

**ORDINARY MEETING**

**OF**

**ENVIRONMENT COMMITTEE**

**MINUTES**

Time: 09:15 am  
Date: Thursday, 11 February 2016  
Venue: Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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**PRESENT**

Mayor Wade-Brown  
Councillor Ahipene-Mercer  
Councillor Coughlan  
Councillor Eagle  
Councillor Foster  
Councillor Free  
Councillor Lee  
Councillor Lester  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Peck  
Councillor Ritchie  
Councillor Sparrow  
Councillor Woolf  
Councillor Young



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## 1 Meeting Conduct

### 1.1 Apologies

Cr Peck tendered his apologies for lateness. Cr Coughlan needs to leave at 10.30 am and Cr Marsh needs to leave early.

### 1.2 Conflict of Interest Declarations

There were no conflict of interests declared.

(Councillor Lester entered the meeting at 09:17 am.)

(Councillor Foster entered the meeting at 09:17 am.)

### 1.3 Confirmation of Minutes

**Moved Councillor Pannett, seconded Councillor Free**

**Resolved**

That the Environment Committee:

Approve the minutes of the Environment Committee Meeting held on 26 November 2015, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

**Carried**

(Mayor Wade-Brown entered the meeting at 09:19 am.)

### 1.4 Public Participation

There were no public participants.

### 1.5 Items not on the Agenda

There were no items not on the agenda.

Councillor Pannett with leave of the Committee changed the order of the meeting so that item 3.1, 3.2 and 2.2 were heard before item 2.1.

## 3. Operational

(Councillor Ritchie left the meeting at 9:22 am)

(Councillor Ritchie returned to the meeting at 09:28 am.)

(Councillor Eagle left the meeting at 09:30 am.)

(Councillor Foster left the meeting at 09:42 am.)

(Councillor Young left the meeting at 09:44 am.)

(Councillor Young returned to the meeting at 09:47 am.)

(Councillor Foster returned to the meeting at 09:48 am.)

### 3.1 Oral Hearings - Exchange of reserve land at St Gerards Monastery

**Moved Councillor Pannett, seconded Mayor Wade-Brown**

**Resolved**

That the Environment Committee:

1. Receive the oral submissions.

Carried

### 3.2 Oral hearings - reclassification of part of Raukawa Street Reserve

**Moved Councillor Pannett, seconded Councillor Marsh**

**Resolved**

That the Environment Committee:

1. Receive the oral submissions.

Carried

(Councillor Foster left the meeting at 10:00 am.)  
(Councillor Foster returned to the meeting at 10:05 am.)  
(Councillor Young left the meeting at 10:11 am.)  
(Councillor Marsh left the meeting at 10:11 am.)  
(Councillor Young returned to the meeting at 10:13 am.)  
(Councillor Marsh returned to the meeting at 10:14 am.)

## 2. Policy

### 2.2 Submission on Residential Tenancies Smoke Alarms and Insulation Regulations

**Moved Councillor Pannett, seconded Mayor Wade-Brown**

That the Environment Committee:

1. Receive the information; and
2. Agree to delegate to the Chair of the Environment Committee and the Chief Executive the authority to amend the submission to include any amendments agreed by the Committee, and any associated minor consequential edits.
3. Agree to include the following text in paragraph 4 of the cover letter after the following text the Council considers that the implementation of the proposed regulations needs greater consideration if they are to be effective for vulnerable tenants in private rentals. **“One way to do this would be to continue to develop a recognised performance checklist for rental accommodation. This could be in the form of a star rating or ‘WoF’ type checklist including health and safety and liveability criteria, under the common goal of making our cities more attractive and liveable for all.”**
4. Agree to amend paragraph 1.4 in the submission document to include the following statement **with this goal in mind the Council has been working with a number of partners to develop a practical tool and implementation model to increase the performance of rental accommodation in New Zealand (ie.‘rental WoF’).**
5. Note that the Transport and Urban Development Committee agreed for officers to continue to work with partners to develop a WoF checklist for rental accommodation and options for an implementation model on 20 May 2014.

6. Include in submission document discussion to encourage government to regulate unflued gas heaters.

**Moved Councillor Pannett, seconded Councillor Woolf, the following amendment:**

That the Environment Committee:

7. Agree to recommend that the government undertake further analysis on how to respond to the risk of higher rents by example extending the WUNZ programme and other appropriate mechanisms
8. Directing officers to continue to work with partners to progress to the work and options of the implementation model for a rental WoF type system.

**Carried**

(Councillor Peck entered to the meeting at 10:19 am.)

(Councillor Ritchie left the meeting at 10:30 am.)

(Councillor Coughlan left the meeting at 10:30 am.)

(Councillor Eagle returned to the meeting at 10:45 am.)

(Councillor Sparrow returned to the meeting at 10:47 am.)

(Councillor Ahipene-Mercer returned to the meeting at 10:49 am.)

(Councillor Ritchie returned to the meeting at 10:50 am.)

**Moved Councillor Foster, seconded Councillor Peck, the following amendment:**

That the Environment Committee:

9. Agree the submission be strengthened to reflect the need for a stronger regulation or incentives to ensure rental housing is free of dampness as per requirement in Housing Improvement Regulations 1947.

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

**For:**

Councillor Ahipene-Mercer  
Councillor Foster  
Councillor Peck  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**Against:**

Mayor Wade-Brown  
Councillor Eagle  
Councillor Free  
Councillor Lee  
Councillor Lester  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Ritchie

Majority Vote: 6:8

**Lost**

**Moved Councillor Free, seconded Councillor Lester, the following amendment:**

That the Environment Committee:

9. Agree the submission be strengthened to reflect the need for a stronger regulation or incentives to ensure rental housing is free of dampness as per requirement in Housing Improvement Regulations 1947.

**Carried**

**Moved Councillor Pannett, seconded Mayor Wade-Brown**, the following motion:  
That the Environment Committee:

**Resolved**

1. Receive the information; and
2. Agree to delegate to the Chair of the Environment Committee and the Chief Executive the authority to amend the submission to include any amendments agreed by the Committee, and any associated minor consequential edits.
3. Agree to include the following parenthesised text in paragraph 4 of the cover letter after the following text the Council considers that the implementation of the proposed regulations needs greater consideration if they are to be effective for vulnerable tenants in private rentals. "One way to do this would be to continue to develop a recognised performance checklist for rental accommodation. This could be in the form of a star rating or 'WoF' type checklist including health and safety and liveability criteria, under the common goal of making our cities more attractive and liveable for all."
4. Agree to amend paragraph 1.4 in the submission document to include the following statement with this goal in mind the Council has been working with a number of partners to develop a practical tool and implementation model to increase the performance of rental accommodation in New Zealand (ie.'rental WoF').
5. Note that the Transport and Urban Development Committee agreed for officers to continue to work with partners to develop a WoF checklist for rental accommodation and options for an implementation model on 20 May 2014.
6. Include in submission document discussion to encourage government to regulate unflued gas heaters.
7. Agree to recommend that the government undertake further analysis on how to respond to the risk of higher rents by example extending the WUNZ programme and other appropriate mechanisms
8. Directing officers to continue to work with partners to progress to the work and options of the implementation model for a rental WoF type system.

**Carried**

(Councillor Marsh left the meeting at 11:30 am.)

(Councillor Coughlan returned to the meeting at 11:45 am.)

## **2.1 Wastewater service pipes (laterals) in road reserve: proposal for council to take responsibility for repair and renewal.**

**Moved Councillor Pannett, seconded Mayor Wade-Brown**

**Resolved**

That the Environment Committee (the Committee):

- a) Receive the information.
- b) Note that the Council may take responsibility for the maintenance and renewal of wastewater laterals in road reserve with or without owning them.
- c) Note that the Council may by resolution declare any specified private drain to be a

public drain, under section 462 of the Local Government Act 1974, and this could apply to wastewater laterals in road reserve.

- d) Note that officers advise that there is reasonable policy rationale for Council ownership of laterals.
- e) Note that a change to Council ownership offers the greatest opportunity for savings in network management and a lower total cost.
- f) Note that a change to Council ownership would result in a shifting of renewal costs from a user pays basis to being funded by all ratepayers.
- g) Note that proposed ownership would cover some 215 kilometres representing 15% of the total length of wastewater laterals, with an estimated depreciated replacement cost of \$25.4 million and estimated annual depreciation of \$0.8 million, which would be funded by rates.
- h) Note that a change in approach would also require additional rates funded annual operational expenditure of \$100,000 to \$200,000.
- i) Agree to recommend to Governance, Finance and Planning Committee that this proposal be included as part of the funding prioritisation process for the 2016/17 Annual Plan deliberations and consultation process.
- j) Note that similar issues apply to stormwater service connections and the approach for the Council to take responsibility to repair and renew these laterals will be reviewed at a later date in the context of the approach to stormwater network management in the Wellington region.
- k) Note that there are major financial implications around the precedent being set for wastewater laterals and the additional unknown financial implications of the stormwater laterals on future rates and debt levels.
- l) Note that a public communications plan will be developed to publicise any changes and to communicate any transition matters clearly.

**Carried**

#### **4. Public Excluded**

##### **Moved Councillor Pannett, seconded Councillor Foster**

##### **Resolved**

THAT the Environment Committee :

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

**Carried**

General subject of the matter to be considered

Reasons for passing this resolution in relation to each matter

Ground(s) under section 48(1) for the passing of this resolution

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4.1 DISCHARGE OF ENCUMBRANCE	7(2)(b)(ii) The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.
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The meeting went into public excluded session at 11:52 am.

The meeting concluded at 12:27 pm.

Confirmed: \_\_\_\_\_  
Chair