

---

**ORDINARY MEETING**

**OF**

**PŪRORO WAIHANGA - INFRASTRUCTURE COMMITTEE**

**MINUTES**

**Time:** 9:30am  
**Date:** Thursday, 9 December 2021  
**Venue:** Ngake (16.09)  
Level 16, Tahiwi  
113 The Terrace  
Wellington

---

**PRESENT**

Mayor Foster (via audiovisual link)  
Deputy Mayor Free (via audiovisual link)  
Councillor Calvert  
Councillor Condie (Deputy Chair)  
Councillor Day (via audiovisual link)  
Councillor Fitzsimons  
Councillor Foon  
Liz Kelly  
Councillor Matthews (via audiovisual link)  
Councillor O'Neill (via audiovisual link)  
Councillor Pannett  
Councillor Paul (via audiovisual link)  
Councillor Rush (Chair)  
Councillor Woolf  
Councillor Young



---

## **TABLE OF CONTENTS**

### **9 DECEMBER 2021**

---

<b>Business</b>	<b>Page No.</b>
<b>1. Meeting Conduct</b>	<b>5</b>
<b>1.1 Karakia</b>	<b>5</b>
<b>1.2 Apologies</b>	<b>5</b>
<b>1.3 Conflict of Interest Declarations</b>	<b>5</b>
<b>1.4 Confirmation of Minutes</b>	<b>5</b>
<b>1.5 Items not on the Agenda</b>	<b>5</b>
<b>1.6 Public Participation</b>	<b>6</b>
<b>2. General Business</b>	<b>6</b>
<b>2.1 Priority Investment Quarterly Report</b>	<b>6</b>
<b>2.2 Earthquake prone buildings programme update</b>	<b>7</b>
<b>2.3 Strategic Waste Planning Overview</b> <small>Error! Bookmark not defined.</small>	
<b>2.4 Water services bylaw - minor amendment</b>	<b>9</b>
<b>2.5 Forward Programme</b>	<b>10</b>
<b>2.6 Actions Tracking</b>	<b>10</b>



---

## 1. Meeting Conduct

---

### 1.1 Karakia

The Chairperson declared the meeting open at 9:30am and invited members to stand and read the following karakia to open the meeting.

**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 Day, seconded Councillor Foon**

#### **Resolved**

That the Pūroro Waihanga | Infrastructure Committee:

1. Accept the apologies received from Mayor Foster for lateness.

**Carried**

### 1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

### 1.4 Confirmation of Minutes

**Moved Councillor Rush, seconded Councillor Calvert**

#### **Resolved**

That the Pūroro Waihanga | Infrastructure Committee:

1. Approve the minutes of the Pūroro Waihanga | Infrastructure Committee Meeting held on 11 November 2021, 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.

## 1.6 Public Participation

### 1.6.1 Inner City Wellington - Geraldine Murphy

On behalf of Inner City Wellington, Geraldine Murphy addressed the meeting regarding item 2.2 Earthquake prone buildings programme update.

#### Attachments

- 1 Tabled Document

### 1.6.2 Friends of Owhiro Stream - Martin Payne

On behalf of Friends of Owhiro Stream, Martin Payne addressed the meeting regarding item 2.3 Strategic Waste Planning Overview.

### 1.6.3 Hazel Kirkham

Hazel Kirkham addressed the meeting regarding item 2.2 Earthquake prone buildings programme update.

(Councillor O'Neill joined the meeting at 9:33am)  
(Councillor Young joined the meeting at 9:47am)  
(Councillor Young left the meeting at 9:55am)  
(Councillor Young returned to the meeting at 9:56am)  
(Mayor Foster joined the meeting at 10:16pm)

The meeting adjourned at 10:37am and resumed at 10:52am with all members present.

## 2. General Business

### 2.1 Priority Investment Quarterly Report

**Moved Councillor Rush, seconded Councillor Condie**

#### Resolved

That the Pūroro Waihanga | Infrastructure Committee:

1. Receive the information.
2. Note that there are 15 projects within the Priority Investment Report which represent key projects and initiatives that are required to meet our priority objectives from the Long-Term Plan.
3. Note that this report is intended to meet the requirement of the Infrastructure Committee's responsibility to "monitor and provide oversight for significant projects within its area of focus."
4. Note the intention to bring this report to The Infrastructure Committee on a quarterly basis.

**Carried**

## **2.2 Earthquake prone buildings programme update**

### **Moved Councillor Pannett, seconded Councillor Rush**

#### **Resolved**

That Pūroro Waihanga | Infrastructure Committee:

- 1) Receive the information.
- 2) Note the findings of the survey results from the 240 owners of earthquake-prone buildings that responded.
- 3) Note that 351 owners did not respond to the survey, and as a result we have very little evidence about the intentions of these owners.
- 4) Note that the regulatory framework is the responsibility of the Government, not the Council.
- 5) ~~Agree to maintain a wait and see approach and investigate costs involved with providing future incentives and support to building owners.~~
- 5) **Agree to investigate some options to provide additional support to owners of earthquake prone buildings and bring back advice in time for Annual Plan deliberations in February 2022.**
- 6) Note that the findings of the survey will be shared with the Ministry of Business, Innovation and Employment.
- 7) Direct officers to report back to the Committee six monthly with an update on the programme.
- 8) Note that officers are developing an Earthquake-prone Building Enforcement Policy.

**Carried**

**Secretarial Note:** Councillor Pannett moved the motion with changes from the recommendations in the officers report, marked in red.

(Liz Kelly left the meeting at 12:02pm)

(Liz Kelly returned to the meeting at 12:05pm)

## **2.3 Strategic Waste Planning Overview**

### **Moved Councillor Foon, seconded Councillor Young**

That the Pūroro Waihanga | Infrastructure Committee:

1. Receive the information.
2. Note that the Wellington Region Waste Management and Minimisation Plan (WMMP) remains the Council's operative waste plan, which will inform and promote the provision of effective and efficient waste management and minimisation within Wellington City until 2023.
3. Note that the draft Waste Minimisation Roadmap (and associated draft waste minimisation programme initiatives) will inform the development of the next Council Waste Management and Minimisation Plan in 2023.

4. Note that work will continue apace on the draft Waste Minimisation Roadmap initiatives in parallel with the work required to develop and adopt a new WMMP in 2022.
5. Note that in accordance with the Waste Minimisation Act 2008, a Waste Assessment is required prior to the review of a Council WMMP, and the Regional Waste Assessment is scheduled to be completed for Council consideration in August/September 2022.
6. Note that the Infrastructure Committee's resolution of 14<sup>th</sup> October 2021 requires officers to report back in March 2022 on the codesign and collaboration of the waste management initiatives, together with the potential financial implications of the waste minimisation roadmap and a high-level investment overview. A detailed investment plan will be developed with stakeholders over the coming months to support a revised WMMP Action Plan. To support this plan, we need to review the kerbside waste service as well as completing resource recovery investigations, organic waste investigations, and engaging extensively with stakeholders on the scope of the next (draft) WMMP Action Plan. Planning of this work suggests we will not be able to report back on the final plan by March 2022 and a more realistic timeframe is October 2022.
7. Agree that officers will progress ongoing co-design and collaboration with mana whenua, key stakeholders and the community between February and October 2022, to refine the waste minimisation initiatives contained in the draft roadmap and to develop a new (draft) WMMP Action Plan and investment plan, with a report to Committee on the progress and outcomes in October 2022
8. Agree that the Council will work regionally to advance the development of the next Regional Waste Management and Minimisation Plan in 2022/2023, with a Regional WMMP currently scheduled for consultation in 2023.
9. Note the estimated potential to reduce the amount of municipal solid waste tonnages entering the Southern landfill by half over the next 15 years.
10. Note that the ongoing waste minimisation/WMMP Action Plan co-design review process that will extend out until October 2022, will not constrain Council's ability to consider residual waste management options in early 2022.
11. **Note that the Resource Recovery business case will consider construction and demolition waste recovery.**
12. **Note that officers are actively considering ways of ensuring mana whenua are represented through the co-design of the Waste Minimisation and Management Plan.**
13. **Note that the development of the Waste Minimisation and Management Plan will be reported quarterly to the Pūroro Waihanga | Infrastructure Committee as a priority project.**
14. **Note that a policy will be developed to guide the allocation of landfill surpluses, including determining how much should be allocated to the waste minimisation seed fund. This will be brought back to the Pūroro Waihanga | Infrastructure Committee in June 2022.**



15. Note that officers will work with their regional counterparts and the new chair to promote the review and amendment of the Terms of Reference and the role of the Regional Waste Management and Minimisation Plan Joint Committee. The aim of this will be to improve the Committee's focus on achieving the objectives of the Regional Waste Minimisation and Management Plan and strengthen the supporting decision-making processes.

**Carried**

**Secretarial Note:** Councillor Foon moved the motion with changes from the recommendations in the officers report, marked in red.

**Secretarial Note:** Voting was taken in parts with clauses 1-9, clause 10, and clauses 11-15 all voted on separately. A division was called for on clause 10 under standing order 26.6(b), voting on which was as follows:

Clause 10

**For:**

Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Mayor Foster, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor Rush, Councillor Woolf and Councillor Young.

**Against:**

Councillor Foon, Councillor O'Neill, Councillor Pannett and Councillor Paul.

Majority Vote: 11:4

**Attachments**

- 1 Tabled Photos

## **2.4 Water services bylaw - minor amendment**

**Moved Councillor Rush, seconded Councillor Condie**

**Resolved**

That the Pūroro Waihanga | Infrastructure Committee:

1. Agree to recommend to Council that it resolve pursuant to Local Government Act 2002 (section 156 (2)(a) refers) to amend the Consolidated Bylaw 2008 Part 8 Water Services to remove this content:
  - a. Unless revoked or reviewed sooner, it [the bylaw] shall be reviewed no later than 1 July 2022. If not reviewed by 29 August 2022 this bylaw is revoked on 30 August 2022.
2. Note that removal of this content will mean that the Local Government Act 2002 provisions on the review of bylaws will apply, and under these provisions the bylaw must be reviewed or will be automatically revoked on 30 August 2024 (section 160A refers).
3. Note that the Council decision will be publicly notified.

**Carried**

## 2.5 Forward Programme

Moved Councillor Rush, seconded Councillor Condie

### Resolved

That the Pūroro Waihanga | Infrastructure Committee:

1. Receive the information.

**Carried**

## 2.6 Actions Tracking

Moved Councillor Rush, seconded Councillor Condie

### Resolved

That the Pūroro Waihanga | Infrastructure Committee:

1. Receive the information.

**Carried**

The meeting concluded at 12:31pm with the reading of the following karakia:

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

Authenticated: \_\_\_\_\_  
Chair

---

**ORDINARY MEETING**

**OF**

**PŪRORO WAIHANGA - INFRASTRUCTURE COMMITTEE**

**MINUTE ITEM ATTACHMENTS**

**Time:** 9:30am  
**Date:** Thursday, 9 December 2021  
**Venue:** Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

---

<b>Business</b>	<b>Page No.</b>
<b>1.6.1 Inner City Wellington - Geraldine Murphy</b>	
1. Tabled Document	2
<b>2.2 earthquake prone buildings programme update</b>	
1. Tabled Photos	4

---

Submission to WCC Infrastructure Committee 9 December 2021

## WCC Earthquake-prone buildings programme update

### Earthquake Prone Building Programme Update

1. This Programme impacts hundreds of apartment owners – but there is nothing in the ‘update’ or in the survey results on these owners.
2. There is no data readily available on the number of buildings in each category and the number of owners in each category – graphs aren’t enough.
  - The survey results refer to numbers of owners, but it’s actually the number of buildings that are being discussed, and there’s no breakdown on the categories of buildings.
  - Where is the breakdown on the range of costs and by building category. The 2020 ICW survey reported an average of \$302,000 for strengthening costs alone for each owner; a few owners faced between \$800 – 899,000.
3. There is no information on the number of buildings that are in the WCC process now or how well WCC is supporting them. There is no detail on:
  - How many owners:
    - Are in discussions with Advisory Service
    - have or having pre-application meetings about strengthening
    - have approved/declined resource consent - if required, and timeframes
    - have approved/declined building consents, and timeframes
  - The indicative timeframes are to complete the work
  - What issues are holding up approving resource consents/building consents?
  - What issues are being raised by inspections/in getting to code compliance certificate stage?
  - How many of these applications are being held up because of heritage issues?
4. Given the housing crisis, councillors and the mayor should be demanding data on the number of apartments in EQP buildings. It can no longer just be about the buildings – you need to know how many homes are affected.

### Enforcement Policy

5. Will the draft enforcement policy be consulted on before it’s approved in Feb 2022?
6. You need to know the number of apartments, not just number of buildings, when you consider that policy because it could result in owner-occupiers and tenants being evicted from their homes.
7. You need to read the ICW 2020 survey that provides the full comments from owners to understand the impact this legislation is having on people’s lives and why it’s so hard to progress despite best endeavours.
8. Recent changes to the Building Act offence provisions now mean an owner of a building or a part of an earthquake-prone building who fails to complete seismic strengthening work by the deadline could face a fine not exceeding \$300,000 if an individual or not exceeding \$1.5m in the case of a body corporate – such as the 40 multi-owner apartment buildings.
9. There must be transparency on how the prosecution provisions will be applied in a multi-owner unit title environment and how officers will take into account the challenges faced by apartment owners in progressing these projects.
10. In ICW’s survey of candidates in 2019, current Clrs Pannett, Paul, Fitzsimmons and Matthews said they would not evict or support fines for owners who could not meet the deadline. Other current

councillors had lots of proposals of initiatives and interventions to provide support, advice, alternatives – but where are they?

**Maintaining a wait and see approach is unacceptable –**

11. The bulk of the 590 buildings in the graph were deemed earthquake-prone under the WCC's own EQPB Policy set in 2006/7, 10 years before the 2017 legislation. The buildings with expiry dates in 2027 were all deemed EQP under the WCC policy. WCC has a moral obligation to do more to support owners.
12. You may be thinking that the number of buildings that will be deemed earthquake-prone in the future is going to tail off once this lot is done. It won't.
13. The review of the National Seismic Hazard Model has already identified a significant change for Wellington. MBIE has a programme underway to "improve the seismic requirements of buildings within the Building Code documents in light of reviewing the NSHM".
14. An updated building code will result in more buildings in Wellington being deemed potentially earthquake prone, and then earthquake prone. Buildings built between 1976 and the new standard will come under the spotlight. WCC will have data on the pre-1976 buildings that were not deemed earthquake-prone in the last round and buildings with hollow core or precast floors and will kick off another round of engineering reports, geotech reports and variable outcomes.
15. But there is also a risk that the intent of the 2016 legislation to provide certainty to owners by linking the definition of moderate earthquake to the new building standard in force at 1 July 2017 will be lost. The intent was to avoid yet another round of strengthening under a new standard.
16. But this intent is being undermined by Council officers, engineers and other professionals telling owners to 'strengthen as high as you can in case the regulations change'. But they don't have to pay for it – owners do. WCC needs to reinforce the need for certainty for owners to central Government at the management and political level.
17. Think about what another round of strengthening will mean for apartment owners in Wellington who have completed or are in the process – and the huge financial and wellbeing impact if that intent is lost. How appealing does this make apartment buildings as a place to have a home if it could become earthquake-prone in the next round?
18. WCC promoted the existence of EQPB during the Planning for Growth era as an opportunity for developers to maximise the potential of the sites. I challenged councillors to put some offers on the table to owners, to share the costs and risks to enable the buildings to be strengthened, owners to retain their apartments and make more apartments available. Where is that analysis?
19. The 2012 MBIE commissioned cost-benefit analysis said costs substantively exceeded benefits. Our analysis of that work shows that for all the residential buildings in the model (2% of the total 17,424 buildings), 4 lives would be saved over 75 years based on strengthening to 34%NBS across NZ.
20. WCC cannot just wait and see. WCC should be challenging the Government on the basis for this policy that is costing current apartment owners their savings, their secure retirement, their physical and mental health, and in some cases, their homes. And will continue to impact on future apartment owners.

Geraldine Murphy  
Spokesperson on Seismic Matters  
Inner City Wellington  
0274 507804





