

**ORDINARY MEETING**

**OF**

**TAWA COMMUNITY BOARD**

**AGENDA**

**Time:** 7.00pm  
**Date:** Thursday, 12 March 2015  
**Venue:** Tawa Community Centre  
5 Cambridge Street  
Tawa  
Wellington

---

**MEMBERSHIP**

Graeme Hansen  
Richard Herbert  
Councillor Lester  
Margaret Lucas (Deputy Chair)  
Jack Marshall  
Councillor Sparrow  
Alistair Sutton  
Robert Tredger (Chair)

**Have your say!**

*You can make a short presentation to the Board 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.*

---



---

**TABLE OF CONTENTS**  
**12 MARCH 2015**

---

<b>Business</b>	<b>Page No.</b>
<b>1. Meeting Conduct</b>	<b>5</b>
<b>1.1 Apologies</b>	<b>5</b>
<b>1.2 Conflict of Interest Declarations</b>	<b>5</b>
<b>1.3 Confirmation of Minutes</b>	<b>5</b>
<b>1.4 Public Participation</b>	<b>5</b>
<b>1.5 Deputations</b>	<b>5</b>
<b>1.6 Items not on the Agenda</b>	<b>5</b>
<b>2. Oral Reports</b>	<b>5</b>
<b>2.1 Policing in Tawa</b>	<b>5</b>
<b>2.2 Tawa Volunteers Fire Brigade</b>	<b>5</b>
<b>2.3 Neighbours' Day</b>	<b>5</b>
<b>2.4 'Vibrant Tawa'</b>	<b>5</b>
<b>2.5 Tawa Community Board Discretionary Fund Update</b>	<b>5</b>
<b>2.6 Members' Reports</b>	<b>5</b>
<b>3. Reports</b>	<b>7</b>
<b>3.1 Housing Choice and Supply - Consultation on enabling medium density housing in Tawa</b>	<b>7</b>
<b>3.2 Resource Consent Applications and Approvals for 27 January to 26 February 2015</b>	<b>11</b>

<b>3.3 Retrospective ratification of submission on the draft proposal for Local Government reform of the Wellington region</b>	<b>13</b>
<b>3.4 Current and Upcoming Council Consultations Items</b>	<b>19</b>
<b>3.5 Forward Programme</b>	<b>21</b>

**Questions**

## **1 Meeting Conduct**

### **1.1 Apologies**

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

### **1.2 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 12 February 2015 will be put to the Tawa Community Board for confirmation.

### **1.4 Public Participation**

A period of at least 10 minutes shall be set aside near the beginning of Tawa Community Board meetings to enable members of the public to make statements about any matter that may be of importance to the residents of Tawa. The total time set aside for public participation may be extended with the majority agreement of the Board. A member of the public wishing to raise a substantive matter should be invited to present it under deputations.

### **1.5 Deputations**

Unless the meeting determines otherwise, a limit of 10 minutes in total shall be placed on the members of the deputation addressing the meeting. No deputation shall be received by the Board unless an application stating the purpose of the deputation has been received by the Chief Executive and the Chairperson's approval has been obtained.

### **1.6 Items not on the Agenda**

Any item not on the agenda may only be discussed if a motion to discuss the item is passed by a unanimous resolution of the meeting; and:

1. The item is a minor item relating to the general business of the local authority; and
2. The Chairperson explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting but no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting for further discussion; and
3. The Chairperson explains to the meeting why the item is not on the agenda and the reason why discussion of the item cannot be delayed.

## **2 Oral Reports**

- 2.1 Policing in Tawa
- 2.2 Tawa Volunteers Fire Brigade
- 2.3 Neighbours' Day
- 2.4 'Vibrant Tawa'
- 2.5 Tawa Community Board Discretionary Fund Update
- 2.6 Members' Reports



---

### **3. Reports**

---

## **HOUSING CHOICE AND SUPPLY - CONSULTATION ON ENABLING MEDIUM DENSITY HOUSING IN TAWA**

---

### **Purpose**

1. To update the Tawa Community Board on the upcoming consultation regarding the Housing Choice and Supply project.

### **Summary**

2. On 5 February 2015 the Transport and Urban Development Committee agreed that Tawa and Karori should be investigated as the next priority areas for medium density residential area zoning.
3. In parallel with this work, the Council will also prepare town centre plans for both Tawa and Karori. These plans will provide a vision for the future of the town centres and will help guide public and private investment.
4. The consultation will provide the Tawa and Karori communities with the opportunity to help shape the draft district plan change and the draft town centre plans. More specifically, feedback will help inform the boundaries and rules for the zones, and the actions to improve the town centres.
5. The Council intends to be working with the Tawa Community Board throughout this process.

### **Recommendation**

That the Tawa Community Board:

1. Receive the information.

### **Background**

6. Tawa and Karori have been identified as the next priority areas for progressing the Housing Choice and Supply programme. Both areas have the potential to provide a range of medium density residential housing.
7. Karori and Tawa have also been identified in the Wellington Urban Growth Plan as areas where a Town Centre Plan should be prepared. This work will occur alongside the medium density housing area work.
8. Further Council investment for roading, public transport, cycling, and network infrastructure may be required to support the medium density residential areas. The extent of the investment for Tawa and Karori is not yet known.

### **Discussion**

9. Wellington's population is projected to grow by 50,000 over the next 20 years. At the same time people's needs are changing as the population grows older and becomes more diverse. Housing choice is needed to cater for significant anticipated growth in one and two person households and a growing demand for energy efficient, low

maintenance properties. People also want to move into different housing types within their existing suburbs as their needs change ('age in place'). The City also needs a greater supply of high quality affordable housing.

10. To achieve this, the Council is planning to encourage more medium density housing in appropriate locations. The Council is also looking at local centres, facilities and services, with the aim of ensuring that Tawa town centre will be an attractive and vibrant centre for existing and new residents.
11. Feedback is being sought from the Tawa and Karori communities on two important aspects that will inform the development of a draft plan change. These two aspects are:
  - Where in your community should medium-density housing be provided?
  - What standards of design should the medium-density housing meet? For example, maximum building heights, maximum site coverage, and distances between buildings and boundaries.
12. In order to capture this feedback the Council will be carrying out the following activities:
  - Letterbox drop including an information leaflet,
  - Web pages containing more detailed project information,
  - Use of social media and newspaper articles to raise general awareness,
  - Drop-in centres in each community, involving:
    - Display panels
    - Council Planners on-site at advertised times with daily presentations
    - Suggestion boxes
  - Evening presentation at the conclusion of the drop-in centre weeks, where feedback will be gathered and shared.
13. Council officers will also be meeting with particular interest groups and residents associations, or anyone that requests a specific meeting with council officers. Interest groups will be given an opportunity to absorb the information and then have a targeted meeting with officers to aid in their understanding of the project and what it means for them. The Council is particularly interested in working with the Tawa Community Board throughout this process.
14. The Council expects a high level of community interest in this project and is aiming to capture as much feedback as possible to ensure a draft plan change is developed that meets the needs of the local communities, both now and in the future.

### **Next Actions**

15. Following the initial community consultation process, Council officers expect to:
  - Prepare a draft plan change (taking into account initial community feedback) to be approved by the Transport and Urban Development Committee and released for public discussion in the middle of this year.
  - Prepare a draft town centre plan to be approved by the Transport and Urban Development Committee and released for public consultation in the middle of this year.
  - Consider the results of discussion on the draft change and prepare all necessary documents to support a proposed plan change for Transport and Urban Development Committee approval in approximately September this year.
  - Complete the town centre plan for adoption by the end of the year.
  - Plan change process (submissions and hearings) in approximately February 2016.



---

**Attachments**

Nil

Author	Daniel Batley, Senior Advisor - District Plan
Authoriser	Anthony Wilson, Chief Asset Officer

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

This paper provides an update to the Tawa Community Board on upcoming consultation on the Housing Choice and Supply project with the Tawa and Karori communities. External conversations have already occurred on a limited basis, but the focus of these discussions was to identify how best to conduct consultation with the affected communities. Engagement with internal stakeholders has occurred as part of developing profiles for each suburb.

### **Treaty of Waitangi considerations**

All District Plan work is required to take into account the principles of the Treaty of Waitangi under s8 of the Resource Management Act 1991.

### **Financial implications**

There are financial implications associated with identifying new growth areas. These have been identified at a high level and will be fully canvassed before any final decision is made to commit to a plan change.

Costs associated with the consultation programme will be funded from existing budgets.

The town centre plan project has \$1,000,000 proposed of capital investment in the draft Long Term Plan (2015-25) in years 4 and five.

### **Policy and legislative implications**

District Plan policy development supports the outcomes of the Urban Development Strategy and the draft Wellington Urban Growth Plan.

### **Risks / legal**

This project is only at the stage of informal public consultation and there are no legal risks associated with the project at this point. One risk for the success of the broader project will be the inability to support the medium density residential areas with other necessary council investment in infrastructure or other facilities.

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

The suburb profile work completed identified some constraints on future development from potential climate change risks. No significant risks were identified for Tawa and Karori.

### **Communications Plan**

An engagement plan and a Marketing and Communications Plan have been prepared.

---

## **RESOURCE CONSENT APPLICATIONS AND APPROVALS FOR 27 JANUARY TO 26 FEBRUARY 2015**

---

### **Purpose**

1. In accordance with an agreement reached with the Tawa 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 Tawa Community Board:

1. Receive the information.

### **Background**

2. This report advises the Community Board of resource consents lodged and decisions made during the period 27 January to 26 February 2015.

### **Discussion**

3. For the period from 27 January to 26 February 2015, there were four applications lodged with the Council.

<b><i>Service Request</i></b>	<b><i>Address</i></b>	<b><i>Applicant</i></b>
<b>324444</b>	<b>17 The Drive</b>	<b>Bayley Luutomes</b>
Subdivision and land use consent for a two lot fee simple subdivision and associated land use.		
<b>325008</b>	<b>40 Tawa Terrace</b>	<b>Hamish Stockwell</b>
Subdivision consent for a two lot fee simple.		
<b>325845</b>	<b>121 Bing Lucas Drive</b>	<b>J &amp; MJ Walsh Partnership</b>
Land use consent for earthworks part retrospective.		
<b>324493</b>	<b>8 William Earp Place</b>	<b>Rock Solid Holdings Ltd</b>
Right of way approval and cancellation of redundant right of way.		

4. For the period from 27 January to 26 February 2015, there were nine applications approved under delegated authority.

Item 3.2

<b>Service Request</b>	<b>Address</b>	<b>Applicant</b>
319830	70 Bing Lucas Drive	G & K Patrick
Variation of a consent notice.		
237771	28 Redwood Avenue	Perry Barber
Subdivision and land use consent for three lot fee simple subdivision, two new houses and driveway re-alignment.		
301536	8 William Earp Place	Rock Solid Holdings Ltd
Land use consent for a retail development.		
322041	Various locations within the Tawa Residential Area	Chorus New Zealand Ltd
Land use consent for installation of ultra-fast broadband.		
323386	70 Bing Lucas Drive	Glen Patrick
Land use consent for a new dwelling in the ridgelines and hilltops area.		
323587	19 Raroa Terrace	Vertbuild Ltd
Subdivision consent for a two lot fee simple.		
323788	54 Ranui Terrace	John & Lorraine Staples
Subdivision consent for a two lot fee simple.		
324444	17 The Drive	Bayley Luutomes
Subdivision consent for a two lot fee simple.		
324493	8 William Earp Place	Rock Solid Holdings Ltd
Right of way approval and cancellation of redundant right of way.		

## Attachments

Nil

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

---

## **RETROSPECTIVE RATIFICATION OF SUBMISSION ON THE DRAFT PROPOSAL FOR LOCAL GOVERNMENT REFORM OF THE WELLINGTON REGION**

---

### **Purpose**

1. To seek the Tawa Community Board's retrospective approval of its submission made to the Local Government Commission regarding the draft proposal for Local Government reform of the Wellington region.

### **Recommendations**

That the Tawa Community Board:

1. Receive the information.
2. Retrospectively approve the submission on the Local Government Commission's draft proposal for Local Government reform of the Wellington region.

### **Background**

2. The Local Government Commission's request for submissions on the proposal for local government reorganisation in the Wellington region closed on Monday, 2 March 2015.

### **Discussion**

3. The submission has been sent to the Local Government Commission.

### **Attachments**

Attachment 1. Tawa Community Board's submission

Page 15

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

---

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

The views expressed in this submission are that of the Tawa 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.

**Tawa Community Board Submission**  
**Local Government reform of the Wellington region**

The Tawa Community Board wishes to make the following submission on the 2014 Local Government Commission draft proposal for Local Government reform of the Wellington region.

The Tawa Community Board wishes to be heard at the Oral Submissions stage of this consultation.

*In preparing our submission we have considered statements that were expressed at a Tawa Community meeting on Wednesday 18<sup>th</sup> Feb 2015 attended by 76 residents.*

**Tawa Background:** Historically the Tawa area has been well served by local government since originally having its own Borough Council from 1953 through to 1989 when this was amalgamated with Wellington City Council. Since joining with Wellington City the community has had its local government focus through its own elected representatives to the Tawa Community Board and has had active local ward City Councillor representation.

Tawa residents also exhibit a strong sense of community, shown by the many sports, church and social organisations based in Tawa and the local fundraising and petitions organised for local facilities. This strong sense of community and neighbourhood preparedness is also shown through Tawa having the No. 1 ranking spot in NZ for community membership of the neighbourly.co.nz community engagement web site.

While there has generally been a stronger sense of belonging to the Wellington CBD area where many of the community have worked and regularly travelled, the Porirua area is also having an increasing influence as an area for shopping and recreation. The Porirua area also forms a natural area for catchment based environmental matters, and this area has historically also shared water treatment and waste infrastructure facilities with Tawa.

**Amalgamation?** While there is a section of the community that strongly questions the need for any change at all, on balance, the Tawa Community Board is of the view (putting aside the question of whether the Wairarapa should be included) that amalgamation will result in a better outcome for the overall region from a strategic regulatory and growth sense. It makes more sense that bylaws, district plan rules and strategy plans are dealt with across the region.

While there may have been good progress over the years for regional thought leadership (e.g. the mayoral forum and regional transport plans) and operational co-operation, this just hasn't happened fast enough and there still many areas where greater unification can be

achieved in strategy, regulatory matters and spacial planning, that we believe will only be achieved through having a one Council organisation across the region.

Of practical concern of Tawa, and more generally in the Wellington suburban area, it seems likely that rates will increase for local residents as the subsidies that are provided from the Wellington CBD will be diluted across the wider region area and Tawa will not benefit from these as much as they do at present. The high cost stated for the regional integration (\$200 million) is also of great concern and the flow on effect this will have on future rates.

**Local Boards:** The Tawa Community Board also believes that the amalgamation option as encompassed by the current Commission Plan, through the empowerment of Local Boards to manage local operational matters, provides a good compromise for having local community involvement in local decision making – local democracy. For Tawa in particular the allocation of local ward membership to the Porirua-Tawa Local Board, with two members of the Local Board elected from the Tawa subdivision, and the prospect of the Porirua-Tawa Local Board area contributing three members to the main Council, has the best direct involvement of the Tawa local voice of any amalgamation option considered by the Commission.

The Tawa Community Board does submit however that the proposed name of the “Porirua-Tawa” Local Board should be changed to a less cumbersome single new name for the area would be more appropriate and in keeping with the naming of other Local Boards. This might also dissipate any historical prejudices and parochialisms. The names of “Mana” or “Keneperu” were one suggested as in common with one of the local national electoral areas.

**Residents’ Associations:** No matter what version of Council amalgamation prevails we still see the strong need and voice of local suburb based residence and ratepayer association type organisations to exist. Such organisations can provide a focus and voice for local community matters and an advocacy and dissemination conduit to enable such matters of concern to be presented to their Local Board. While such residents’ associations do not currently come within the legal framework of the Local Government amalgamation proposal it is strongly recommended that they are encouraged and strengthened, and particularly for areas where there has previous been a local Community Board. This will then provide the lowest tier of local democracy.

**Conclusion:** It is of grave concern that discontent amongst the general populous, and escalated by the media, has caused a “we don’t want to happen to us like has happened to Auckland” mentality. The Tawa Community Board therefore believes that the amalgamation Plan as it stands does not have sufficient public support across the region to succeed at the referendum stage. This is evidenced in a recent Nielsen poll that found only 30% in Wellington would vote ‘Yes’ on the current proposal.



We strongly submit therefore, that the Commission does not proceed with the Plan in its current form, but proposes an alternate Plan in its final determination that is more acceptable to the region at large. Only in this way has future progress any hope of succeeding and being accepted by a willing majority. Otherwise the “coolest little capital in the world” is destined to hibernation – like Transmission Gully was – for another 25yrs before the amalgamation topic is resurrected again.

**Tawa Community Board**

Robert Tredger (Chair)  
Margaret Lucas  
Graeme Hansen  
Richard Herbert  
Jack Marshall  
Alistair Sutton

For contact purposes please contact

Richard Tredger (chair)  
Tawa Community Board  
Phone: 021 181 4499  
Email: [tredger@slingshot.co.nz](mailto:tredger@slingshot.co.nz)  
Address: 20 Greyfrairs Crescent, Tawa, Wellington 5028



---

## **CURRENT AND UPCOMING COUNCIL CONSULTATIONS ITEMS**

---

### **Purpose**

1. To provide the Tawa Community Board with an update on the current items Council is seeking public feedback on and to advise the Board on upcoming items for consultations.

### **Recommendation**

That the Tawa Community Board:

1. Receive the information

### **Discussion**

2. The Council will be or is currently seeking feedback on the following items:
  - Traffic Resolutions - Traffic & Parking Restrictions - Round 1, February 2015 (submissions close 5.00pm, 13 March 2015.)
  - Mount Victoria Master Plan (submissions close 5.00pm, 23 March 2015.)
  - Social Housing Service Policy Review (submissions close 5.00pm, 27 March 2015.)
  - Long Term Plan 2015-25 (submissions close 17 April 2015.)
3. The traffic resolution affecting Tawa is "Linden Avenue: No stopping, at all times".
4. The Master Plan is a visual plan for tree management and replanting, and for the management of the track network. It will help guide the Council's existing programmes and resources for Mount Victoria over the next 10 years.
5. The Social Housing Policy Review guides who the Council will house and how they will set the rent levels.
6. The Long-term Plan (LTP) is a document that sets out the Council's intentions for the next decade. It is reviewed every 3 years to make sure it is still relevant and accurate in dealing with the proposed strategic direction of the Council and community outcomes.
7. All relevant information and supporting information is available on Council's website: <http://wellington.govt.nz/have-your-say/consultations>

### **Options**

8. Should the Board wish to make a submission on any of these items; the submission will need to be ratified at the next Board meeting which is scheduled for 9 April 2015.

### **Attachments**

Nil

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

---

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

All relevant supporting information and documentation relating to these items for consultation are available on Council's website and community input is being sought.

### **Treaty of Waitangi considerations**

Any Treaty of Waitangi considerations will be taken into account.

### **Financial implications**

Any financial implications will be considered.

### **Policy and legislative implications**

Any policy and legislative implications will be considered.

### **Risks / legal**

Any legal implications and risks will be taken into account.

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

Climate change impacts (if any) will be considered.

### **Communications Plan**

Council's website details the next steps for each item that is being consulted.

---

## **FORWARD PROGRAMME**

---

### **Purpose**

1. To provide the Tawa Community Board with a draft work programme for its amendment and approval.

### **Recommendations**

That the Tawa Community Board:

1. Receive the information.
2. Amend the work programme if necessary.

### **Discussion**

2. Below is the draft work programme for the Board's approval and amendment where necessary:

<b>Thursday, 9 April 2015</b>
Standing Items: <ul style="list-style-type: none"><li>• Policing in Tawa</li><li>• Community Speaker</li><li>• Resource Consents</li><li>• Upcoming Areas of Consultation (if any)</li><li>• Tawa Community Board Discretionary Fund</li><li>• Reports back from Board Members</li><li>• Forward Programme</li><li>• Two New Leases under Reserves Act 1977 (Existing Tenants): Tawa Rugby Football Club Incorporated and North City Cricket Club Incorporated.</li><li>• Update on the dog issues in Tawa</li><li>• Update on the 2015-2025 Long-term Plan</li><li>• Update from NZTA on the Petone-Grenada link</li></ul>

### **Attachments**

Nil

Author	Cara des Landes, Governance Advisor
Authoriser	Helga Sheppard, Acting Governance Team Leader

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

No consultation or engagement is required.

### **Treaty of Waitangi considerations**

There are no Treaty of Waitangi considerations associated with this report.

### **Financial implications**

There are no financial implications associated with this report.

### **Policy and legislative implications**

There are no policy or legislative implications associated with this report.

### **Risks / legal**

There are no risks or legal implications associated with this report.

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

N/A.

### **Communications Plan**

N/A.