
ORDINARY MEETING

OF

GOVERNANCE, FINANCE AND PLANNING COMMITTEE

MINUTES

Time: 9.17am
Date: Wednesday, 27 August 2014
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

PRESENT

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

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1 Meeting Conduct

1.1 Apologies

Moved Councillor Lester, seconded Mayor Wade-Brown

Resolved

That the Governance, Finance and Planning Committee:

1. Accept the apologies received from Councillor Coughlan for lateness.

Carried

1.2 Conflict of Interest Declarations

There were no conflict of interest declarations.

1.3 Confirmation of Minutes

Moved Councillor Lester, seconded Councillor Young

Resolved

That the Governance, Finance and Planning Committee:

1. Approve the minutes and public excluded minutes of the meeting held on Tuesday, 24 June 2014 having been circulated, be taken as an accurate record of that meeting.:

Carried

1.4 Public Participation

Noted:

1. Dan Neely addressed the Committee regarding Report 2.4 Report Back on Mayoral Travel to Warsaw and San Francisco and Attendance at the Walk21 Conference in October 2014, focusing on the San Francisco Sister City relationship, and requested that the Council progress its practice of earthquake resilience by sharing and learning from San Francisco's emergency planning.

(Councillor Ritchie joined the meeting at 9.21am.)

2. Mark Huser also addressed the Committee regarding Report 2.4 Report Back on Mayoral Travel to Warsaw and San Francisco and Attendance at the Walk21 Conference in October 2014, noting the benefits of the Sister City relationship with San Francisco.

(Councillor Coughlan joined the meeting at 9.27am.)

3. Hamish Allardice addressed the Committee regarding Report 2.4 Report Back on Mayoral Travel to Warsaw and San Francisco and Attendance at the Walk21 Conference in October 2014, noting that Sydney has a Sister City relationship with San Francisco and that Wellington would benefit from a similar sister city relationship.

1.5 Items not on the Agenda

There were no items not on the agenda.

2. General Business

(Councillor Marsh left the meeting at 9.30 am.)
(Councillor Marsh returned to the meeting at 9.32 am.)

2.1 Report of the Audit and Risk Subcommittee meeting of Tuesday 19 August 2014: 2013/14 Financial Statements and Statements of Service Performance

Moved Councillor Peck, seconded Councillor Marsh

Recommendations

Officers recommend that the Governance, Finance and Planning Committee:

1. Receive the information.
2. Note that the Audit and Risk Subcommittee has reviewed the financial statements and Statements of Service Performance in detail.
3. Recommend to Council:
 - (a) That the Accounting Policies contained in the draft financial statements (attached to the officers' report) are formally confirmed for adoption for the financial statements for the year ended 30 June 2014.
 - (b) The adoption of the financial statements including Statements of Service Performance for Wellington City Council and Group within the Annual Report for the year ended 30 June 2014, subject to receiving final unmodified audit clearance from Audit New Zealand.
4. Recommend to Council the adoption of the Annual Report for Wellington City Council and Group for the year ended 30 June 2014 (attached in Appendix 1).
5. Recommend to Council that it delegate to the Chair of the Audit and Risk Subcommittee and Chief Executive the authority to make minor editorial changes that may arise as part of preparing the 2013/14 Annual Report document for publication.

(Councillor Pannett left the meeting at 9.45am.)
(Councillor Pannett returned to the meeting at 10.02am.)

Moved Councillor Foster, seconded Councillor Coughlan the following amendment:

Resolved

That the Governance, Finance and Planning Committee:

6. Edit the Annual Report to add detail on the survey size and representation where appropriate.

Carried

Resolved

That the Governance, Finance and Planning Committee:

1. Receive the information.
2. Note that the Audit and Risk Subcommittee has reviewed the financial statements and Statements of Service Performance in detail.
3. Recommend to Council:
 - (a) That the Accounting Policies contained in the draft financial statements (attached to the officers' report) are formally confirmed for adoption for the financial statements for the year ended 30 June 2014.
 - (b) The adoption of the financial statements including Statements of Service Performance for Wellington City Council and Group within the Annual Report for the year ended 30 June 2014, subject to receiving final unmodified audit clearance from Audit New Zealand.
4. Recommend to Council the adoption of the Annual Report for Wellington City Council and Group for the year ended 30 June 2014 (attached in Appendix 1).
5. Recommend to Council that it delegate to the Chair of the Audit and Risk Subcommittee and Chief Executive the authority to make minor editorial changes that may arise as part of preparing the 2013/14 Annual Report document for publication.
6. Edit the Annual Report to add detail on the survey size and representation where appropriate.

Carried

The meeting adjourned for morning tea at 10.42am.

The meeting reconvened at 11.05am.

(Councillor Ritchie was absent when the meeting reconvened.)

2.2 Housing Accord Implementation and Adoption of Special Housing Areas

The following replacement officer recommendations were tabled at the meeting (Tabled Item A):

Moved Mayor Wade-Brown, seconded Councillor Ahipene-Mercer

Recommendations

Officers recommend that the Governance, Finance and Planning Committee:

1. Receive the information.
2. **Agree to recommend to Council that it recommends** to the Minister of Housing that the following eight special housing areas and associated qualifying development criteria be approved as set out in Attachment 1:

- (a) Lincolnshire-Woodridge (greenfield area), with qualifying developments being 10 or more dwellings or allotments;
- (b) Lower Stebbings (greenfield area), with qualifying developments being 10 or more dwellings or allotments;
- (c) Johnsonville (medium density residential area), with qualifying developments being 2 or more dwellings or allotments;
- (d) Kilbirnie (medium density residential area), with qualifying developments being 2 or more dwellings or allotments;
- (e) Mount Cook Centre (Adelaide Road) with qualifying developments being 2 or more dwellings or allotments;
- (f) Central Area North, with qualifying developments being 2 or more dwellings or allotments; and
- (g) Central Area South with qualifying developments being 2 or more dwellings or allotments.
- (h) Arlington Apartments site with qualifying developments being *2 or more dwellings or allotments*.

3. **Agree to recommend to Council that it agree to a housing development incentives package for all Special Housing Areas relating to:**

- (a) a one-stop-shop consenting process for all qualifying development applications;
- (b) proactive engagement with the development community to provide information on the HASHA Act processes, and to help facilitate future development opportunities; and
- (c) a waiver of pre-application meeting fees.

and note that these are in addition to existing committed Council investment in the Special Housing Areas and the changes agreed by Council in the 2014/15 Annual Plan and as follows:

- (d) **reduction in residential Development Contributions by removing community infrastructure (approximately a 25 % reduction)**
- (e) **change invoicing date of Development Contributions from 'end of build' to sale or occupation (for 10 plus EHU developments for up to 2 years)**

4. **Agree in principle to providing a rates remission for new residential greenfield allotments or dwellings in Lower Stebbings and Lincolnshire-Woodridge Special Housing Areas to be exempt from rates increases resulting from the consequential valuation uplift of land, provided that:**

- (a) **the application for remission must relate to a new residential development of 30 or more allotments (or dwellings where it is proposed that the dwellings will be unit titled)**
- (b) **the remission will apply for a maximum of 2 years; commencing when the section 223(c) certificate is issued and ending 2 years later, or when the new allotment or title is sold (whichever is the sooner)**
- (c) **no application will be eligible for this remission after 30 June 2019**

and instruct officers to report on changes to the Rates Remission Policy to give effect to this, as part of the draft 2015-25 Long- term Plan.

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5. **Agree to recommend to Council that it** agree to the following criteria for the selection of future Special Housing Areas:
- (a) Consistency with the Wellington Housing Accord;
 - (b) Future development will be generally consistent with the District Plan;
 - (c) Infrastructure is available or can be made available to service the development;
 - (d) Existing and proposed future locational characteristics such as character, amenity, services and facilities make the area suitable for residential development;
 - (e) Any relevant landowner and Iwi views have been taken into account;
 - (f) There is demand for housing and development is likely to take place in the area.
6. That the Chair of the Governance, Finance and Policy Committee and the Chief Executive be delegated the authority to approve any minor editorial changes to the Special Housing Area schedules contained in Attachment 1.

It was noted during the discussion that items 2(f) and 2 (g) should read as follows:

- (f) Central Area North, with qualifying developments being **10** or more dwellings or allotments; and
- (g) Central Area South with qualifying developments being **10** or more dwellings or allotments.

(Councillor Ritchie returned to the meeting at 11:16 am.)

(Councillor Coughlan left the meeting at 11.55am and was absent for the remainder of the meeting.)

(Councillor Foster left the meeting at 12.01pm.)

(Councillor Foster returned to the meeting at 12.10 pm.)

Moved Councillor Pannett, seconded Councillor Foster, the following amendment:

That the Governance, Finance and Planning Committee:

Agree to recommend to Council that it recommends

2 (a) and (b) above is subject to:

that the Special Housing Areas for Lower Stebbings and Lincolnshire - Woodridge clearly showing the existing Land Use and Reserves Agreements and the Structure Plan (in the District Plan) and all other relevant zoning provisions.

2 (f) is amended as follows:

Central Area North – including only the land around Ballantrae Place and the land adjacent to State Highway One and Portland Crescent.

Voting For: Mayor Wade-Brown, Councillor Eagle, Councillor Foster, Councillor Free, Councillor Lee, Councillor Lester (Chair), Councillor Marsh, Councillor Pannett, Councillor Peck, Councillor Sparrow, and Councillor Woolf, Councillor Young

Voting Against: Councillor Ahipene-Mercer and Councillor Ritchie

Majority Vote: 12:2

Carried

Moved Councillor Free, seconded Councillor Ritchie, the following amendment:

That the Governance, Finance and Planning Committee:

2 (e) Mount Cook Centre (Adelaide Road) with qualifying developments being **4** or more dwellings or allotments;

Voting For: Councillor Free and Councillor Ritchie

Voting Against: Mayor Wade-Brown, Councillor Ahipene-Mercer, Councillor Eagle, Councillor Foster, Councillor Lee, Councillor Lester (Chair), Councillor Marsh, Councillor Pannett, Councillor Peck, Councillor Sparrow, and Councillor Woolf, Councillor Young

Majority Vote: 2:12

Lost

Moved Councillor Lester, seconded Councillor Young, the following procedural motion:

That the Governance, Finance and Planning Committee:

1. In accordance with Standing Order 3.16.2(c) that the motion under debate be now put (a "closure motion".)

Voting For: Mayor Wade-Brown, Councillor Eagle, Councillor Foster, Councillor Free, Councillor Lee, Councillor Lester (Chair), Councillor Marsh, Councillor Peck, Councillor Sparrow, and Councillor Woolf, Councillor Young

Voting Against: Councillor Ahipene-Mercer, Councillor Pannett and Councillor Ritchie

Majority Vote: 11:3

Carried

Resolved

That the Governance, Finance and Planning Committee:

1. Receive the information.
2. Agree to recommend to Council that it recommends to the Minister of Housing that the following eight special housing areas and associated qualifying development criteria be approved as set out in Attachment 1:

- (a) Lincolnshire-Woodridge (greenfield area), with qualifying developments being 10 or more dwellings or allotments;
- (b) Lower Stebbings (greenfield area), with qualifying developments being 10 or more dwellings or allotments;

2 (a) and (b) above is subject to :
that the Special Housing Areas for Lower Stebbings and Lincolnshire –Woodridge clearly showing the existing Land Use and Reserves Agreements and the Structure Plan (in the District Plan) and all other relevant zoning provisions.

- (c) Johnsonville (medium density residential area), with qualifying developments being 2 or more dwellings or allotments;

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- (d) Kilbirnie (medium density residential area), with qualifying developments being 2 or more dwellings or allotments;
 - (e) Mount Cook Centre (Adelaide Road) with qualifying developments being 2 or more dwellings or allotments;
 - (f) Central Area North – including only the land around Ballantrae Place and the land adjacent to State Highway One and Portland Crescent.
 - (g) Central Area South with qualifying developments being 10 or more dwellings or allotments.
 - (h) Arlington Apartments site with qualifying developments being *2 or more dwellings or allotments*.
 3. Agree to recommend to Council that it agree to a housing development incentives package for all Special Housing Areas relating to:
 - (a) a one-stop-shop consenting process for all qualifying development applications;
 - (b) proactive engagement with the development community to provide information on the HASHA Act processes, and to help facilitate future development opportunities; and
 - (c) a waiver of pre-application meeting fees.
and note that these are in addition to existing committed Council investment in the Special Housing Areas and the changes agreed by Council in the 2014/15 Annual Plan and as follows:
 - (d) reduction in residential Development Contributions by removing community infrastructure (approximately a 25 % reduction)
 - (e) change invoicing date of Development Contributions from 'end of build' to sale or occupation (for 10 plus EHU developments for up to 2 years)
 4. Agree in principle to providing a rates remission for new residential greenfield allotments or dwellings in Lower Stebbings and Lincolnshire - Woodridge Special Housing Areas to be exempt from rates increases resulting from the consequential valuation uplift of land, provided that:
 - (d) the application for remission must relate to a new residential development of 30 or more allotments (or dwellings where it is proposed that the dwellings will be unit titled)
 - (e) the remission will apply for a maximum of 2 years; commencing when the section 223(c) certificate is issued and ending 2 years later, or when the new allotment or title is sold (whichever is the sooner)
 - (f) no application will be eligible for this remission after 30 June 2019and instruct officers to report on changes to the Rates Remission Policy to give effect to this, as part of the draft 2015-25 Long- term Plan.
 5. Agree to recommend to Council that it agree to the following criteria for the selection of future Special Housing Areas:
 - (a) Consistency with the Wellington Housing Accord;
 - (b) Future development will be generally consistent with the District Plan;
 - (c) Infrastructure is available or can be made available to service the development;
 - (d) Existing and proposed future locational characteristics such as character,

amenity, services and facilities make the area suitable for residential development;

- (e) Any relevant landowner and Iwi views have been taken into account;
- (f) There is demand for housing and development is likely to take place in the area.

6. That the Chair of the Governance, Finance and Policy Committee and the Chief Executive be delegated the authority to approve any minor editorial changes to the Special Housing Area schedules contained in Attachment 1.

(Councillor Lee left the meeting at 12.45 pm.)

(Councillor Ahipene-Mercer left the meeting at 12.45 pm.)

(Councillor Lee returned to the meeting at 12.46 pm.)

(Councillor Ahipene-Mercer returned to the meeting at 12.46 pm.)

2.3 Development Contributions Policy - Adoption of Amendments to Policy following LGA 2002 Amendment Act 2014

Replacement Attachment 1 to the report was tabled at the meeting (Tabled Item B).

Moved Councillor Lester, seconded Councillor Marsh

Resolved

That the Governance, Finance and Planning Committee:

1. Receive the information.
2. Recommend to Council that it agree the amendments to the Development Contributions Policy required under sections 199A, 199B, 201A and 202A of the Local Government Act 2002 and attached as Attachment 1.
3. Recommend to Council that it agree to amend the Regulatory Processes Committee's Terms of Reference to include the following:

"10. To make decisions on applications received under the Development Contribution Policy for reconsiderations".
4. Note that any further development contribution changes arising from the Local Government Act 2002 will be incorporated into the draft Development Contributions Policy by 1 December 2014 for consultation alongside the 2015-25 Long-term Plan.

Carried

2.4 Report Back on Mayoral Travel to Warsaw and San Francisco and Attendance at the Walk21 Conference in October 2014

Moved Mayor Wade-Brown, seconded Councillor Woolf

Resolved

That the Governance, Finance and Planning Committee:

1. Receive the information.
2. Agree that Wellington actively pursue a Sister City relationship with San Francisco.
3. Note that the Mayor visited San Francisco and attended the Warsaw commemoration as part of her private travel, and these opportunities were used to represent the Wellington and strengthen relations.
4. Note that organisers of the Walk21 International Conference on Walking and Liveable Communities, Sydney, 21-23 October 2014, have invited Mayor Wade-Brown to participate as a guest speaker.
5. Agree to approve attendance of Mayor Wade-Brown at the Sydney Walk21 International Conference as a guest speaker.

Carried

The meeting concluded at 12.50pm.

Confirmed: _____
Chair