
MINUTES

THURSDAY 16 MARCH 2006

9.19AM

**Committee Room 1,
Ground Floor, Council Offices,
101 Wakefield Street
Wellington**

PRESENT:

Councillor Armstrong (Chair) (9.19am – 12.35pm)

Councillor Ahipene-Mercer

Councillor Cook

Councillor Gill

Councillor Goulden (9.19 – 10.00am, 10.16 – 11.50am, 11.59am – 12.12pm, 12.16 – 12.43pm)

Councillor McKinnon

Councillor Morrison (9.19 – 10.32am, 11.28am – 12.43pm)

Councillor Ruben (9.22am – 12.43pm)

Councillor Wade-Brown (9.24am – 12.43pm)

Councillor Wain (10.06am – 12.43pm)

APOLOGIES:

Mayor Prendergast

Councillor Shaw

Councillor Wain (lateness)

LEAVE OF ABSENCE:

Councillor Ritchie

054/06P **APOLOGIES**
(1215/52/IM)

RESOLVED:

THAT the Strategy and Policy Committee:

1. *Note Councillor Ritchie's leave of absence.*
2. *Accept apologies for absence from Mayor Prendergast and Councillor Shaw.*
3. *Accept apologies for lateness from Councillor Wain.*

055/06P **CONFLICT OF INTEREST DECLARATIONS**
(1215/52/IM)

NOTED:

There were no conflicts of interest.

056/06P **PUBLIC PARTICIPATION**
(1215/52/IM)

NOTED:

There was no public participation.

(Councillor Ruben joined the meeting at 9.22am.)

(Councillor Wade-Brown joined the meeting at 9.24am.)

057/06P **ORAL HEARINGS ON DRAFT EARTHQUAKE-PRONE BUILDINGS POLICY**
(1215/52/IM)

(REPORT 1)

NOTED:

1. Andrew Clark from the Wellington branch of the Institute of Professional Engineers of New Zealand (IPENZ) spoke in support of the draft policy as it would encourage building owners to do more than meet the minimum requirements of the Building Act. He recommended that Heritage buildings be dealt with on a case-by-case basis.
2. Fran Wilde spoke on behalf of the Body Corporate, 124 Wakefield St about the difficulties a heritage listing caused when trying to comply with the draft policy. While she agreed with the reasoning behind the

earthquake-prone buildings policy, she noted the extra costs and loss of property value for those properties with a heritage listing.

3. Colin Pannell questioned what risk it was that Council was trying to avoid with the policy. He criticised the lack of risk assessment or quantification of risks that the policy was trying to mitigate and how it did not address the cost implications for those buildings with heritage listings.
4. Alan Ritchie advocated the strength of older buildings in withstanding earthquakes that are not recognised by many engineers. He requested that as the policy had a worthy objective it should be implemented over time so as not to risk devaluing many old buildings. He reminded the Committee that the policy only sought to protect buildings in a moderate earthquake and the over reaction that had stemmed from the consultation.
5. Bruce Mitchell spoke about his frustration in trying to access information held by the Wellington City Council such as lists of affected building and earlier reports. He believed that the consultation period was too short and that many Wellingtonians did not have a full understanding of the implications of the policy.

(Councillor Goulden left the meeting at 10.00am.)

(Councillor Wain joined the meeting at 10.06am.)

6. Margaret Bryson asked that the Council take a passive approach in applying its policy as proposed by many other Councils (including Napier City and Hutt City). She highlighted that the implications of the policy were dramatically affecting older apartment sale prices and argued that only those buildings that were overtly dangerous or essential to the city's infrastructure should be dealt with immediately.

(Councillor Goulden returned to the meeting at 10.16am.)

7. Peter Johnstone spoke as a structural engineer and told the committee that the strength of old buildings to withstand a moderate earthquake was greater than could be quantifiably calculated. He noted that the most dangerous buildings that should be dealt with immediately however were 'soft storey' buildings.

(The meeting adjourned at 10.32 am for morning tea and a Councillor briefing and reconvened at 11.25am.)

(When the meeting reconvened Councillors Ahipene-Mercer, Armstrong, Cook, Foster, Gill, Goulden, McKinnon, Pepperell, Ruben, Wade-Brown and Wain were present.)

(Councillor Morrison returned to the meeting at 11.28am.)

8. Margaret Taylor spoke against the draft policy as a resident whose property sale had been affected by it. She noted the extra costs for owners that were associated with having to obtain engineering reports.
9. Adam Thornton voiced concerns about the robustness of the I.E.P process and noted that it would be of benefit to update maps of ground and soil conditions which could affect the strength of a building. He noted that in most cases where owners strengthen their buildings they also took the opportunity to renovate which could increase the affordability of the process.

(Councillor Goulden left the meeting at 11.50am.)

10. Richard Burrell spoke in support of the buildings being earthquake strengthened but noted that it should be a property owners legal obligation to ensure that their building were strengthened.

(Councillor Goulden returned to the meeting at 11.59am.)

11. Gillian Robertson asked that some parts of the policy be revisited and revised as well as requesting that the Council take a greater look at helping fund the upgrading of important historical buildings.
12. Jenny Bentley from Victoria University highlighted to the committee the impact that the earthquake prone buildings policy would have on the university, with upward of five million dollars work that would need to be done on some of it's large 'high risk' buildings. She asked that the council reconsider time frames to ensure that strengthening would be affordable for people and not be a 'quick-fix'.

058/06P **FORWARD PROGRAMME**
Report of John McGrath – Director, Policy.
(1215/52/IM)

(REPORT 2)

(Councillor Goulden left the meeting at 12.12pm.)

RESOLVED:

THAT the Strategy and Policy Committee:

1. *Receive the information.*
2. *Agree the Forward Programme for the Strategy and Policy Committee as amended, attached at Appendix One to these minutes.*

(Councillor Goulden returned to the meeting at 12.16pm.)

059/06P **RESOLUTION TO EXCLUDE THE PUBLIC**
(1215/52/IM)

RESOLVED:

THAT the Strategy and Policy Committee:

1. 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:

REPORT 3: Newland Community Centre – Revised Development Options

Grounds: S48(1)(a) Local Government Official Information and Meetings Act – that 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.

Reasons: S7(2)(a) protect the privacy of natural persons, including that of deceased natural persons.

S7(2)(c)(ii) Protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment where the making available of the information; would be likely otherwise to damage the public interest.

S7(2)(i) To enable a local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

(The meeting moved into public excluded session at 12.18pm.)

(For Items 059/06P to 060/06P please see the public excluded minutes.)

(Councillor Armstrong left the meeting at 12.35pm.)

The meeting concluded at 12.43pm.

Confirmed: _____

Chair

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Appendix One Forward Programme

| <i>6 April 2006</i> | | |
|-----------------------------------|---|----------------------------|
| TITLE | DESCRIPTION | PORTFOLIO |
| Mayoral visit to China | Approval for Mayor to accept invitation to visit China | Governance |
| Elected Member Remuneration | To agree proposal to forward to Remuneration Authority | Governance |
| Representation Review | Representation arrangements for the 2007/10 Triennium | Governance |
| Council Controlled Organisations | Presentation of Quarterly Report | Chair, CCOPs |
| Council Controlled Organisations | Presentation on draft statements of intent and letters of expectation | Chair, CCOPs |
| Sister Cities Conference | To recommend to Council the attendance of Councillors at the Sister Cities Conference in Wellington from 9/12 May | None |
| Western Corridor | To consider the report of the Western Corridor Working Party | Transport |
| Parks Planning | Presentation of 10 year Parks Planning Schedule | Environment |
| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>13 April 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Open Spaces Bylaw | An Amalgamation of : <ul style="list-style-type: none"> • Harbours, Beaches and Foreshore • Reserves and Swimming Pools • Cemetery and Cremation <i>To be amalgamated into Open Spaces Bylaw</i> | Environment/ Recreation |
| Commercial Pools and Saunas Bylaw | Part of Bylaw Review | Economy |

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| Otari Native Botanic Garden Management Plan Review | Committee approval of Discussion Document for public consideration | Environment |
| Traffic Resolutions | To recommend to Council a range of traffic resolutions | Transport |
| <i>20 April 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Earthquake Prone Buildings Policy | Return of policy for approval after public consultation | Urban Development |
| Dangerous and Insanitary Buildings Policy | Return of policy for approval after public consultation | Urban Development |
| Drainage and Plumbing Bylaw | Part of Overall Bylaw Review | Environment |
| Liquor Control Bylaw | Oral hearings on proposal to amend bylaw | Social |
| Lambton Quay Speed Limits | Consideration of reductions of speed limits in Lambton Quay | Transport |
| Libraries Activity Review | Presentation of strategic options out of Activity Review | Social |
| District Plan: Heritage Rules | Draft Plan Change for Notification following consultation | Urban Development |
| Central City Framework: Capital Precinct | Draft Precinct Development Plan for consultation | Urban Development |
| <i>11 May 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Council Controlled Organisations | Presentation of report on review of CCO's | Governance |
| Community Facilities Activity Review | Presentation of Activity Review | Social |
| Libraries Activity Review | Presentation of strategic options out of Activity Review | Social |
| Makara/Ohariu Speed Limits | Oral hearings on speed limits report of 25 th May | Transport |
| ICT Policy | Oral hearings as part of consultation process | Social / Governance |
| District Plan: Airport and Centreport master plans | Resolution of Plan Changes following notification | Urban Development |

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| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>17, 18 May 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Long Term Council Community Plan | LTCCP Oral hearings | Organisational |
| <i>25 May 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Footpath Management Policy | To review the footpath management policy to consider permitted activities | Transport Urban Development |
| Advisory Groups | Review of the working of Council's Advisory Groups | Governance |
| Speed Limits | Consideration of reductions of speed limits on Makara and Ohariu and Middleton and Ohiro Roads | Transport |
| Stormwater Flood Protection | Presentation of Stormwater Flood Protection Schedule | Environment |
| District Plan: Minor Amendments | The annual range of 'minor amendments' to the District Plan for approval | Urban Development |
| Tourism Management | To consider tourism issues, including links to government's Tourism Strategy | Economy |
| <i>8 June 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| ICT Policy | Return of Community and E Democracy ICT policies after public consultation | Social Governance |
| Liquor Control Bylaw | Return of Bylaw following public consultation on amended hours | Social |
| Council Controlled Organisations | Presentation of Quarterly Report | Governance |
| City Housing Project | Progress on discussions with Housing NZ | Social |
| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>15 June 2006</i> | | |

| TITLE | DESCRIPTION | PORTFOLIO |
|---|---|-------------------|
| Communication and Participation Project including Consultation Policy | Report of Communication and Participation Project including draft Consultation Policy | Governance |
| Representation Review | Representation arrangements for the 2007/10 Triennium | Governance |
| District Plan: Northern Growth Management Framework | Draft Plan changes for notification following consultation, including a new urban development area chapter, structure plan for Lincolnshire Farm and revised Subdivision Design Guide | Urban Development |
| Council Controlled Organisations | Presentation of Final Statements of Intent | Governance |
| Council Controlled Organisations | Presentation of Business Plans | Chair, CCOPs |
| Wellington Waterfront Limited | Presentation of Business Plan and Waterfront Development Plan | Chair, CCOPs |
| District Plan: Central Area chapter review | A review of the Central Area chapter in the District Plan. This includes work on central area design guides | Urban Development |
| Carter Observatory | Presentation of Business Development Case | Economy |
| Parking Policy | First stage of the Parking Policy | Transport |
| Prospective Sister City Relationships | To investigate further relationships and, if so, who with. | Economy |
| <i>21, 22, 23 June 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| LTCCP Deliberations | Committee agreement of the LTCCP following public consultation | Organisational |
| <i>27 July 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Commercial Pools and Saunas | Return of bylaw after public consultation | Economy |
| <i>3 August 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Otari Native Botanic Garden | Presentation of Draft Management Plan for Committee Approval | Environment |

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| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>10 August 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Open Spaces Bylaw | Return of bylaw following public consultation | Environment/ Economy |
| <i>17 August 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Draining and Plumbing Bylaw | Return of Bylaw after public consultation | Environment |
| <i>24 August 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| To be scheduled | | |
| <i>31 August 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Annual Report | Presentation of Draft Annual Report for Committee Agreement | Organisational |
| <i>7 September 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Early Childhood Care and Education | Defining Council's role in providing early childhood care and education services | Social |
| Commercial Sex Premises Bylaw | Part of Bylaw Review | Social |
| Mountain Bike Policy | Review of Policy | Environment |
| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>14 September 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Parking Policy | Presentation of Draft Parking Policy | Transport |

| <i>21 September 2006</i> | | |
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| TITLE | DESCRIPTION | PORTFOLIO |
| Representation Review | Representation arrangements for the 2007/10 Triennium | Governance |
| <i>28 September 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| To be scheduled | | |
| <i>5 October 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Council Controlled Organisations | Presentation of Quarterly Report | Governance |
| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>12 October 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| To be scheduled | | |
| <i>19 October 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Wellington Zoo | Presentation of Business Development Case | Environment |
| <i>26 October 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| To be scheduled | | |
| <i>2 November 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>9 November 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Otari Native Botanic Garden | Presentation of Final Management Plan | Environment |

| <i>16 November 2006</i> | | |
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| TITLE | DESCRIPTION | PORTFOLIO |
| Cycling Plan | Presentation of Draft Cycling Plan – as part of the Travel Demand Management Strategic Priority | Transport |
| <i>23 November 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| To be scheduled | | |
| <i>30 November 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Water Supply Contract and Customer Service Charter | Draft contract and charter to replace to Water Supply Bylaw | Environment |
| <i>7 December 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Forward Programme | To present a schedule of work for SPC | Organisational |
| <i>14 December 2006</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Walking Plan | Presentation of Walking Plan – Part of the TDM Strategic Priority | Transport |
| <i>UNSCHEDULED</i> | | |
| TITLE | DESCRIPTION | PORTFOLIO |
| Food Premises Bylaw | Part of Overall Bylaw Review | Social |
| Infrastructure AMPs (September) | Presentation for Committee Approval | Environment |
| Watercourses Bylaw | Return of Bylaw to Committee after public consultation | Environment |
| Trade Waste Fees and Charges | To be agreed following the adoption of the Liquid Waste Management Plan | Environment |
| Track Implementation Plan | Plan for implementing Track Strategy as agreed in June 2004 | Environment |

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| Reserves Classification | Reclassification of a number of reserves – mainly along the south coast | Environment |
| Western Corridor Grenada-Gracefield Link | Review of progress, options and next steps in relation to the Western Corridor, Hutt Corridor, Northern Growth Management Plan and Regional Strategy | Transport |
| Regional Land Transport Strategy: Western Corridor Submission | To present Council's position on the Western Corridor Plan | Transport |
| Strategic Architecture | Review of Council's strategies, policies and plans following the adoption of the LTCCP | Governance |
| Wellington Regional Strategy | Consideration of Draft Regional Development Strategy | Economy |