown, Councillor Chung, Councillor Free, Pouwi Hohaia, Councillor Matthews, Councillor McNulty, Councillor Pannett, Councillor Paul, Councillor Randle, Councillor Wi Neera, Councillor Calvert, Councillor Young, Pouwi Kelly, and Councillor Apanowicz.

(Deputy Mayor Foon joined the hui at 12:51pm.)

(Councillor O'Neill joined the hui at 12:53pm.)

(Councillor Free left the hui at 1:07pm.)

(Councillor Free joined the hui at 1:07pm.)

Moved Councillor Randle, seconded Councillor Apanowicz, the following amendment

Resolved

3. In relation to the Old Johnsonville Library Project:
 - a) **Note** that there is a Green Space review in progress for Johnsonville to ensure sufficient access for residents with intensification under the proposed District Plan.
 - b) **Note** that there is a potential legal barrier to using the site of the Old Johnsonville Library for a purpose other than housing and that legal advice is being sought on this matter.
 - c) **Subject to legal advice, agree** that the "Old Johnsonville Library" project be removed in the interim from the Housing Action Plan 2023-25 with Officers to report back as part of an updated Johnsonville Town Plan paper. The paper should explore best use of this site including its potential for housing and/or green space, how to best implement the findings of the Johnsonville Green Space review, how to support

increased housing near central Johnsonville as well as exploring all levers available to WCC to encourage redevelopment of Johnsonville Mall.

A division was called for, voting on which was as follows:

Clause 3a

For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Randle, Councillor Wi Neera, Councillor Young

Against:

Majority Vote: 18:0

Carried

Clause 3b

For:

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Randle, Councillor Wi Neera, Councillor Young

Against:

Majority Vote: 18:0

Carried

Clause 3c

For:

Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Councillor Free, Pouiwi Kelly, Councillor McNulty, Councillor Randle, Councillor Young

Against:

Mayor Whanau, Councillor Abdurahman, Deputy Mayor Foon, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Wi Neera, Pouiwi Hohaia

Majority Vote: 9:9

Equal

The vote being tied, the chairperson applied their casting vote against clause 3c. The clause was lost by 10 to 9 votes.

Attachments

- 1 Tabled documents - Johnsonville Business and Property Owners written submission
- 2 Tabled documents - Johnsonville Business and Property Owners presentation

Secretarial note: Voting on the amendment was by parts. Clauses 3a and 3b carried. Clause 3c lost.

(Councillor Free left the hui at 1:34pm.)

Moved Deputy Mayor Foon, seconded Councillor O'Neill, the following amendment

Resolved

4. Agree to find at least the equivalent-size green space as the Old Johnsonville Library site, in the Johnsonville metropolitan centre.

Carried

(Councillor Calvert left the hui at 1:38pm.)

Moved Councillor Paul, seconded Councillor Brown

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.
2. Adopt the Housing Action Plan 2023-25, which sets the priorities and tangible actions for the next three years regarding the Council's work toward delivering on the long-term outcomes set by the Wellington City Council Housing Strategy (2018 – 2028), **with the following changes:**

Rental Housing

- a) Direct officers to report back to the Kōrau Tūāpapa | Environment & Infrastructure Committee on the pilot programme agreed with MBIE to inspect rental properties in 2024 in time for Long Term Plan discussions to assess whether additional resourcing is needed to run the scheme on a permanent basis.
- b) Organise two meetings annually between the Council and renting organisations to evaluate the health of homes in the city with a report going to the Committee outlining the experience of renters once a year.
- c) Direct officers to provide a stocktake of legislation and standards pertaining to renting that need to be amended and advocated for by elected members, for example reform of the Residential Tenancies Act, Income Related Rent Subsidies and the Health Act that will improve the quality of life for renters.

Planning for Growth

- d) Agree to investigate the possibility of including a Papakāinga chapter in the District Plan, likely to be introduced in late 2024 once the district plan is operative.
- e) Agree to develop targets for public and affordable housing along the Mass Rapid Transit route.

- f) Request officers bring advice on how to implement the Urban Design Panel that include recommendations on who pays, as part of the LTP 2024.

Consenting and Compliance Improvements (also note change of title in this section to include compliance)

- g) Consider and advise on appropriate improvements in the consenting function to assist owners of earthquake buildings and those wanting to build affordable and public housing.
- h) Scope and cost for Council approval an advocacy programme to the Government with technical support from officers on the following matters relating to the Building Act and Code:
 - i. Improving fire safety in multi-storey developments
 - ii. Increasing universal design and ensuring accessibility for all
 - iii. Assessing whether requirements around earthquake resilience are fit for purpose and affordable for owners
 - iv. Increasing standards for sustainability and to reduce the carbon footprint of all buildings.
 - v. Stronger penalties for non-compliant building owners

Mana Whenua and Māori Housing

- i) This programme supports whānau Māori achieving housing security, with a focus on increasing Māori home ownership and long-term rentals in Te Whanganui-a-Tara.
- j) Assisting with establishing or re-establishing marae within the city and associated (kaumātua) housing traditionally coupled with marae.
- k) Supporting mana whenua to create wāhi kāinga, whenua kāinga, and papakāinga within Te Whanganui-a-Tara.
- l) Collaborating with mana whenua to establish housing solutions allowing Māori to transition into a where they own.
- m) Providing whanau with better access to support that helps them get into and out of temporary/emergency housing as their needs change.

Homelessness

- n) Develop a new strategy to end homelessness by the beginning of 2024 for approval by Kōrau Mātinitini Social, Cultural and Economic Committee. This work would be undertaken in part to enable the development of business cases for new initiatives to end homelessness in time for the Long Term Plan that do not duplicate any work currently being undertaken

Affordable Housing

- o) Provide advice on how local and central government can encourage more co-housing developments in the city by the end of 2024 from a policy, consenting and funding perspective.
- p) Add Polytechnics and organisations representing young people not in tertiary education to regular forums to address housing for young people.
- q) Advocate to the government for financial support to scale up the Te Kāinga programme.

- r) Direct officers to provide advice on how to scale up the Warm Up Wellington and the Home Energy programmes to improve the environmental performance of more Wellington homes in time for the Long-term Plan.
- s) Advocate to Government to undertake the requisite analysis to support the development of a more culturally diverse finance system with appropriate services and products and to identify barriers that stop people getting into housing because of a lack of these services and products.

Further amendments that do not sit within a priority programme

- t) Direct officers to report back to the Committee on their progress on the council's response to private housing that are earthquake prone for the December 2023 December meeting.
 - u) Request officers to produce targets and outcomes for each new project and initiative into the plan by December 2023 for approval by committee.
3. In relation to the Old Johnsonville Library Project:
- a. **Note** that there is a Green Space review in progress for Johnsonville to ensure sufficient access for residents with intensification under the proposed District Plan
 - b. **Note** that there is a potential legal barrier to using the site of the Old Johnsonville Library for a purpose other than housing and that legal advice is being sought on this matter
4. Agree to find at least the equivalent-size green space as the Old Johnsonville Library site, in the Johnsonville metropolitan centre.

Carried

The hui adjourned at 1:39pm and returned at 2:00pm with the following members present: Councillor Abdurahman, Councillor Brown, Councillor Chung, Pouiwi Hohaia, Councillor Matthews, Councillor McNulty, Councillor Pannett, Councillor Paul, Councillor Randle, Councillor Wi Neera, Councillor Calvert, Councillor Young, and Pouiwi Kelly.

(Deputy Mayor Foon joined the hui at 2:00pm.)

(Mayor Whanau joined the hui at 2:06pm.)

(Councillor Free joined the hui at 2:07pm.)

(Councillor Apanowicz joined the hui at 2:07pm.)

2.5 Chaytor Street, Raroa Crescent, Curtis Street, Karori - Safety Improvements Options

Moved Councillor Matthews, seconded Councillor Free

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

- 1) Receive the information
- 2) Note that Council Officers will progress with the preferred safety improvements Option 1: Traffic calming combination.
- 3) Note that this work be funded out of the minor works programme budget which will require approval from Waka Kotahi to secure co-funding and also require the deferral of lower priority projects to make available the requisite resources and funding capacity.

Carried

In accordance with Standing Order 19.1, the chairperson re-ordered the agenda to be considered as follows:

- 2.6 Actions Tracking
- 2.7 Forward Programme
- 3.1 Te Kāinga update and review

2.6 Actions Tracking

Moved Councillor Paul, seconded Councillor Brown

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.

Carried

2.7 Forward Programme

Moved Councillor Paul, seconded Councillor Brown

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.

Carried

3. Public Excluded

Moved Councillor Brown, seconded Councillor Paul

Resolved

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

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

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
3.1 Te Kāinga update and review	<p>7(2)(b)(ii) The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>7(2)(i) The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.</p>
2.	Note that, following the meeting, the information that can be released pertaining to the resolutions will be made publically available for item 3.1 Te Kāinga Update and Review.	

Carried

The hui went into public-excluded session at 2:17pm. The hui returned from public-excluded session and concluded at 2:35pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair

Ordinary Meeting of Kōrau Tūāpapa | Environment and Infrastructure Committee

Minute item attachments

9:30am Rāpare Thursday, 8 Pīpiri June 2023

Ngake (16.09)

Level 16, Tahiwī

113 The Terrace

Pōneke | Wellington

Business

Page No.

1.6 Public Participation

- | | |
|---------------------|---|
| 1. Fale Malae Trust | 3 |
|---------------------|---|

2.1 Wellington City Council Housing Action Plan 2023 - 2025

- | | |
|--|----|
| 1. Tabled documents - Johnsonville Business and Property Owners written submission | 5 |
| 2. Tabled documents - Johnsonville Business and Property Owners presentation | 10 |



SUBMITTOR

This submission is provided on behalf of 253 Johnsonville businesses and property owners based within the central commercial area of Johnsonville. The Johnsonville Business Association is an Incorporated Society (Johnsonville Business Improvement District). Having surveyed and interviewed its constituents, this submission voices the needs of those businesses and property owners, while equally it reflects the needs of our customers, employees, and those visiting our metropolitan centre.

SUBMISSION ON TE WHAI ORANGA PŌNEKE
THE DRAFT OPEN SPACE AND RECREATION STRATEGY

Introduction

Johnsonville is a major metropolitan centre for Wellington. The Johnsonville Business Improvement District (JBID) would like to see more emphasis placed upon the need for green space within our central area. Johnsonville continues to grow and acts as the service centre to all north and western Wellington suburbs. It is adjacent to 70% of Wellington's available green field development space, has increasing medium density housing and the central suburban area is highlighted by Council as an area suitable for high density housing within its CBD.

The draft open space and recreation strategy goes some way towards acknowledging the need for more green space, however residents, visitors, and the newly formed Johnsonville BID wish to highlight not just the need, but the absolute urgency for a central green space. Without which we are not able to meet our potential as a service centre for Wellingtonians.

Economic advantage

1. There is significant leakage out of Johnsonville of would-be customers to other areas of the Wellington region, specifically Lower Hutt and Porirua. This lost spending could be contributing to the Wellington economy rather than to our neighbouring cities.

Environmental and social damage

2. In the interests of reducing emissions, due to our geography and the way in which our public transport is designed, the loss of customers and employees to Porirua and Lower Hutt means additional use of private vehicles, hence increased emissions. Creating an environment to accommodate these customers back into Johnsonville is paramount to servicing our catchment area to its full potential and to cutting emissions.

A focal point of any community is always the heart of social interaction. Collaboration between people and cultures is important for the community of Johnsonville and our large catchment area. We are a diverse community, (29% Asian, 10% Maori) and without a central communal space the opportunity for social interaction becomes more limited.

Location

3. The existing green spaces available in wider areas of Johnsonville lay outside the centre, are too far away and do not meet the needs of our suburban centre, or as we call it - Johnsonville CBD. Existing parks around the suburban streets are designed for different purposes, children’s play parks and dog exercise areas. A central park space more akin to Wellingtons Midland Park would be much more appropriate as a central amenity.

The Open Space Provision Targets (included as an appendix) set out expectations and targets around the provision of open spaces to anticipate the needs of our future communities. Critically those targets set out that:

- In a high intensification area²⁵, an accessible recreational or social open space²⁶ should be within 5-minutes walking distance of everyone as they will likely have limited private outdoor space to recreate in the future.
- The distance to a recreational or social open space in most other residential areas should be within a 10-minute walk.

Referring to Map 3 under strategic focus 1- integrated – 1.3 grow the open space network; there are vast areas of Johnsonville CBD which are either on the periphery or are outside the Open Space Provision Targets for a high intensification area. High intensification areas are defined as areas zoned high density or with height limits of 14m and above as displayed in the notified district plan.

The World Health Organisation (WHO) defines a 5-minute walk or 300m as an acceptable distance to an urban green space. Referring to the blue line, some areas of Johnsonville’s Metropolitan Centre are beyond a kilometre away from the nearest green space, or 3.3x the acceptable WHO distance. Many high intensity areas outside the metropolitan centre are even further than the acceptable distance. The yellow are the areas within 5-minutes of a park, the orange/darker yellow is within 10 minutes and red is outside ten minutes. Testing has been

completed which confirms the walking times from Map 3 above are understated by around 10%.

Bear in mind, the map does not suggest the type of park within 5/10 minutes' walk is suitable for an urban area it simply indicates that some form of park space exists.

During prior discussions with Wellington City Council it was suggested that private property owners may be able to provide green space within the confines of their site. This is not an acceptable suggestion and cannot be relied upon now or in future to address the needs of our centre.

The need for a 'Midland Park' in central Johnsonville will provide a space where someone might walk to eat their lunch, get some fresh air for 5-10 minutes from the office, and/or to take a short break from their busy schedule.

High Intensity Area

4. The desire for green space is not simply to meet the needs of local businesses for whom we formally represent, but more so for the customers that visit our centre, residents, and general visitors to the area. Johnsonville is a future high intensification area as driven by the spatial plan and therefore this strategy is suggesting that an accessible recreational or social open space should be within 5-minutes walking distance of everyone within the high-density area zoning - as they will likely have limited private outdoor space to recreate in the future.

Proximity

5. The open space and Recreation Strategy states that - as part of Wellington City's intensification process, is the need to improve and develop high quality public urban open spaces in our suburban centres, proportionate to the size of the centre. As more people live in apartments, these spaces will often be their closest public space. The centre of Johnsonville is highlighted in the long-term plan for high density housing, naturally this is in the form of apartments which have limited green space within the confines of their sites. We are aware of both mid-sized and large-scale developments planning to incorporate high rise living within the Johnsonville CBD. Having no public green space available in the near vicinity is a failure of local planning and provisioning. Arguably the lack of current urban park space is already limiting the opportunity for such developments to occur.

The proximity of a central park space to the Johnsonville CBD is vitally important. As is too often said, it's all about 'location, location, location'. Johnsonville is acknowledged as one of two key metropolitan centres for Wellington. We now require appropriate planning and investment to support this.

Benefit

6. The benefit of an urban park in Johnsonville CBD;
 - Support social interaction, to bring people together and to celebrate our diversity
 - Provide the ability for recreation and an environment to enjoy some fresh air

- Provide greening for visual amenity
- Support commercial activity
- A potential venue for small events / performances
- Creating a desirable environment to prevent leakage to areas outside of Wellington
- Improving permeable surfaces as a water catchment tool and adapting to climate change which has caused extreme flooding in recent years
- Improving social well-being

International research shows street trees and green spaces can cool air temperature and soak up stormwater - critical components amid a warming world and especially important after this year's devastating cyclones and floods.

Action Required

7. Johnsonville Business Group (prior to the formation of JBID) recently surveyed the local businesses and visitors to Johnsonville, one of the two top priorities was a need for more green space within the central area. Unfortunately, the BID itself will not have income to achieve this. The annual income for the BID in 2023 will be \$95,000 and we are not able to increase this by more than 10% per annum. The budget over the coming few years is already planned to be spent on other local improvements. Hence with the BID's limited budget, the responsibility for funding urban park space rests with Wellington City Council as it always has. JBID is motivated to providing all support possible to make sure this is achieved.

Urgency

8. We strongly encourage WCC to bring forward plans for providing green space in the central area of Johnsonville. The future need has been acknowledged within the draft open space and recreation plan to meet increasing growth; however, the current provision of urban green space is well under an acceptable level to meet current needs, hence the urgency in providing such amenity regardless of future growth. The Open Space and Recreation Strategy mentions a 30-year investment plan. The basis of this submission is to highlight the more immediate needs of Johnsonville, not to support or otherwise a 30-year plan. We suggest bringing forward specific investment planning for Johnsonville to address this.

Related Factors

9. In the wider areas of Johnsonville, outside the CBD, there remains a need for improvements to children's play areas as well as better provision for activities such as skateboarding/scootering etc. The recently constructed Pukehuia park space in Newlands is a perfect example of a multi-use space which may work alongside the pool and Waitohi.

The strategy also mentions under 1.2 page 25 that a new recreation centre is needed in Wellington's north. Local parents have long criticised travelling across town to the Ākau Tangi Sports Centre, a trip that is upwards of 1 hour at peak times or longer on public transport. The need for such a space is acknowledged by this submission and highly necessary, though it is required in addition to a central urban green space.

The streetscape in our Metropolitan Centre also needs updating to reflect the current intensity and the planned higher intensity of housing and businesses. Unkempt trees, half-cut tree trunks, a concrete jungle with a lack of planting, and the low overall quality of our street furniture is a blight on our community and for those visiting.

Summary

Johnsonville is a key metropolitan centre which services a wide catchment of Wellington residents. The lack of green space is a poor image, is affecting our well-being, and is impeding our ability to service this catchment. For our community to function properly we urgently require a central park space that meets the needs of our businesses, visitors, residents, and our environment.

While we have witnessed notable growth over recent years, future predicted growth is substantial and public amenity to meet this growth must now be aligned. After years of under-investment the Johnsonville BID request that Wellington City Council take action now and bring forward planning and investment to deliver Johnsonville's new green space, our 'Midland Park'.

On behalf of 253 Johnsonville businesses and property owners the Johnsonville BID would be happy to speak to Wellington City Council during your review of the submissions.



Johnsonville – where is our park?

On behalf of 253
Johnsonville Businesses
And Property Owners

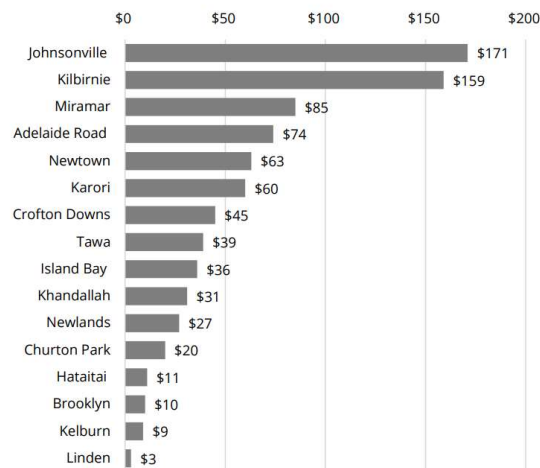
Introduction

A 'Midland Park' for Johnsonville

- Economic opportunity
- Intensification
- Proximity
- Urgent need for green space
- Social advantages
- Suggested action

Economic Opportunity

FIGURE 111: SUB-REGIONAL CENTRES ATTRACT THE HIGHEST RETAIL SPEND
Retail spend, 2018-19

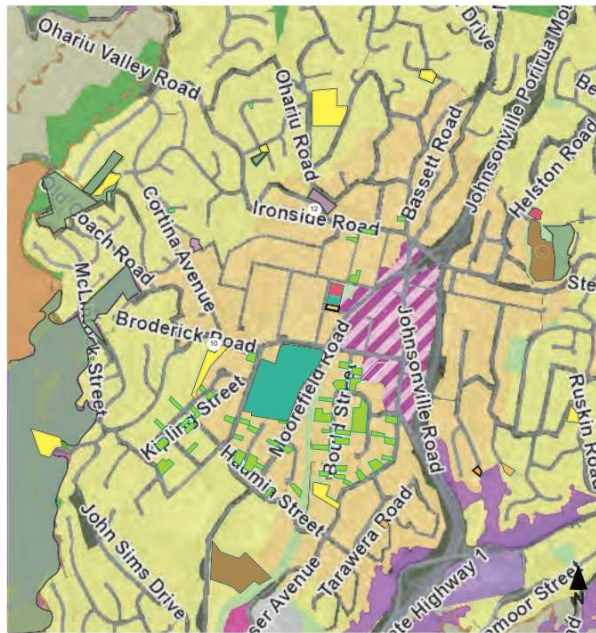


Source: Marketview



- A dominant centre not meeting its potential
- Significant leakage out of Johnsonville
- Lost spending should be contributing to Wellington, not to our neighbouring cities

Where housing is likely to intensify



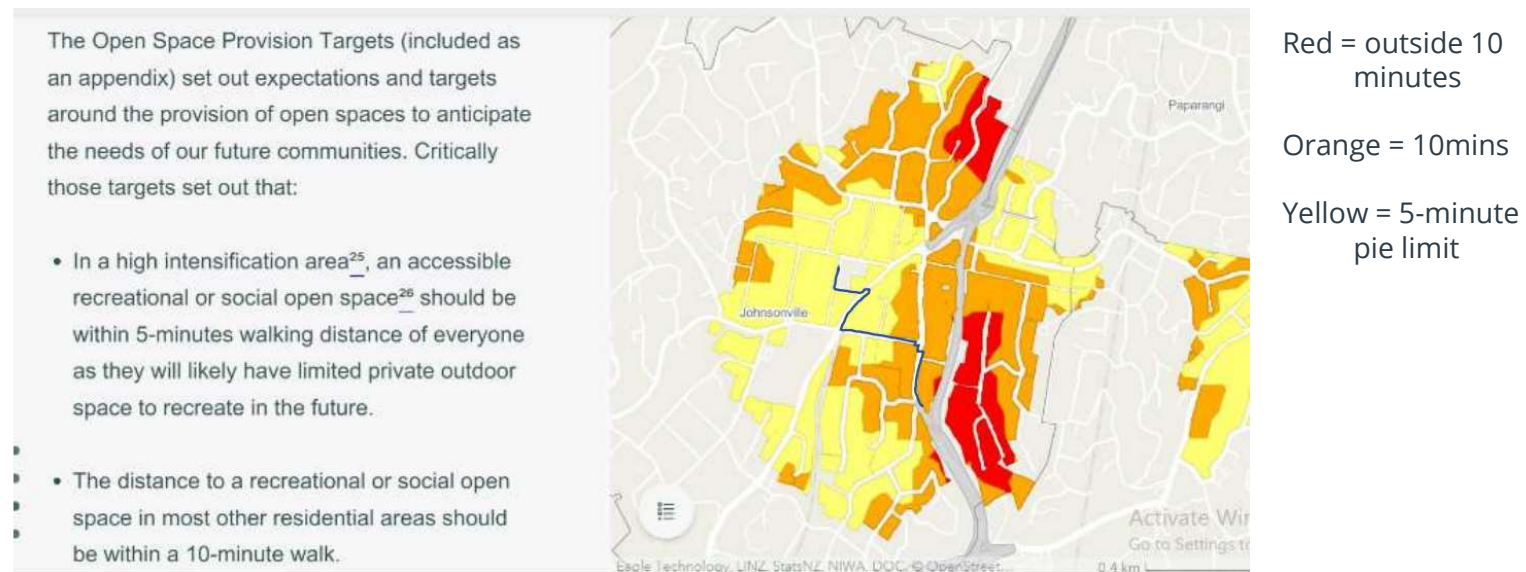
DRAFT Johnsonville - Qualitative assessment of existing public open spaces

Intensification

- WCC plans for higher density
- But where is the green space to support this?
- Currently a 'concrete jungle'

Proximity

...Let's take a walk...



‘Location, location, location’



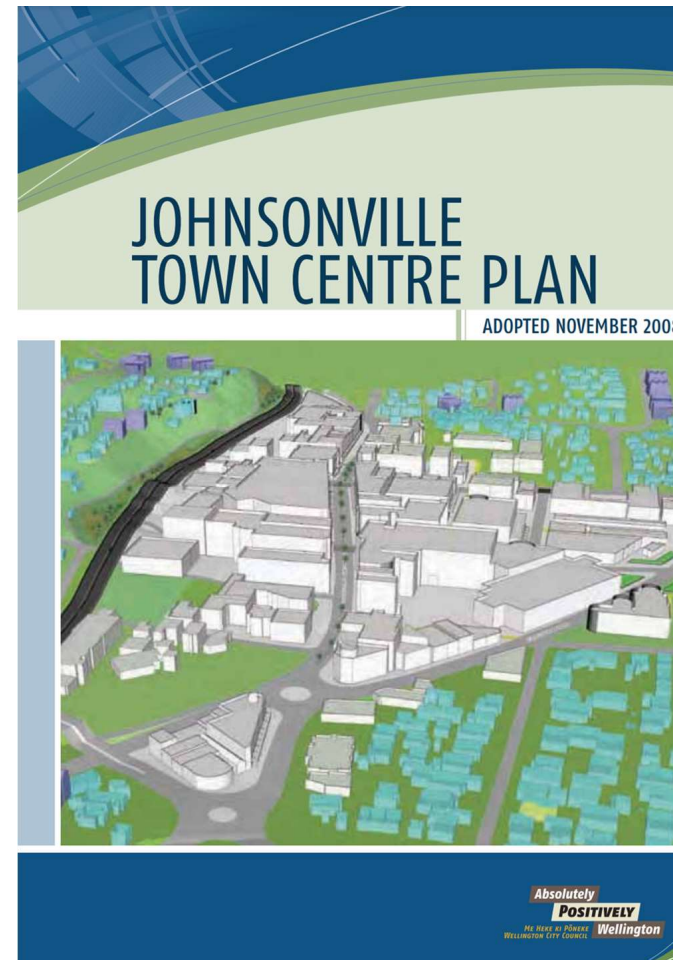
The proximity to Johnsonville Road is vitally important

A green space to;

- Eat lunch
- Meet / collaborate
- Take a break from the office
- Get some fresh air

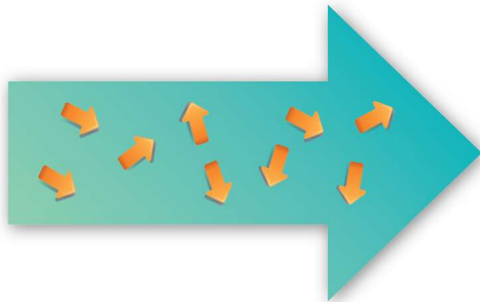
Urgency

- It's been too long to be reviewing another 'plan'
- WCC must take action now and bring forward planning and investment



A Focal point for Social Interaction

Missed opportunity



- Social Interaction
- Celebrate diversity
- Collaborate
- The heart of the community
- Social well-being

Thank you

See further detail within our submission covering;

Environmental / climate change benefit

Proximity maps and measurements

Walk times to green space outside the CBD

Improvements required to streetscape

Benefits



Submitted on behalf of 253 businesses and property owners (Johnsonville BID)