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**ORDINARY MEETING**

**OF**

**MAKARA/OHARIU COMMUNITY BOARD**

**AGENDA**

**Time:** 7.30pm  
**Date:** Thursday, 12 February 2015  
**Venue:** Makara Hall  
366 Makara Road  
Makara  
Wellington

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**MEMBERSHIP**

Murray Burdan  
Christine Grace (Chair)  
Judy Liddell  
Wayne Rudd  
Margie Scotts  
Hamish Todd (Deputy Chair)

**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 803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.*

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## **1 Meeting Conduct**

### **1.1 Apologies**

The Chairperson invites notice from members of:

1. Leave of absence for future meetings of the Makara/Ohariu Community Board; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### **1.2 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.

### **1.3 Confirmation of Minutes**

The minutes of the meeting held on 11 December 2014 will be put to the Makara/Ohariu Community Board for confirmation.

### **1.4 Public Participation**

A period of at least 10 minutes shall be set aside near the beginning of Makara/Ohariu Community Board meetings to enable members of the public to make statements about any matter on the Agenda for that meeting. The total time set aside for public participation may be extended with the majority agreement of the Board.

### **1.5 Items not on the Agenda**

A motion relating to any matter not on the Agenda may be made without notice, by the unanimous resolution of the meeting. The Chairperson shall explain to the meeting why the item is not on the agenda and the reason why discussion of the item cannot be delayed until a subsequent meeting.



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### **3. Reports**

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## **PROPOSED DISPOSAL OF CEMETERY HOUSE - 329 MAKARA ROAD**

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### **Purpose**

1. To obtain the Makara/Ohariu Community Board's endorsement and feedback (if any) on officers' recommendation to Council that it disposes of the house (not the Land) at 329 Makara Road, being part of Makara Cemetery land.
2. The house is no longer sustainable in its present location, nor required for Cemetery or Open Space purposes, so is surplus to requirements.
3. This matter is to be considered by the Environment Committee meeting of 19 March 2015.

### **Summary**

4. This house is no longer occupied by Council staff and the requirement for the existing two staff houses at this cemetery is no longer necessary. The house sits on land acquired under the Public Works Act for the purposes of a Cemetery.
5. It is proposed to find a buyer to relocate the house, or if this is not achievable then demolish the house, reuse salvageable material and retain the land for cemetery purposes.

### **Recommendations**

Officers recommend that the Makara/Ohariu Community Board:

1. Receive the information.
2. Endorse the recommendations by Council officers to dispose of the building at 329 Makara Road - Makara Cemetery.
3. Provide feedback to officers for inclusion in the report (if needed).

### **Background and Discussion**

#### **329 Makara Cemetery House**

6. There are presently two houses at Makara Cemetery. Both have been used in the past for staff accommodation. Staff vacated 329 Makara Road in April 2014. And it is no longer necessary for staff and is surplus to Parks, Sports and Recreation Business Unit and Cemetery requirements.
7. Council has consulted with both the Makara Community Board and Makara Community Centre. The Community Centre wish to see the building retained in the Makara area. Consultation began in December 2013 (over one year ago) when adverts about the house vacancy went into the local newsletter.
8. The community concerns are as follows:

- Loss of potential income should the house be relocated opposed to subdivided and sold fee-simple.
- Removing the house would take away the potential prospect of a new family moving in to the area
- Concerned the land being used for cemetery purposes near the entrance to Makara Village.

### Options

9. The land the house is located on was acquired for Cemetery Purposes in the 1950's under the Public Works Act, so any disposal of the building and land would require subdivision and disposal under the Public Works Act 1981. Though not a problematic process, the property would also need to go through a plan change as the land is currently Zoned Open Space B. The land would need to be rezoned as rural (in keeping with the surrounding zoning) to be treated and marketed as a desirable dwelling and for future potential uses. However this is not recommended as the land was secured for future cemetery purposes and still identified for future cemetery purposes in the Cemetery Management Plan, which includes screening and landscaping with native vegetation along Makara Road so the views into the cemetery will be blocked. It is important we retain the land for future cemetery use.
10. There is little demand for the house to be used as residential accommodation over the last year. It was empty April 2014 until November 2014, although there is now a (short term) 6 month residential lease secured for this property, which expires in May 2015.
11. Retaining the house as a rental accommodation requires upfront and ongoing investment to ensure it is in a suitable for leasing and occupation would not be guaranteed.
12. Council officers seek support from the Makara Community Board for the proposal and any feedback for inclusion in the report to Environment Committee report.

### Attachments

Attachment 1.	Location, Legal Description and Photo of 329 Makara Road, Makara Cemetery	Page 10
Attachment 2.	Environment Committee Paper for disposal of 329 Makara Road House	Page 12

Author	Joel de Boer, Recreation and Parks Planner
Authoriser	Paul Andrews, Manager Parks, Sport and Recreation



## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Please refer to the report in Attachment 1.

### **Treaty of Waitangi considerations**

Treaty of Waitangi consideration will only be relevant should the disposal of the Makara Cemetery House go through a Public Works Act process administered undertaken by the Council's Property Business Unit and Land Information New Zealand.

### **Financial implications**

Disposal of the House will the housing assets having their book values written off as follows:

- 329 Makara Cemetery House - \$197,515.08.

### **Policy and legislative implications**

The resolution provided is consistence with the relevant policies and management plan ie Cemetery Management Plan December 2003.

### **Risks / legal**

Please refer to the report in Attachment 1.

### **Climate Change impact and considerations**

N/A

### **Communications Plan**

None is required.

**Item 3.1 Attachment 1**



**Makara Cemetery House - 329 Makara Valley**



## DISPOSAL OF 2 HOUSES ON OPEN SPACE LAND, SURPLUS TO REQUIRMENTS:

- 329 MAKARA CEMETERY
- TE AHUMAIRANGI HOUSE

### Purpose

1. The purpose of this report is to seek the support of the Environment Committee to recommend to Council the disposal of the following houses on open space land
  - 329 Makara Road - Cemetery House
  - Te Ahumairangi – Old Caretakers House
2. All the houses are no longer sustainable in their present locations, nor required for open space, and so are surplus to requirements.
3. The disposal of both the Makara Cemetery and Te Ahumairangi Hill houses only involve the dwelling and not the land.
4. Under the Delegations Policy, Section 6.9 Property Transactions, the sale or purchase of buildings requires full Council approval, if they are not included into the Annual Plan Process.  
<insert text here>

### Summary

5. A recent review of houses on open space land has identified 2 houses that are no longer required for open space purposes. A decision to dispose of the surplus houses needs to be made to ensure resources focus on key Council assets, as opposed to using resources on unsustainable and surplus assets.

#### **329 Makara Road - Cemetery House**

6. This house is no longer occupied by Council staff and the requirement for the existing two staff houses at this cemetery is no longer necessary. The house sits on land acquired under the Public Works Act for the purposes of a Cemetery.
7. It is proposed to find a buyer to relocate the house, or if this is not achievable then demolish the house, reuse salvageable material and retain the land for cemetery purposes.

#### **Te Ahumairangi – Old Caretakers House**

8. This house is located on Town Belt land (old Telecom site associated with New Zealand Post Office Wireless Transmitting Station).
9. Due to the near derelict state of the house there needs to be substantial money spent to make it a desirable dwelling for leasing purposes. It's relatively isolated location means finding a sustainable and appropriate use is unlikely. Due to the steep access it cannot be relocated.
10. It is proposed to undertake a photographic record, reuse salvageable material, demolish the house, and ensure interpretation of the area and surrounding environs.

## **Recommendation/s**

That the Environment Committee recommend to the Council the disposal of the buildings:

1. 329 Makara Road - Makara Cemetery
2. Te Ahumairangi Hill House

Notes: Before demolition of Te Ahumairangi House, a photographic record is to be completed, and salvaging reusable material is to be recovered.

If a buyer cannot be found to relocate the Makara Cemetery house within 6 months from the date of resolution the house will be demolished.

## **<insert text here>Background and Discussion**

### **329 Makara Cemetery House**

11. There are presently two houses at Makara Cemetery. Both have been used in the past for staff accommodation. Staff vacated 329 Makara Road in April 2014. And it is no longer necessary for staff and is surplus to Parks, Sports and Recreation Business Unit and Cemetery requirements.
12. Council has consulted with both the Makara Community Board and Makara Community Centre. The Community Centre wish to see the building retained in the Makara area. Consultation began in December 2013 (over one year ago) when adverts about the house vacancy went into the local newsletter.
13. The community concerns are as follows:
  - Loss of potential income should the house be relocated opposed to subdivided and sold fee-simple.
  - Removing the house would take away the potential prospect of a new family moving in to the area
  - Concerned the land being used for cemetery purposes near the entrance to Makara Village.

### **Options**

14. The land the house is located on was acquired for Cemetery Purposes in the 1950's under the Public Works Act, so any disposal of the building and land would require subdivision and disposal under the Public Works Act 1981. Though not a problematic process, the property would also need to go through a plan change as the land is currently Zoned Open Space B. The land would need to be rezoned as rural (in keeping with the surrounding zoning) to be treated and marketed as a desirable dwelling and for future potential uses. However this is not recommended as the land was secured for future cemetery purposes and still identified for future cemetery purposes in the Cemetery Management Plan, which includes screening and landscaping with native vegetation along Makara Road so the views into the cemetery will be blocked. It is important we retain the land for future cemetery use.
15. There is little demand for the house to be used as residential accommodation over the last year. It was empty April 2014 until November 2014, although there is now a (short term) 6 month residential lease secured for this property, which expires in May 2015.
16. Retaining the house as a rental accommodation requires upfront and ongoing investment to ensure it is in a suitable for leasing and occupation would not be guaranteed.

**Item 3.1 Attachment 2**

**Te Ahumairangi House**

17. This house was built around 1936 and was used as the caretaker's house for the Telecom site associated with New Zealand Post Office Wireless Transmitting Station. The land is now part of the Town Belt which was transferred to Council under s50 of the Public Work Act 1981. At the time of the transfer there were four other houses associated with the former Telecom land which have since been removed.
18. Under the old Town Belt Reinstatement Policy 1998 "The council affirms its existing policy in the Town Belt Management Plan 1995 to seek for Town Belt purposes all the land currently in ownership of Telecom New situated on Tinakori Hill.
19. Te Ahumairangi Hill is one of the least developed sectors of the Town Belt and provides a natural environment for informal recreation, particularly walking, running and biking. There are also great views of Wellington harbour and beyond, as well as picnic sites.
20. Policy 8.1.6.2 of the Wellington Town Belt Management Plan 2013 for this area states "Review the heritage value of the former caretaker's house off Orangi Kaupapa Road and investigate possible sustainable uses"
21. In 2008 Council engaged Michael Kelly to investigate if the house should be listed in the district plan the conclusion stated 'not enough is known about the history of its use to form a conclusion. Should such information be found, it is still more than likely that individual listing will not be recommended'. The report also concluded the house had some historic significance and modest architectural significance. There is good interpretation about the site history at the developed look out at the end of the sealed road.

**Options**

22. A report was commissioned in 2013 to look at sustainable uses for the house. It concluded this site is not the best as it was a bleak house with a poor outlook. The review suggested moving it off Town Belt (as suggested by the Friends of the Town Belt) or sell it for relocation. Due to the condition of the house, accommodation on site was not recommended.
23. The house has been broken into and is a potential arson risk. It needs to be disposed of as soon as possible – salvaging as much as possible and avoiding damage to surrounding land.
24. Consultation has occurred with the City Council's Heritage Advisor (Vanessa Tanner). Their recommendation is as follows:
  - That a photographic record is made of the building before its demolition
  - That demolition of the building involves salvage of all reusable/recyclable materials
  - That building platform terraces of all the previous structures related to the radio station are kept visible and accessible and maintained in a low ground cover vegetation or lawn in order that the extent of the complex can continue to be interpreted and appreciated in the future.

**<insert text here, the following two sub-headings should come at the end of the discussion>**



<insert text here>

### **Next Actions**

25. <insert text here>

### **Attachments**

Attachment 1. Locations, Legal Descriptions and Photos

Author	Joel de Boer, Recreation and Parks Planner
Authoriser	Michael Oates, Open Space and Recreation Planning Manager

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Draft Paper is going to the Makara/Ohariu Community Board for comment and feedback.

#### **Treaty of Waitangi considerations**

Treaty of Waitangi consideration will only be relevant should the disposal of the Makara Cemetery House go through a Public Works Act process administered undertaken by the Council's Property Business Unit and Land Information New Zealand. <insert text here>

#### **Financial implications**

Disposal of the House will the housing assets having their book values written off as follows:

- 329 Makara Cemetery House - \$197,515.08
- Te Ahumairangi House - \$166,500.86

The Chief Financial Officer has financial delegation authority to witting off these values, once Council approval disposal of the buildings.

There are no funding amendments required to the LTP or Annual Plan. <insert text here>

#### **Policy and legislative implications**

The resolutions provided are consistence with the relevant policies and management plans ie Town Belt Management Plan August 2013, Cemetery Management Plan December 2003 and Outter Green Belt Management Plan May 2004. <insert text here>

#### **Risks / legal**

Any sale and purchase of the Makara Cemetery House will need to follow legal sale and purchase agreements and documentation.<insert text here>

#### **Climate Change impact and considerations**

There are no Climate Change impacts or considerations.<insert text here>

#### **Communications Plan**

N/A<insert text here>





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## **LTP 2015/25 UPDATE REPORT**

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### **Purpose**

1. The purpose of this report is to inform members of the Makara/Ohariu Community Board of progress on the draft Long-term Plan 2015/25, with reference to the Special Consultative Procedure taking place during March and April 2015.

### **Summary**

2. The Long-term Plan 2015/25 is the implementation document that will steer the future of Wellington. Its purpose is to set out the Council's strategic direction, financial parameters and programme for the next 10 years.
3. The Mayor is responsible for leading the development of the plan and her provisional approach and overview of the plan is attached to this document.
4. Council will present key significant issues in a Consultation Document to Wellingtonians in early March-April during the formal consultation and engagement period.
5. Council has adopted a number of innovative approaches to consult as widely and broadly as possible with all Wellingtonians, ratepayers and residents on this plan.

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

6. The Long-term Plan is the most important planning tool that Council has to affect the future of Wellington and to ensure its prosperity in the coming years. Currently Council is in the process of finalising the draft Long-term Plan 2015/25 that will go out to the public for formal consultation in a Consultation Document.
7. The provisional Mayoral Overview takes a strategic choice: to "invest to grow" to secure the city's wellbeing and prosperity rather than just a "business as usual" programme.
8. This proposal will result in investing in projects that result in economic growth and an expansion of the rating base.
9. This Consultation Document, a new requirement under the Local Government Act 2002 (LGA 2002), will contain the most significant and important issues facing Wellington, the Council, and its residents and ratepayers.
10. The formal consultation and engagement period will run from 13 March – 17 April 2015 under the Special Consultative Procedure process, as prescribed by the LGA 2002.
11. In order to reach more residents and ratepayers, Council's draft Engagement Plan makes provision for more interactive discussions between Council, its Councillors and all Wellingtonians.

12. To promote this, Councillors proposed a ward forum format for each ward, fronted by the local councillors.
13. This Plan aims to reach our communities through the following tools:
  - Sector specific fora
  - Special interest groups fora
  - A ward forum in each ward
  - An interactive LTP webpage
  - Awareness campaign and press releases in the media
  - Social media opportunities
14. Interactive hearings will give submitters an additional platform to raise important issues with Council.
15. This decision of Council is supported in the newly amended LGA 2002.

### **Discussion**

16. Both the LTP and the Engagement Plan are still in draft format and will be submitted to Council for final approval in late February

### **Attachments**

Attachment 1. Mayoral Overview

Page 20

Author	Marissa Cairncross, Snr Adv Planning & Reporting
Authoriser	Brian Hannah, Director Strategy and External Relations

1. Mayoral overview document (10 December 2014)

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Council engaged communities, special interest groups, including Maori stakeholders and sector specific groups in September 2014 in order to draft a formal Engagement Plan for the LTP

### **Treaty of Waitangi considerations**

All issues involving any related matter of the Treaty of Waitangi will be considered as part of the LTP process

### **Financial implications**

All financial implications will be assessed and given due consideration as part of the LTP process

### **Policy and legislative implications**

All policy and legislative considerations will be considered as part of the LTP process

### **Risks / legal**

All legal and legislative requirements will be considered as part of the LTP process

### **Climate Change impact and considerations**

All Climate Change impacts will be considered as part of the LTP process

### **Communications Plan**

The Engagement and Consultation Plan will enable wide public participation, engagement and consultation around all key LTP issues

## MAYORAL OVERVIEW: LONG-TERM PLAN 2015-2025

### Purpose

1. This report provides the mayoral overview of the draft long-term plan. It sets out the overall approach – a programme that invests in growth – and the key projects that support its implementation.

### Recommendations

That the Governance, Finance and Planning Committee:

1. Receive the information.
2. Note the overall approach (to the draft 2015-2025 Long-term Plan as outlined in the Mayoral Overview in attachment 1) to sustain the city's wellbeing and prosperity by 'investing in growth' subject to detailed deliberations in February 2015 that will determine:
  - specific projects and their sequencing over ten years
  - funding policy settings
  - performance measures and targets

### Overview

3. Wellington City Council is required to have a Long-term Plan. Its purpose is to set out the Council's strategic direction, financial parameters and programme for the decade ahead. The mayor is responsible for leading the development of the plan.
4. The Mayor's approach and overview of the plan is attached as attachment 1 to this report.
5. The overview takes a strategic choice: to 'invest in growth' to secure the city's wellbeing and prosperity rather than just a 'business as usual' programme.
6. The proposal will result in a modest increase in rates and debt above that of the business as usual programme but will remain within prudential limits and below the average rates increase for the last 15 years. It will see the Council retain its AA credit rating.
7. Investing in projects that result in economic growth will see an expansion of the rating base. This in turn will see the cost of rates spread amongst a wider pool, lessening the impact of rates increases and providing the opportunity to invest back into services.
8. The plan would see the community benefit from:
  - **Improved connections:** an extended runway and direct connections to Asia / North America; and more transport choices with investment in cycleways, bus priority measures, and reduced bottlenecks with the support of NZTA's investments.
  - **Environmental management:** \$1.8 billion that includes sustained service levels for reserves and open spaces, real time monitoring to lessen the impact of contaminants entering our waterways, creation of a hydraulic model of the city to guide our future decisions in relation to planning rules and adaptation steps to climate change, and funding towards an Ocean Exploration Centre to add to the

city's nature based attractions. The successful Smart Energy initiative also continues.

- A **social and recreation programme** that builds on significant investments in recent years. A new library will be built in Johnsonville to support growth in the northern area, the next phase in our upgrade of 2,300 social housing units will be completed, a hockey turf will be added at the National Stadium and a refresh of the Basin Reserve undertaken, free access to libraries and subsidised entry to our extensive network recreational facilities will be continued, as will our community grants, safety and resilience programmes.
  - **Economic and cultural initiatives:** the proposal makes provision for projects such as a tech hub, international film museum, performance arena, strengthening of the Town Hall and Civic campus, a commitment to the NZ Arts Festival to develop 'off-year' events, an extension to the Museum of City to Sea, events and celebrations to attract visitors and support retailers and others. We will also continue our support for tourism and business attraction campaigns through WREDA.
  - A sense of place: the proposal includes major **urban regeneration** initiatives that aim to stimulate the supply of housing and provide more choice, while maintaining the city's compact form lessening the impact on emissions that arise from sprawl. It also introduces an urban activation programme that would see small scale pop-up events occurring across the city, an expansion of the heritage grants to \$1million over the first three years to support strengthening works, and an upgrade of Frank Kitts Park including a Chinese Garden and revamped playground.
9. By investing in the right projects – those that generate economic returns as well as other benefits – this extensive programme will be delivered with lower average rates increases across the 10 years than the average over the past 15 years

## **Background**

10. The proposal outlined in the mayoral overview is provisional. The funding policy, performance measures and sequencing of the projects will be presented in February. That will also provide the opportunity for amendments to the proposal to be made should there be any.
11. Once the draft plan is agreed, it will be consulted on using a core consultation document that will be agreed by Council. The draft plan will consist of a number of components:
- Financial Strategy: see the report on this agenda
  - Infrastructure Strategy: see the report on this agenda
  - Significant Forecasting Assumptions: see the report on this agenda
  - Significance and Engagement Policy: adopted on 5 November 2014
  - A performance measurement framework for activities: to be considered in February
  - A revenue and financing policy that guides the funding splits for activities: to be considered in February

**Item 3.2 Attachment 1**

- Prospective financial statements: to be completed to reflect final decisions
- Ancillary matters such as, the Waterfront Development Plan, a fees and charges schedule: to be provided in February.
- An audit report: to be presented at Council at the time of adopting the draft.

**Action**

12. Wellington is at a pivotal moment. Cities around the world are competing for resources: jobs, tourism dollars, investment and people. This draft long term plan provides the platform for the Council to show leadership. A business as usual approach would see the city fall behind others. A programme that invests in growth is recommended to propel the city forward.
13. This will show confidence in Wellington's future.

**Attachments**

Attachment 1. LTP Mayoral Overview

Page 80

Author	Mayor Celia Wade-Brown
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## Mayoral Overview

WELLINGTON CITY COUNCIL'S  
DRAFT LONG TERM PLAN 2015-25.

**He pai te tirohanga ki nga mahara mo nga raa pahemo engari ka puta te  
maaramatanga i runga i te titiro whakamua.**

It's fine to have recollections of the past but wisdom comes from being able to prepare opportunities for the future.

It's true you can't live here by chance,  
you have to do and be, not simply watch  
or even describe. This is the city of action,  
the world headquarters of the verb - - Lauris Edmond

This is a bold plan – one that lives up to Lauris Edmond's view of Wellington. It's a plan that builds on our strengths as a city: our stunning natural environment and quirky built heritage, our welcoming attitudes, our creativity and business savvy, our delight in those that are successful, and support for our most vulnerable citizens.

This is an ambitious plan. It doesn't waste rhetoric on trade-offs or service cuts. We are *not* here to manage decline. This plan invests in growth. It invests in our communities' ongoing prosperity.

Wellington sits at the edge of the world. We're the southern-most capital. The world starts *here*.

We *are* the place of the possible.

This plan reflects that fact – it sets out actions to shape the future of our city.

It's a plan for all Wellingtonians.

Celia Wade-Brown  
Mayor of Wellington



## This is Wellington's plan for sustainable growth.

### It offers a simple choice.

Do we invest now to unlock Wellington's economic potential? Or do we continue along a 'business as usual' path, in which other cities grow faster and attract more people than Wellington does?

Do we commit fully to transforming our economy – making it smarter, more sustainable, and more creative? Or do we wait and hope?

Do we choose a future in which Wellington offers jobs and business opportunities that match its amazing environment and extraordinary quality of life? Or do we rely on government jobs, and leave the economy to others?

This long-term plan asks Wellingtonians to make that choice.

It sets out a 'business as usual' programme in which core Council services are maintained in line with current levels.

Under that programme, Wellington will continue to be a great place to live – but centre stage will elsewhere.

The better option is to 'invest for growth'. For a small and manageable increase in debts and rates, the Council will support new initiatives to unlock the city's growth potential.

Imagine Wellington with an international film museum, an indoor music arena, an extended airport runway able to bring in more visitors, students and business opportunities from Asia and North America.

Imagine the jobs that could be created by a convention centre, a tech hub, and a screen industry enterprise zone.

Imagine Adelaide Road and other parts of the inner city transformed into vibrant, mixed use areas with shops, offices, cafes and apartments.

The up-front investment is modest. The long-term benefit is potentially huge. We have the opportunity to make a difference.

Business as usual? Or invest for growth?

The choice is clear.

89%

Percentage of Wellington residents who rated their quality of life as 'good' or 'extremely good' in a February 2014 survey. This compares with 80% for both Auckland and Christchurch.

In national and international 'quality of life' surveys, Wellington consistently rates at or near the top.

In the 2014 Mercer International Quality of Living Survey, Wellington ranked 12<sup>th</sup> out of more than 200 cities globally.

58

Gigajoules of electricity used per person annually in Wellington. This compares with 81 gigajoules for an average European city and 228 gigajoules for an average Australasian city.

By any standard, Wellington is a low emission city. It is compact, its people are New Zealand's highest users of public transport, and it has significant areas of bush which offset carbon emissions.

But the main reason Wellington's carbon emissions are low is that its electricity comes from renewable sources: two wind farms west of the city together produce enough electricity for more than all the residential homes in the city.

In a 2012 survey of the environmental performance of Australasian cities, Wellington was a top performer in greenhouse gas emissions, energy consumption, waste reduction and recycling, and air quality.

1<sup>st</sup> place

In a 2014 survey of six NZ cities, Wellington residents were much more likely than residents of other cities to:

- say they were happy
- say they were healthy
- say they were satisfied with their lives
- rate their overall quality of life as good or very good
- be in paid employment
- be satisfied with their work-life balance
- use public transport
- feel safe in their city and neighbourhood
- value cultural diversity
- perceive their city and local area as great places to live
- be proud of the look and feel of their city and local area
- be positive about their city's urban design, including the quality of buildings and public spaces.
- perceive their natural environment as beautiful
- say they had easy access to a local park or other green space.

19%

Wellington city GDP growth –10 years to March 2014. This compared with 23% for Auckland, 27% for Tauranga, and 20.4% nationally.

Other New Zealand cities are also experiencing faster population growth, faster job growth, and faster retail and business growth than Wellington.

Although Wellington's economy hasn't reached its potential, the city does have huge strengths.

We are one of New Zealand's fastest growing tourism destinations.

We have competitive advantage in 'smart' industries such as screen production, science, education, and ICT.

We are New Zealand's most highly educated population.

Our culture values knowledge, creativity and new thinking.

Our city is compact – which makes it easy for people to get together and collaborate.

We are the Capital – and can connect with the diplomatic community, our public sector, and expertise from national institutions such as Te Papa, NIWA, GNS, the NZSO, NZ Ballet and more.

All of these factors will be increasingly important in the smart, clean economy of the future.

**5**

Number of Wellington tech companies in the TIN100 'EY Ten Companies to Watch' list 2013 – based on the 10 New Zealand tech companies with highest annual dollar value growth.

**14**

Number of Wellington companies in the Deloitte Technology Fast 500 Asia Pacific index 2014 – which ranks the 500 fastest-growing tech companies in the region. Auckland had 24 companies on the list, the Central North Island had 8 and Canterbury had 5.

## A stronger economy means jobs, prosperity, and more opportunities for all Wellington residents.

Economic growth isn't only about business profits – though they are important. It is about providing opportunities for everybody.

Though Wellington offers outstanding quality of life, its economy has considerable untapped potential. Growing the city's economy is about:

- Making all residents more prosperous, so they can reach their potential and live enjoyable and fulfilling lives.
- Providing a wider range of opportunities – so residents have a choice of jobs, or creative or business opportunities – so they earn a living doing something they are passionate about.
- Making the city more vibrant – providing more entertainment and leisure opportunities, and a wider range of attractions.
- Improving Wellington's connections to the rest of the world – for the sake of business, tourism, education, and individual enjoyment.
- Releasing capital to invest in higher quality of life for all and a stronger environment.
- Increasing the city's value. After all, a bigger rating base means the costs of rates are spread across more people, making them more affordable.

## Our plan focuses on core services, with an additional fund to sustain growth.

In the last 10 years, the Council has invested in capital works, and funded billions on its services for the community.

While the key spending priority has been infrastructure, there have been big increases in spending on community sport and recreation facilities, on tourism promotion, and on events.

In coming years, we will continue to focus on strong, resilient infrastructure; and we aim to maintain services in line with current levels.

We also propose to invest for economic growth – by establishing a programme of major projects and working in partnership with the private sector, the government and others in the region.

By focusing investment in this way, we can achieve real transformation of Wellington's economy, creating opportunities for future investment in quality of life.

### Core services

Our plan aims to maintain and improve existing core services such as water supply, drainage, waste, parks and gardens, libraries, pools, sports fields recreation and centres, streets, social housing and so on.

One important area of focus will be on making infrastructure more resilient – better able to cope with environmental shocks such as earthquakes and climate change.

We'll continue to work to end homelessness and to include the most vulnerable citizens in city life.

We will keep working with others to make the city's transport system more efficient – by prioritising public transport, investing in new cycleways and walkways, and reducing bottlenecks on the road network.

We will continue to focus on reducing resource use, waste and pollution.

We will maintain existing levels of service for pools, recreation centres, sportsfields libraries and other Council-funded facilities. Our focus will be on accommodating demand within existing facilities. We want to make use of the capacity in the community facilities we have already invested before we face the expense of adding more.



### **Invest for growth**

The proposal provides capacity for us to invest with others in a range of initiatives to stimulate economic growth in the city:

- A 300 metre extension to the Wellington International Airport runway, bringing extra visitors students and economic benefits.
- A new international film museum, to showcase talent and attract and encourage visitors to stay in the city for longer.
- A tech hub, supporting ICT start-ups to get established, collaborate with other businesses, and become successful exporters.
- Exploring a screen industry precinct, supporting the city's screen sector to create more film & TV productions.
- A large scale performance arena to fill a gap in our current offering and draw in more large concerts and more visitors.

In addition we aim to stimulate economic growth through:

- An urban development agency, to support the creation of vibrant, mixed use inner city neighbourhoods.
- Major urban regeneration projects to stimulate the supply of housing. The northern part of Adelaide Rd and the blocks along Kent and Cambridge Tce in Te Aro are priorities.
- An expansion of our arts and events programme including the New Zealand Festival.
- A contribution to the WW1 commemorative exhibition and capital provision for a permanent museum.

### **Expansions and smart projects**

The *invest to grow* programme also has provision for a number of discretionary projects:

- Expansion of the City to Sea Museum adding to its appeal as one of the Top 50 museums in the world.
- Upgrade of Frank Kitts park with the inclusion of Chinese Garden and renewed playground.
- Funding for the creation of Ocean Exploration Centre on the south coast subject to matching funding from third parties.
- An urban activation fund that will see pop-up events making use of the existing open spaces around the city.
- A brand new library in Johnsonville to serve the growing northern area.
- A hydraulic model of the city to guide our planning and future investment decisions around climate change adaptation.
- A real time stormwater modelling system to improve the performance of the network and quality of our waterways.
- A new hockey turf at the National Stadium and rejuvenation of the Basin Reserve.
- Uptake of new LED lights to lower energy use and costs of lights and signals.
- A \$1m annual heritage building strengthening fund for three years.
- Provision for a living wage-rate for the Zoo and Museums trust.
- A development scheme to strengthen the Town Hall and Civic Square and create a prime NZ music hub.
- Te Motu Kairangi Heritage Park.

	Activity	Objectives	Spending on capital works	\$ million			
				Operational Spending			
Business as usual			Total 2015/16- 2025/26	Current 2014/15	2015/16	2025/26	Total 2015/16- 2025/26
Environment	Water, wastewater & stormwater; waste management; urban agriculture, gardens and reserves management; Zealandia & Wellington Zoo.	-Security of supply -Waste reduction -Access to green open spaces -Biodiversity	\$517.5	\$133.5	\$133.5	\$194.0	\$1,124
Social & recreation	Social housing; libraries; community centres/hubs; sport & recreation facilities; community grants and access subsidies; public health & safety.	-Social cohesion -Participation in city life -Greater use of existing facilities -Safety (and child friendly)	\$297.2	\$30.8	\$44.2	\$84.8	\$688.5
Transport	Streets & roads; cycleways & walkways; bus priority lanes; road safety; parking; network planning & control.	-Increased active mode share -Road safety -Reliable transport routes -Reduced emissions	\$635.4	\$25.0	\$26.1	\$48.1	\$483.1
Urban development	Development of waterfront & public spaces; urban planning; heritage; building & development control (including consents); managing earthquake-prone buildings	-Smart growth / urban containment -Resilience -Character protection	\$266.7	\$19.3	\$21.7	\$27.5	\$65.5
Economic development	Tourism & city promotion; events; venues; regional & external relations; grants fund.	-Tourism spend -Investment attraction / digital exports -City vibrancy	\$16.9	\$23.8	\$23.5	\$43.4	\$X294.8
Cultural and arts	Galleries & museums; festivals; grants; arts partnerships; community arts; cultural attractions (Te Papa & Carter Observatory)	-Sense of place and identity -Diversity and openness -Visitation -Exposure to creativity and innovation	\$65.6	\$17.2	\$28.2	\$19.4	\$170.9
Governance	Local elections; informing & engaging with residents; managing service requests; research, relationships with mana whenua; City Archives.	-Democratic decision-making -Open access to information -Recognition of Maori	\$0.4	\$14.4	\$15.9	\$19.3	\$64.1

**Item 3.2 Attachment 1**

<b>Invest for growth projects</b>	Airport runway extension, urban regeneration projects, convention centre, international film museum, indoor arena, tech hub, commemorative exhibition, expanded arts/events offering, efficient transportation – bus priorities, cycleways and working with NZTA on HODS in the city, Town Hall / Civic Square rejuvenation.	<ul style="list-style-type: none"> <li>Growing the economy</li> <li>Growing the value of the city</li> <li>Generating returns on investment</li> <li>Accommodating growth and stimulating housing supply</li> <li>Stimulating growth in tech and creative sectors</li> <li>Providing real transport choices</li> </ul>	\$350						
<b>Upgrades, expansions and smart projects</b>	Ocean Exploration Centre, expansion of the City to Sea Museum, upgrade of Frank Kitts Park including playground and Chinese Garden, urban activation fund, a new Hockey turf, a new Johnsonville Library, a hydraulic model to guide investment decisions around climate change, a real time stormwater monitoring system, LED light transfers, expanded retail support with Xmas and New Year celebrations.	<ul style="list-style-type: none"> <li>Improved amenity</li> <li>Better knowledge</li> </ul>	\$29						
<b>Savings</b>	The proposal has been developed with a number of savings compared to past projections being included. These include the results of increased efficiency, lower IT costs, procurement practices and improved asset management practices.								

**The overall invest to grow programme delivers the major growth projects and business as usual and the discretionary projects with only a modest increase in rates and debt.**



## The Council's strong financial position means we can afford to invest in growth.

Wellington City Council has an AA credit rating – the same as the New Zealand Government.

We have far less debt than most local authorities. All up, our debt levels are less than 100% of our annual income; that's the equivalent of a household earning \$50,000 a year having a mortgage of less than \$50,000.

Our strong financial position means we can afford to invest in projects that will support economic growth. In the short term, this will require modest increases in debt and rates. In the long term, rates increases should become lower due to growth in business activity, business numbers, and overall population.

### If we keep going as we are...

**3.1%** The rates take will rise by 3.1% on average annually over the next 10 years. And by 4.1% annually, on average, over the next 3 years.

**150%** Council debt will be capped at a maximum of 150% of annual income – the same as a household earning \$50,000 a year having a mortgage of \$75,000.

The price of labour, materials and general inflation all mean that providing 'business as usual' will cost more year on year. Adding nothing new to the city's offering would see us fall behind other places. We would in effect be funding our decline.

### If we invest for growth

**3.9%** The rates take will rise by 3.9% on average annually over the next 10 years. And by 4.5% annually, on average, over the next 3 years.

**175%** Council debt will be capped at a maximum of 175% of annual income – the same as a household earning \$50,000 a year having a mortgage of \$87,500.

The alternative is to continue current services and support a small increase in rates and debt, in order to fund the major new projects that bring and economic return. These in turn grow the value of the city – meaning the costs of rates are spread across a wider pool – getting more at affordable levels.

## We've sharpened our financial approach

We've created headroom to allow us to deliver the programme within prudential limits. The key steps to ensure a sustainable financial approach include:

- an average 1% above inflation increase in rates over 10 years (c.\$175 million)
- lifting our borrowing limits – a target of 150% and maximum 175% of annual income (c.\$200 million)
- improved asset management practices and associated cost decreases (c.\$50 million)
- annual target of 1% savings from shared services and efficiencies (c.\$50 million)
- growth in the rates base – average increase of 1.2% a year (c.\$200 million).

We'll also aim to work with the Government on options to further capture the uplift that our investments have on the wider economy. This could include earn back arrangements where a portion of the increased taxation generated by growth are redirected back into city projects.

This overall financial approach provides the basis on which we can develop our programme and aim to leverage government and private sector investment to support their delivery.

A growing economy means more businesses and more rates, which allows us to reinvest in the things that make Wellington great and different. Every year the business community contributes about \$30 million to community services. By nurturing the business rate base, we can in turn invest more the city's social, recreational, cultural and environmental amenities. This is crucial because the Council's ability to afford the services it provides – or wants to provide – is a constant challenge.

Wellington's economy has been flat for the last six years. We have been prudent in recent years and are now in a strong financial position. The time is right to invest in game-changing projects – as the city did in the 1990s with Te Papa, the waterfront and the stadium – to grow the economy.

## Did you know...

### 6 dollars

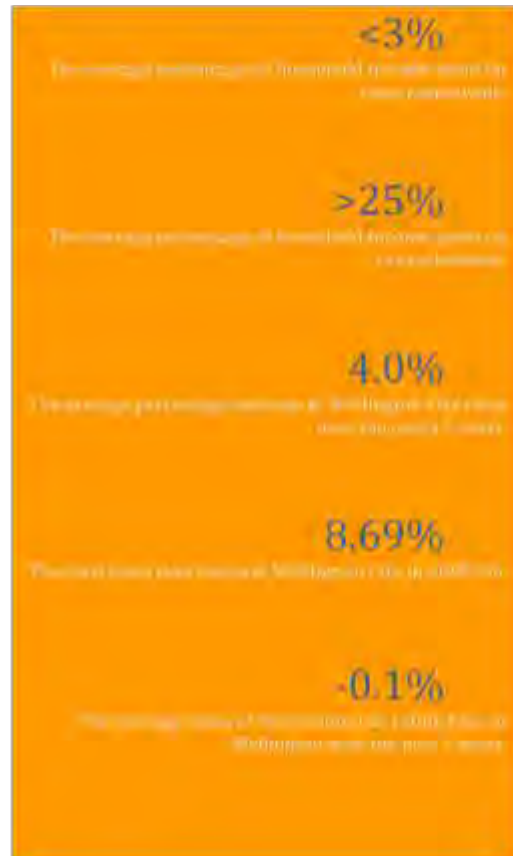
Wellington City Council's total spending will amount to just over \$450 million a year in 2014/15. That's about \$6 per resident per day, which is less than the combined cost of a loaf of bread and a 2l bottle of milk. For your \$6 a day, you get water, drainage, waste disposal & recycling, transport, parks & gardens, libraries, pools, and much more.

### 55%

Rates provide just over half of the Council's income. Just under 30% comes from operating activities. This includes user charges, development contributions, transport subsidies and grants. We also receive income from investments.

### 21%

Commercial ratepayers own 21% of Wellington's property (measured according to dollar value) but pay 46% of the rates. If this difference was evened out, homeowners would pay about \$30 million more every year. This ratio (the rates differential) has been reduced in recent years and it is not proposed to be changed as part of this plan.



**"The city is humanity's laboratory, where people flock to dream, create, build, and rebuild." – Edward L. Glaeser**

More people today, than at any other time in history have a choice about where they live.

That's why we need to invest.

Cities are in competition to secure a share of those choices: to attract people, jobs, trade and investment. Without investment, cities and towns *do* decline.

Successful cities recognise that:

- **Connections matter:** that's why we're proposing new infrastructure for air connections and mode choices.
- **The environment matters:** that's why the plan includes over \$1.8 billion on access to green spaces and nature attractions, biodiversity, management of water and wastewater, our award winning smart energy initiatives, and better information to guide our adaption to climate change.
- **People and social cohesion matter:** that's why we're moving to the next phase our upgrade of 2,300 social housing units, building a new library in Johnsonville, continuing to provide free and subsidised entry to our extensive network of libraries, swimming pools, and recreational facilities, as well offering our community grants, safety and resilience programmes.
- **Economic prosperity matters:** that's why the plan is focussed on growth and why we are investing in the tech and creative sectors.
- **A sense of place matters:** that's why the proposal is to increase funding in the arts and museums. And that's why we're investing in urban regeneration initiatives to stimulate housing supply and choice and vibrant mixed use in inner city neighbourhoods. We've also extended our grants for heritage strengthening so that they can be appreciated by future generations.
- **Partnerships matter:** that's why we'll be taking a fresh approach to our relationship with government. We'll develop the Wellington Deal. A prospectus, drawing on many of the major projects noted in this plan. It will take a city-region based approach to economic development. The aim is to build certainty in a coherent investment plan for local and central government and private investors.

This plan aims to ensure Wellington is competitive on all of these fronts. It builds towards the city's goal of a *Smart Capital*<sup>1</sup>. The plan adds to the city so that people can choose this as here place to be.

<sup>1</sup> See Wellington Towards 2040: Smart Capital for a full outline of the Council's outcomes.

Things can change in ten years. We'll adapt to make sure the plan is successful.

Our decisions will be open to scrutiny.

The projects outlined in the long term plan are at different stages of development. Our 'business as usual' programmes are well established and, while we have no plans to change the level of service, we'll monitor and report on their effectiveness on an annual basis.

The proposed growth projects will be subject to business case development. The aim is to deliver them but other projects may emerge that provide even better returns or conditions beyond our control may make them less viable.

Before we commit the funds we'll give consideration to things like: the economic returns to the city; spill effects and the extent to which the project stimulates growth in other parts of the economy; partner's support; achievability; and the management of negative effects and risks.

Success will mean...

GDP growth **above** historical averages.

**Faster** population growth.

Value **uplift** in the city.

More business activity and jobs. **more**

**Sustained** high quality of life rankings.

**Lower** emissions.

Partnership **funding** secured.

**Kāhore taku toa i te toa takitahi, he toa takitini**

We cannot succeed without the support of those around us.





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## **MAKARA/OHARIU SURVEY RESULTS**

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### **Purpose**

1. The purpose of this report is to discuss the results and analysis of the Makara/ Ohariu Community Board survey commissioned in late 2014.

### **Summary**

2. The Makara/Ohariu Community Board is reviewing the old community plans for Makara and Ohariu.
3. The Board sought public input and feedback on a variety of issues by way of a targeted survey.
4. The survey went out on 11 December 2014, and was extended to 23 January 2014.
5. The survey asked questions about the following topics:
  - Road safety
  - Economy
  - Recreational activities
  - Rural activities
  - Natural environment protection
  - Community information and involvement

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

6. Makara/Ohariu Community Board is in the process of reviewing both the 2001 Makara Community Plan and the 2001 Ohariu Community Plan.
7. After wide public engagement and consultation the aim is to create one Community Plan for Makara and Ohariu.
8. In order to engage the community, a survey was created outlining the vision for the area and a number of outcomes to guide decisions for the environment, the people and the future of Makara and Ohariu.
9. An online survey link was sent to all Makara and Ohariu households with email addresses and 300 hard copies were printed off and distributed by the Community Board members.
10. The survey went live on 11 December and the proposed closing date was 30 December 2014.
11. In early January, residents in Hazelwood Avenue and South Karori Road requested to be included in the survey. Wellington City Council maps indicate that the southern most part of South Karori Road falls within the Makara/ohariu Community Board boundaries.
12. As a result, the survey was emailed to around 14 households in South Karori Road and the deadline was extended to 23 January 2015.

## **Discussion**

13. A total of 104 completed surveys were received by 23 January 2015 – 69 online and 35 hard copies.
14. The top three issues listed in order of importance are:
  - Transport
  - Subdivisions
  - Maintaining the character of the area.
15. Residents also proposed possible solutions to the above issues. The top three solutions proposed are:
  - Widen roads, put in passing lanes, lower speed limits, fencing of the road reserve, put in hard shoulders, regular clearing of debris and tree trimming
  - More stringent subdivision rules
  - Have more community get-togethers.
16. Some interesting statistics came out of the survey e.g.
  - 52% agreed that the new speed limits were safer
  - 71% want the economic needs of the rural community met, but the majority (57%) disagreed with subdivision in the valley
  - 73% of respondents wanted sufficient variety of quality and safe recreational opportunities for the community
  - The majority (84%) of respondents want to be able to operate appropriate businesses in the area
  - When it comes to the environment, 90% of respondents wanted the natural environment to be well managed.
  - Only 50% of respondents agreed that it is easy to find out about what is happening in the local area
17. The full report and analysis is attached to this report.

## **Options**

18. The Makara/Ohariu Community Board must decide if this information is sufficient as a baseline to start drafting a combined Makara/Ohariu Community Plan or if this process should be repeated with more targeted questions for community input.

## **Attachments**

Attachment 1. 2015 Makara/Ohariu Community Board Survey Results

Page 42

Author	Marissa Cairncross, Snr Adv Planning & Reporting
Authoriser	Brian Hannah, Director Strategy and External Relations

Attachment 1: 2015 Makara/Ohariu Community Board Survey Results



## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Makara/Ohariu Community Board endeavour to consult and engage with its community as regularly and broadly as possible on all relevant matters.

### **Treaty of Waitangi considerations**

All issues involving any related matter of the Treaty of Waitangi will be taken into consideration.

### **Financial implications**

All financial considerations will be considered and taken into account.

### **Policy and legislative implications**

All policy and legislative considerations will be considered and taken into account.

### **Risks / legal**

All Risks and legal considerations will be considered and taken into account.

### **Climate Change impact and considerations**

All Climate change impacts will be considered.

### **Communications Plan**

All relevant communications will be disseminated as widely as possible to the community.

# 2015 Makara/Ohariu Community Board Survey Results



WCC Research and Evaluation team  
January 2015

## **Overview of the Makara/Ohariu Community Board survey results**

A survey link was supplied to attendees of a 2014 Makara/Ohariu Community Board meeting. Paper based surveys were also available for people to fill out.

104 people completed the survey in total.

The results indicate that respondents were most concerned about:

- Transport
- Subdivision regulations
- Maintaining the areas character
- Preservation of the natural environment
- Pest and weed control
- Businesses in the area
- Cell phone and internet coverage
- Power infrastructure
- Utilities
- Wind turbines.

However, a couple of respondents commented on the survey itself:

*‘Just a comment on the questionnaire - to answer most of these questions you're going to agree or be neutral because you'd be crazy otherwise - the questions are too broad and too vague - I mean everyone is going to say the economic heart of Makara is important aren't they? and that we care about the environment and the ridgelines etc - they define Makara...’*

*‘Your questions are a bit unclear - e.g. when you ask "We want the natural environment (i.e. waterways, native habitats, coastal areas) to be well managed" - does that mean rules are made stricter and you get told off for being active and doing stuff, or does it mean things are more likely to be done, like flood prevention work?’*

**Item 3.3 Attachment 1**

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## **Introduction**

The Makara/Ohariu Community Board is looking at setting future priorities and wanted to get feedback from members of the public as to what these should be. Willing attendees of a Makara/Ohariu Community Board meeting were surveyed as well as other interested members of the public. Results from this 2014 survey are presented in this report.

## **Method**

A survey link was supplied to attendees of a 2014 Makara/Ohariu Community Board meeting. Paper based surveys were also available for people to fill out.

104 people completed the survey in total.

## **Results**

Results from the top and bottom two categories have been considered together to draw conclusions. For example, the number of respondents who 'agreed' to a question equates to all respondents who answered agreed or strongly agreed.

## **Important Issues**

Respondents thought that the most important issues to be addressed, in order of the number of times they were mentioned, were:

- Transport (which is elaborated on in more detail in the road safety section)
- Subdivision - some respondents thought you should allow reasonable subdivision to promote growth, and others want no subdivision
- Maintain the area character - respondents wanted the rural nature of the area preserved. A couple of the respondents questioned why Makara and Ohariu were regarded as a combined community and whether they shared goals for development.
- Preservation of the natural environment including enhanced waterways, prevention of overfishing, rubbish removal from beaches and replanting natives.
- Pest and weed control – goats, possums, cats, rats, gorse, and barberry
- More businesses in the area and/or support for existing business
- Improved cell phone and internet coverage

**Item 3.3 Attachment 1**

- Better power infrastructure – *‘an average of 6 power cuts per year is unacceptable’*
- Utilities – Water, sewerage and rubbish
- Wind turbines – restrictions on further development and concerns with current noise and visual appearance. One respondent asked for noise data to be shared.

### **Proposed Solutions**

Respondents proposed solutions to the issues they’d identified including:

- Transport related – widen roads, put in passing lanes, lower speed limits, fence the road reserve, put in hard shoulders on dangerous sections, regular clearing of debris, tree trimming.
- Alternative modes of transport – put in cycle lanes, don’t allow cyclists until road has been improved or only allow at certain times, open up some Council land for recreational walking and cycling, have a morning and night bus and allow adults to ride on the school bus as there are empty seats, develop a horse area like the mountain bike park.
- More stringent subdivision rules
- Have more community get togethers
- Environment related – encourage residents to get involved, provide incentives for landowners to clean their streams, make farmers fence off and plant river banks, monitor septic tank efficiency, create a recreational fishing reserve
- Pest and weed control related – more Council input and funding, talk to land owners about how they plan to deal with pests and weeds, force property owners to keep gorse under control, and/or have local working bees to remove pests and weeds.
- Infrastructure and utility related – maintain pressure on providers, spend more on infrastructure upfront, lobby Spark and Vodafone to improve coverage.
- Do not allow further wind turbines and monitor noise.

Respondents also requested more action, some wanted more enforcement from the police to hold people to account, and people also requested to be better informed about issues affecting them.

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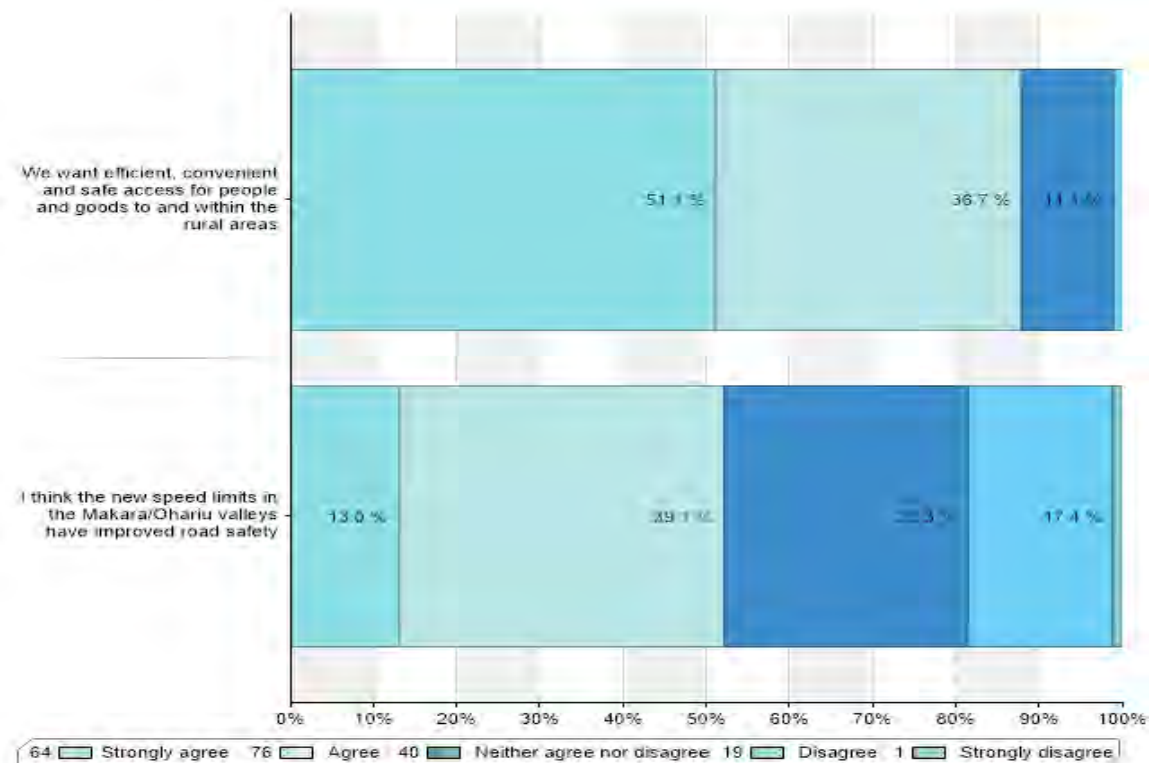
## **Road Safety**

Figure 1 below shows that the majority of people (88% or 79 out of 90 people) agreed that they wanted efficient, convenient and safe access for people and goods within the rural areas.

A number of people (17 out of 92) disagreed that the new speed limits have improved road safety. Although the majority (52% or 48 out of 92 people) agreed that the new speed limits were safer.

Item 3.3 Attachment 1

Figure 1: Road safety measures



Respondents thought that the most important road improvements to be made were:

- 1) Road maintenance including
  - a. clearing slips in a timely manner
  - b. filling in deep curbs, ditches, rutts, drainage channels and pot holes
  - c. working on the condition of the roading surface – smoothing/levelling it out, strengthen the crumbling edges of the road, repairing cracks
  - d. cutting back roadside vegetation (especially so stock trucks don't move to the other side of the road to avoid overhanging trees)
  - e. set safety barriers further back from road edge.
- 2) Road widening
- 3) Create alternative tracks or a lane for pedestrians, cyclists and horses. Or at a minimum a safety berm should be added on blind corners.



- 4) Having lower speed limits in some areas and enforcing speed restrictions. Although not everyone thought reduced speed limits and speed bumps improved safety.

- 5) More visible signage about things such as:

- a. Shared road usage
- b. Warning signs for cyclists/runners
- c. Keeping to the left
- d. Speed limits
- e. Hidden driveways
- f. Appeals to slow drivers to pull over

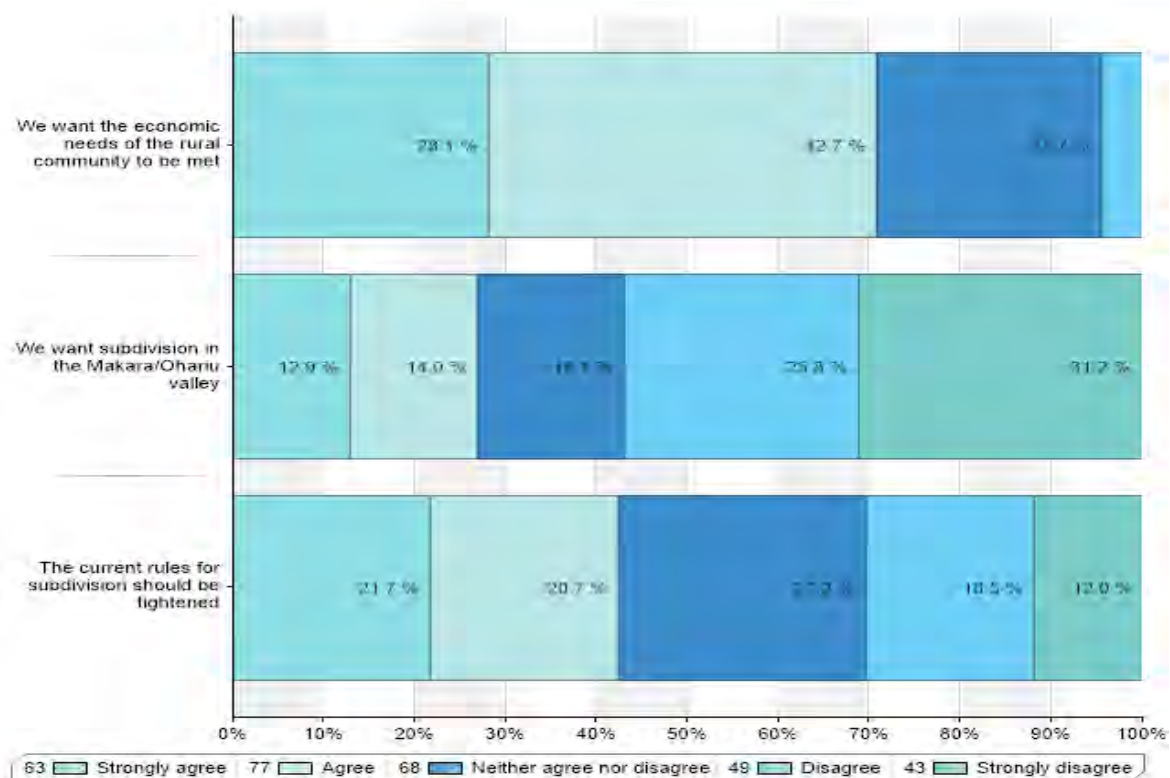
A few people also mentioned that it would be beneficial to create more and better pull over bays, and if possible straighten out the road and improve visibility around corners.

## **The Economy**

Figure 2 below shows that the majority of respondents (71% or 63 out of 89 people) want the economic need of the rural community met. The majority of respondents (57% or 53 out of 93 people) disagreed with subdivision in the valley. There was divided opinion about whether or not the current rules for subdivision should be tightened, although slightly more respondents tended to agree that the rules should be tightened.

**Figure 2: Economic measures**

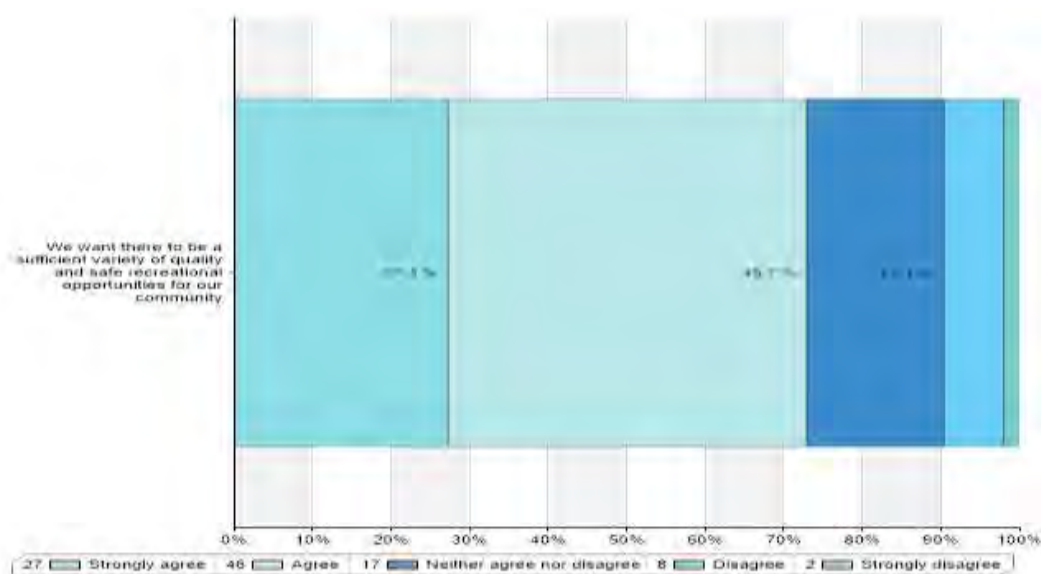
**Item 3.3 Attachment 1**



## Recreational Opportunities

The majority of respondents (73% or 67 out of 92 people) agreed that they want sufficient variety of quality and safe recreational opportunities for the community.

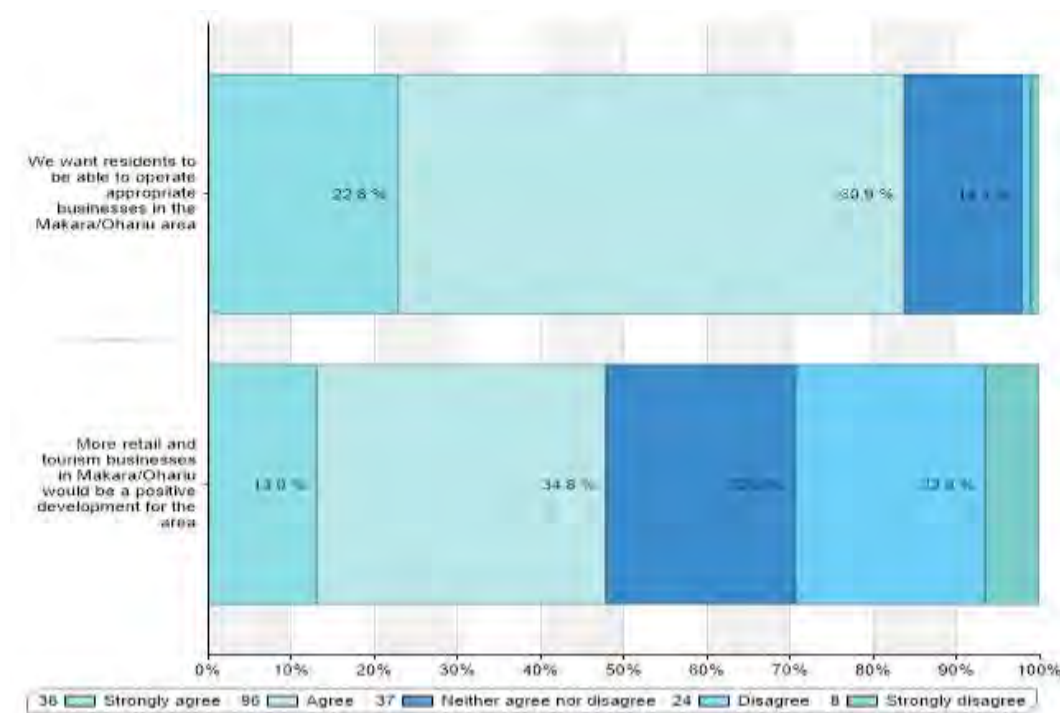
**Figure 3: Recreational measure**



## Local businesses

The majority of respondents (84% or 77 out of 92 people) agreed that they want residents to be able to operate appropriate businesses in the area. Opinions were relatively divided with regards to whether or not more retail and tourism businesses would be a positive development for the area, although more people agreed it would be positive than not.

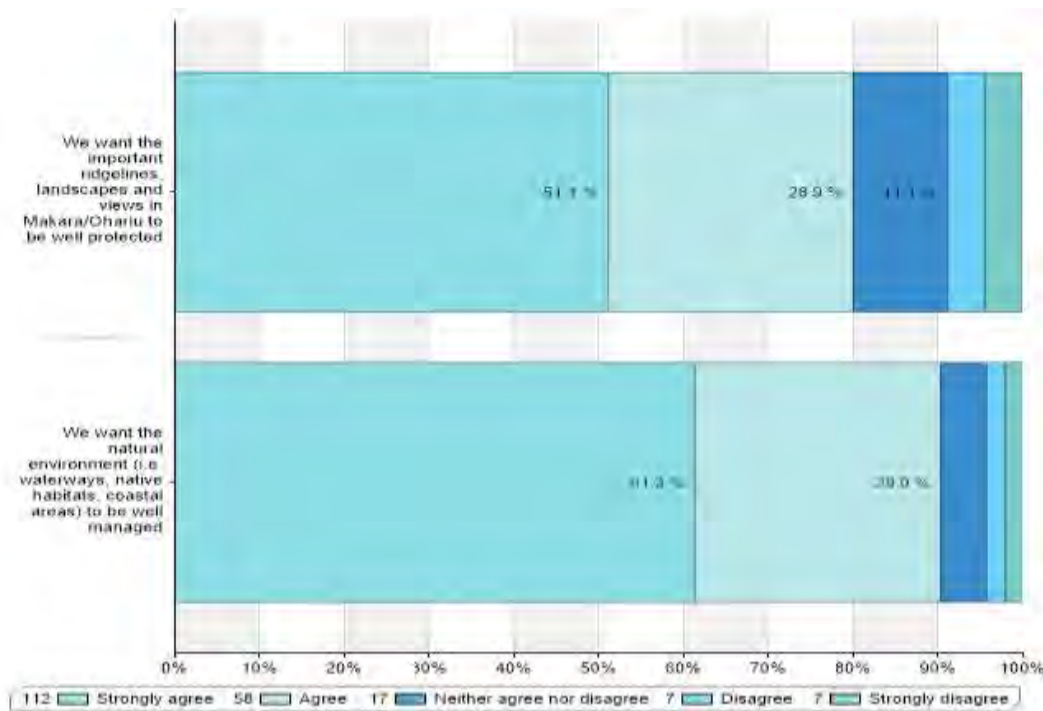
**Figure 4: Business measures**



## Natural Environment

Figure 5 below shows that the majority of respondents (80% or 72 out of 90 people) agree that they want the important ridgelines, landscapes and views in the area to be well protected. Virtually all respondents (90% or 84 out of 93 people) also agreed that they wanted the natural environment to be well managed.

**Figure 5: Environmental measures**

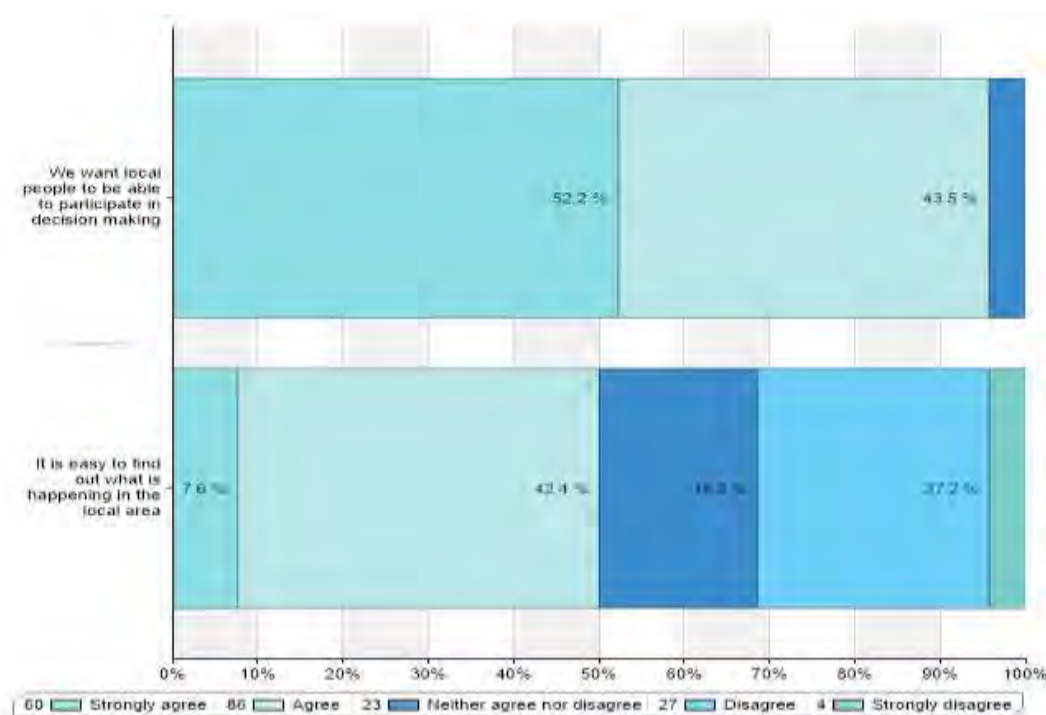


## Local Decision Making

92% of respondents (82 out of 90 people) were aware of the local Community Board.

Figure 6 below shows that virtually all respondents (96% or 88 out of 92 people) would like local people to be able to participate in decision making. The majority of respondents (50% or 46 out of 92 people) agreed that it is easy to find out about what is happening in the local area, although 32% disagreed.

**Figure 6: Local decision making**



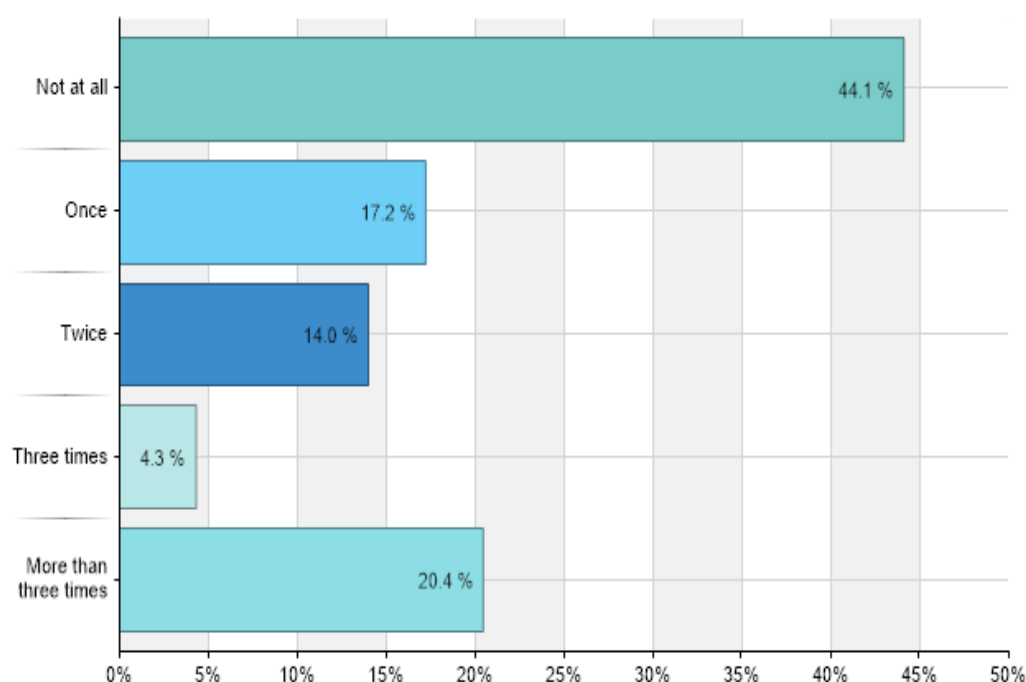
Respondents claimed that they used the following sources of information to find out about what was happening locally:

1. Word of mouth (45)
2. Email (42)
3. Makara Magazine (17)
4. Newsletter (17)
5. Yahoo group (9)
6. Information boards/signs (9)

**Item 3.3 Attachment 1**

Figure 7 below shows that more than half of the respondents have attended a Community Board meeting or been in touch with a Board member in the last year.

**Figure 7: Attendance of Community Board meetings and/or frequency of contact with Board members**



### Additional thoughts

Respondents were also interested in:

- More open communication and increasing awareness about things happening in or effecting their community (11)  
*'Not everyone is on the Yahoo group'*  
*'It would be useful to have a regular newsletter or email update. this would allow the dissemination of information in an impartial way. the current system is lead by an individual and is biased and often has a personal agenda.'*  
*'Publicise actions in the previous plan that have been supported/not actioned/overtuned'*
- Encouraging community spirit in the area (7). Ideas included an awards night, a community fair, quiz nights, working bees to clean up the area, community opinion based days at the hall and generally more social events.  
*'It would be lovely to find ways to champion community builders and people who are proactive about being a positive influence in the community. A community awards night maybe!'*  
*'Re-establish a community vibe - Meridian and the "windcorp" tribe destroyed it'*

- 
- Maintaining community representation.





## **RESOURCE CONSENT APPLICATIONS AND APPROVALS FOR 26 NOVEMBER 2014 TO 1 FEBRUARY 2015**

### **Purpose**

1. In accordance with an agreement reached with the Makara Ohariu Community Board, the purpose of this report is to advise the Board of all resource consents lodged, along with decisions made by Officers acting under delegated authority, on land use and subdivision resource consent applications.

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

2. This report advises the Community Board of resource consents lodged and decisions made during the period 26 November 2014 to 1 February 2015.

### **Discussion**

3. For the period from 26 November 2014 to 1 February 2015, there were five applications lodged with the Council.

<b><i>Service Request</i></b>	<b><i>Address</i></b>	<b><i>Applicant</i></b>
<b>323032</b>	<b>90 Ashton Fitchett Drive</b>	<b>Mr &amp; Mrs Wijewardana</b>
Land use consent for two new dwellings and associated earthworks.		
<b>321806</b>	<b>755 Takarau Gorge Road</b>	<b>Greenstone Homes Ltd</b>
Land use consent for construction of a new residential dwelling.		
<b>322728</b>	<b>326 South Makara Road</b>	<b>Shane Redmond</b>
Land use consent for construction of a new residential dwelling.		
<b>323958</b>	<b>591 Takarau Gorge Road</b>	<b>Edward Blance</b>
Land use consent for construction of a new residential dwelling.		
<b>322623</b>	<b>341A Takarau Gorge Road</b>	<b>Meridian Energy Ltd</b>
Right of way easement over private farm land.		

4. For the period from 26 November 2014 to 1 February 2015, there were two applications approved under delegated authority.

<b><i>Service Request</i></b>	<b><i>Address</i></b>	<b><i>Applicant</i></b>
<b>321806</b>	<b>755 Takarau Gorge Road</b>	<b>Greenstone Homes Ltd</b>
Land use consent for construction of a new residential dwelling.		
<b>322623</b>	<b>341A Takarau Gorge Road</b>	<b>Meridian Energy Ltd</b>
Right of way easement over private farm land.		

## **Attachments**

Nil

Author	Kiri Whiteman, Executive Support Officer
Authoriser	Anthony Wilson, Chief Asset Officer

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## **ROADING**

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### **Purpose**

1. To provide a platform at ordinary Board meetings for members to advise Council of potential roading issues in the Makara/Ohariu area.

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

2. Historically the Board has had, as part of its standard agendas, an item relating to roading concerns. It has allowed members and officers a regular opportunity to liaise in regard to these matters.

### **Attachments**

Nil

Author	Andrew Buchanan, Governance Advisor/Dep. EO
Authoriser	Lynlee Baily, Governance Team Leader



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## **2015 COMMUNITY BOARDS CONFERENCE**

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### **Purpose**

1. To advise the Makara/Ohariu Community Board of the decision to agree for two Makara/Ohariu Community Board members to attend the 2015 Community Boards Conference, held in the Bay of Islands from 14 – 16 May 2015. The Board will be required to nominate two members to attend.

### **Recommendations**

That the Makara/Ohariu Community Board:

1. Receive the information.
2. Note that the costs associated with attending the conference have been approved in accordance with the Deputy Mayor's delegation and that the costs are funded from the approved elected members' budget.
3. Nominate and agree two members of the Makara/Ohariu Community Board to attend the New Zealand Community Boards Conference to be held from 14 – 16 May 2015.
4. Note that in accordance with Council policy, the attendees will be required to provide a written report back on the conference to a meeting of the Makara/Ohariu Community Board.

### **Background**

2. The Community Boards conference is held every two years, with the last conference held in May 2013. In February 2013, the then Strategy and Policy Committee approved the attendance of two Makara/Ohariu Community Board members and two Tawa Community Board members to attend. In March 2013, the Makara/Ohariu Community Board nominated Christine Grace and Margie Scotts to attend.

### **Discussion**

3. The theme of this year's conference is "Influencing Change" and will provide an opportunity for attendees to network and discuss issues with other Community Board members, Mayors, Chief Executives, Government agency staff, NGOs and other people interested in making a difference in their communities.
4. In addition to the numerous speakers who will be addressing the conference, there are a number of interactive workshops planned. The focus of the conference is to provide real life examples of how some communities across New Zealand have influenced change. The draft programme is attached to this report.

### **Costs**

5. The total estimated cost for two Board members to attend is approximately \$3630. When deciding whether two Board members should attend, the Makara/Ohariu Community Board will need to give consideration to the following:
  - Costs involved
  - The impact of attendance on the budget
  - Other conferences elected members may wish to attend later in the financial year.

6. The estimated cost of attendance per Community Board member has been calculated as follows:

Item	Description	Estimated Total
<b>2015 Community Boards Conference</b>	Full registration fees	\$745 (Earlybird paid in full on or by 01 April 2015) OR \$845 (Standard if paid after 01 April 2015)
<b>Additional Conference Costs</b>	Conference breakfast	\$60 (\$20 per person per day)
<b>Flights</b>	Wellington to Kerikeri return (flexi flights)	\$500 (approx. each return)
<b>Accommodation</b>	Three nights' accommodation	\$390 (at \$130 per night)
<b>Miscellaneous</b>	Taxi (Wellington travel from airport home)	\$120.00
		<b>\$1,815 (with earlybird option)</b>
		<b>\$1,915 (without earlybird option)</b>

### Next Actions

7. A decision is required from the Makara/Ohariu Community Board to approve the attendance of two Board members to attend the conference.

### Attachments

Attachment 1. 2015 Community Boards Conference 14-16 May 2015 - Draft Programme Page 64

Author	Andrew Buchanan, Governance Advisor/Dep. EO
Authoriser	Helga Sheppard, Governance Advisor

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## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Not Applicable.

### **Treaty of Waitangi considerations**

Not Applicable.

### **Financial implications**

The financial implications have been covered in the report.

### **Policy and legislative implications**

Not Applicable.

### **Risks / legal**

Not Applicable.

### **Climate Change impact and considerations**

Not Applicable.

### **Communications Plan**

Not Applicable.

The draft programme for the 2015 Community Boards Conference is as follows:

<b>Thursday 14 May 2015</b>	
6.00pm	Welcome function at 35 South Aquarium Restaurant & Bar
<b>Friday 15 May 2015</b>	
7.30am	Registration desk open
8.30am	<b>Welcome to the Far North</b> John Carter, Mayor, FNDC
8.55am	<b>Change agent or change inhibitor?</b> Tania McInnes, Deputy Mayor, FNDC
9.45am	<b>Community Empowerment: TCDC Case Study</b> David Hammond, CEO, Thames CDC
10.15am	<b>President's message</b> Lawrence Yule, President, LGNZ
10.30am	<b>Morning tea</b>
11.15am	<b>Minister's message</b> Hon Paul Bennett, Minister of Local Government
11.45am	<b>LGNZ Update</b> Malcolm Alexander, CEO, LGNZ
12.30pm	<b>Lunch</b>



1.15pm	<b>Concurrent session one</b> <ul style="list-style-type: none"> <li>• <b>Another liquor licence application? Yeah nah!</b> Laurie Gabites</li> <li>• <b>TALENT NZ: Creating a place where talent wants to live</b> Wendy McGuinness, McGuinness Foundation</li> <li>• <b>Consulting with communities and councils on the roll out of broadband</b> Gerard Linstrom, Chorus</li> <li>• <b>Conflict intervention starts with you</b> Jenny Rowan, Fairway Resolution</li> </ul>
2.45pm	<b>Afternoon tea</b>
3.15pm	<b>Concurrent session two</b> <ul style="list-style-type: none"> <li>• <b>Coromandel: turning good examples into everyday normal</b> David Hammond, CEO, Thames CDC with a CB member</li> <li>• <b>Time to step up for our kids - the need for leadership in our communities</b> Dr Justine Cornwall, Deputy Children's Commissioner</li> <li>• <b>Growing great neighbourhoods</b> Denise Bijoux, Inspiring Communities</li> <li>• <b>Building strong relationships with Community Boards and Maori</b> Bonita Bigham, South Taranaki DC</li> </ul>
7.00pm	<b>Conference Dinner and Best Practice Awards</b>  Cophthorne Hotel & Resort
<b>Saturday 16 May 2015</b>	
8.30am	Registration desk open
9.00am	<b>Update from CBEC Chair</b>  Mike Lester, Chair, CBEC
9.15am	<b>Maori Tourism</b>  Hone Mihaka
10.30am	<b>Morning tea</b>

**Item 3.6 Attachment 1**

11.10am	<b>Concurrent session three</b> <ul style="list-style-type: none"> <li>• <b>Community or Local - what's the difference?</b> Mike Reid</li> <li>• <b>Local Government – spectators or players in Community wellbeing?</b> Gina Scandrett and Monique Davidson, Horowhenua DC</li> <li>• <b>TALENT NZ: Creating a place where talent wants to live</b> Wendy McGuinness, McGuinness Foundation <i>(Repeat)</i></li> <li>• <b>Building strong relationships with Community Boards and Maori</b> Bonita Bigham, South Taranaki DC <i>(Repeat)</i></li> </ul>
12.00pm	<b>Lunch</b>
12.45pm	<b>Youth perspective</b>  Dr Sudhvir Singh
1.30pm	<b>Community Board Zone Meetings</b>
2.15pm	<b>Final thoughts and wrap up on the conference</b>  Peter Winder
3.00pm	Long service celebration and official conference closing
3.30pm	Conference close
5.30pm	<b>Post conference BBQ</b>  Copthorne Hotel and Resort

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## **RATIFICATION OF SUBMISSION ON THE DRAFT SUBURBAN RESERVES MANAGEMENT PLAN**

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### **Purpose**

1. To seek the Board's retrospective approval of its submission made to Wellington City Council regarding the Draft Suburban Reserves Management Plan.

### **Recommendations**

That the Makara/Ohariu Community Board:

1. Receive the information.
2. Approve retrospectively its submission made to the Wellington City Council's Draft Suburban Reserves Management Plan.

### **Background**

2. Council's consultation on the Draft Suburban Reserves Management Plan opened on 7 October 2014 and closed on 5 December 2014 at 5pm.

### **Discussion**

3. At its meeting on 30 October 2014 the Board agreed that Christine Grace would prepare the Board's submission.
4. The submission was sent to and accepted by Wellington City Council on Friday 5 December 2014.

### **Attachments**

Attachment 1. Submission on the Draft Suburban Reserves Management Plan Page 69

Author	Andrew Buchanan, Governance Advisor/Dep. EO
Authoriser	Lynlee Baily, Governance Team Leader

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

The views expressed in this submission are that of the Makara/Ohariu Community Board.

### **Treaty of Waitangi considerations**

There are no Treaty of Waitangi considerations.

### **Financial implications**

There are no financial implications arising from this submission.

### **Policy and legislative implications**

There are no policy or legislative implications.

### **Risks / legal**

There are no risks or legal implications arising from this submission.

### **Climate Change impact and considerations**

There are no climate change impacts.

### **Communications Plan**

N/A.

Draft Suburban Reserves Management Plan

Submission – 5 December 2014

Contact: Christine Grace  
Makara/Ohariu Community Board  
C/- 410 Makara Road  
Makara  
Wellington 6972

Phone 476 8176      0274 620108      [gracecp410@gmail.com](mailto:gracecp410@gmail.com)

I am making a submission on behalf of the Makara/Ohariu Community Board.

This submission relates to the three reserves in the Makara Village, and the two at Makara Beach.

In the introduction on Page 24 it states that there are three reserves, two open grass areas with limited value for local neighbourhood recreation, and the Makara Village Recreation Reserve, which accommodates the community centre and public tennis court.

**In fact, this is incorrect**, firstly re the open grass area between the row of houses is utilized for a dog exercise area, as these houses have limited own property land, and there is difficulty in walking dogs on the narrow rural road. The second reserve is adjacent to a property, with direct access to the Makara stream, and is extremely flood prone in heavy rain. It would not be suitable for a building site should it be recommended for sale. If it is to be considered for sale, the grazing leaseholder (neighbour closest to the property) should be given first option. The third site accommodates the old 1872 Makara School and Tennis Courts on South Makara Road, and is used regularly by the Makara Play Group, and many residents use the tennis courts, including the Makara School students in the summer for lessons and games. The Makara Community Centre Hall building is housed on community owned separate land, alongside the historic St Patrick's Church on Makara Road, also now community owned.

There is also a public playground at the Makara School which is often used by residents and people visiting Makara, this has recently been upgraded by the WCC and now also has a large flying fox, with funding from the Westwind Meridian Community Fund.

**Regarding the two Makara Beach reserves, you state that the first on the foreshore serves no public purpose, which again is incorrect.** Part of the reserve is adjacent to the Beach Car Park and is contained within low fencing. It was once dune land, flattened in 1942 when sand was removed for the war effort. Some of the original native plants have recolonized the site, and are now extremely rare. There is a sign with identification of the various plants growing inside the area. Native insects and common skinks, and NZ pipits feed there. Currently people who walk on this reserve do not realize how important

these very tiny plants are, and there may be an opportunity to put a small meandering driftwood edged path (no larger than 60-80 cm wide) through the reserve to give people the opportunity to actually see and appreciate the plants growing in the reserve at close quarters. I am aware that the Makaracarpas Estuary Restoration group would be prepared to undertake this work, with advice from the WCC.

The Makaracarpas Estuary Restoration group manage the Estuary Reserve with the WCC, and is made up of residents from the beach and inland Makara, and others from outside the Makara area, with other assistance from Forest and Bird, DoC and GRWC for weed control and animal pest control. There are some 3 hectares of estuarine vegetation, plus 4 hectares of inter-tidal land and stream, and is already listed as a conservation site in Wellington's District Plan. The long term is for restoration of the Makara Estuary to protect the habitats of the many special plants, fish and birds that live in or visit the estuary and coast, and to enhance the character and quality of the coastal landscape for residents and the many visitors to this area.

The Board views the work done by this group as very important, and continuation of assistance from the WCC with advice and access to plants, and others as above is necessary. Reduction of assistance would damage this area of high ecological value.

The Board does not consider there is a necessity to reduce the current number of reserves, as the three in the Makara village area, although small are used regularly. The Foreshore and the Estuary reserves are also currently well managed and maintained.

Thank you for the opportunity to make this submission.

Christine Grace  
Chair Person

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## **SUBMISSION TO THE LOCAL GOVERNMENT COMMISSION DRAFT PROPOSAL FOR REORGANISATION OF LOCAL GOVERNMENT IN WELLINGTON**

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### **Purpose**

1. For the Board to consider its upcoming submission to the Local Government Commission (LGC) Draft Proposal for Reorganisation of Local Government in Wellington.

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

2. At the Board's meeting of 11 December 2014 it was agreed that Christine Grace would prepare a submission on the LGC's draft reorganisation proposal.
3. The closing date and time for the lodgement of submissions is Monday 2 March at 4.00pm.

### **Attachments**

Nil

Author	Andrew Buchanan, Governance Advisor/Dep. EO
Authoriser	Lynlee Baily, Governance Team Leader





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## **PROJECT MILL CREEK AND COMMUNITY LIAISON GROUP**

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### **Purpose**

1. To allow for a member report back as part of his or her representative role on this community group.

### **Recommendation**

That the Makara/Ohariu Community Board:

1. Receive the information.

### **Background**

2. Currently Judy Liddell is the Board member responsible for this oral report, which is a standard agenda item at the Board's ordinary meetings.

### **Attachments**

Nil

Author	Andrew Buchanan, Governance Advisor/Dep. EO
Authoriser	Lynlee Baily, Governance Team Leader



## **FORWARD PROGRAMME**

### **Purpose**

1. To provide for the Board's consideration a current draft work programme.

### **Recommendation**

Officers recommend that the Makara/Ohariu Community Board:

1. Receive the information.
2. Approve its current draft work programme subject to any alterations, additions, or deletions deemed necessary.

### **Discussion**

2. The Forward Programme as it currently stands is outlined below.

<b>Thursday 26 March 2015 (Makara Valley Hall)</b>	
<ul style="list-style-type: none"><li>• Resource Consents</li><li>• Makara/Ohariu Community Board Bank Account</li><li>• Meeting with Greater Wellington Regional Council on Flood Protection</li><li>• Roding</li><li>• Project Mill Creek and Community Liaison Group</li><li>• Forward Programme</li></ul>	

### **Attachments**

Nil

Author	Andrew Buchanan, Governance Advisor/Dep. EO
Authoriser	Lynlee Baily, Governance Team Leader