
ORDINARY MEETING

OF

**PŪRORO TAHUA | FINANCE AND PERFORMANCE
COMMITTEE**

MINUTES

Time: 9:30am
Date: Thursday, 17 February 2022
Venue: Virtual meeting

PRESENT

Mayor Foster
Deputy Mayor Free
Councillor Calvert (Chair)
Councillor Condie
Councillor Day
Councillor Fitzsimons
Councillor Foon (Deputy Chair)
Liz Kelly
Councillor Matthews
Councillor O'Neill
Councillor Pannett
Councillor Paul
Councillor Rush
Councillor Woolf
Councillor Young

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:30am and read the following karakia to open the meeting.

Whakataka te hau ki te uru, Whakataka te hau ki te tonga. Kia mākinakina ki uta, Kia mātaratara ki tai. E hī ake ana te atākura. He tio, he huka, he hauhū. Tihei Mauri Ora!	Cease oh winds of the west and of the south Let the bracing breezes flow, over the land and the sea. Let the red-tipped dawn come with a sharpened edge, a touch of frost, a promise of a glorious day
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1.2 Apologies

Moved Councillor Calvert, seconded Deputy Mayor Free, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

1. Accept the apologies received from Councillor Fitzsimons for partial absence and from Liz Kelly for early departure.

Carried

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Calvert, seconded Councillor Foon, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

1. Approves the minutes of the Pūroro Tahua | Finance and Performance Committee Meeting held on 18 November 2021, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

(Councillor O'Neill joined the meeting at 9:34am.)

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There were no requests for public participation.

Secretarial note: In accordance with standing order 19.1, the chairperson accorded precedence to some items of business and announced that the agenda would be considered in the following order:

- 2.1 Procurement Strategy Update
- 3.1 Report of the Kāwai Māhirahira | Audit and Risk Subcommittee meeting of 2 February 2022: Health, Safety and Security Report
- 3.2 Report of the Kāwai Māhirahira | Audit and Risk Subcommittee meeting of 2 February 2022: Water Activities Rates Setting
- 2.2 Water Activity Rates Setting
- 2.3 Dissolution of Wellington Regional Strategy Committee
- 2.4 Appointments to Council-controlled Organisations
- 2.5 Forward Programme
- 2.6 Action Tracking
- 2.7 Development Contributions Policy Review Hearing

(Mayor Foster joined the meeting at 9:40am.)

2. General Business

2.1 Procurement Strategy Update

Moved Councillor Foon, seconded Councillor Calvert, the following motion

Resolved

1. Receive the information.
2. Note that the next report-back on progress in implementing the Procurement Strategy will occur in August 2022.
3. **Note that the update to Pūroro Tahua in August 2022 will include details on how Council will provide Impact Reporting that could be made publicly available as well as how targets for social enterprise are defined in the broader outcome strategy.**

Carried

Secretarial note: Councillor Foon moved the original motion with amendments, supported by officers, as marked in red.

(Councillor Pannett left the meeting at 10:05am.)

3. Committee Reports

Report of the Kāwai Māhirahira | Audit and Risk Subcommittee Meeting of 2 February 2022

3.1 HEALTH, SAFETY AND SECURITY REPORT

Moved Councillor Condie, seconded Deputy Mayor Free, the following motion

Resolved

That the Pūroro Tahua | Finance Performance Committee:

1. Receive the information.

Carried

(Councillor Pannett returned to the meeting at 10:21am.)

3.2 WATER ACTIVITY RATES SETTINGS

Moved Councillor Condie, seconded Councillor Pannett, the following motion

Resolved

That the Pūroro Tahua | Finance Performance Committee:

1. Consider debt funding the revenue loss, if necessary, resulting from the errors in rates settings, and recommending this course of action to Council.

Carried

Secretarial note: Councillor Condie moved the original motion with amendments, supported by officers, as marked in red.

The meeting adjourned at 10:31am and reconvened at 10:45 with all members present.

(Liz Kelly left the meeting at 10:47am.)

2.2 Water Activity Rates Setting

Moved Councillor Calvert, seconded Mayor Foster, the following motion

Resolved

That Pūroro Tahua | Finance and Performance Committee:

- 1) Receive the information including the report from Kāwai Māhirahira Audit and Risk Subcommittee;
- 2) Recommend to Council to approve debt funding the revenue loss, if necessary, resulting from the errors in the Water rates settings.
- 3) Recommend to Council that should debt funding be required, any surplus at the end of the 2022/23 Financial Year be used to pay down that debt **as the first priority, and include further options for repayment term and funding source.**

Carried

Secretarial note: Councillor Calvert moved the original motion with amendments, supported by officers, as marked in red.

2.3 Dissolution of Wellington Regional Strategy Committee

Moved Councillor Calvert, seconded Mayor Foster, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

1. Receive the information.
2. Note that the Chief Executive, after consultation with the Chair of the Pūroro Tahua | Finance and Performance Committee, will sign the Shareholders Agreement on behalf of the Council.

Carried

2.4 Appointments To Council Controlled Organisations

Moved Mayor Foster, seconded Deputy Mayor Free, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

- 1) Receive the information.
- 2) Agree to appoint ~~[COUNCILLOR NAME]~~ **Councillor Foon** as a board trustee of Experience Wellington.

Carried

2.5 Forward Programme

Moved Councillor Calvert, seconded Councillor Foon, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

1. Receive the information.
2. **Note that a monthly Health and Safety update report will be added to each month's agenda outside of the standard quarterly full report.**

Carried

Secretarial note: Councillor Calvert moved the original motion with amendments, supported by officers, as marked in red.

2.6 Actions Tracking

Moved Councillor Calvert, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

1. Receive the information.

Carried

Meeting adjournment

Moved Councillor Calvert, seconded Councillor Foon, the following motion

That the Pūroro Tahua | Finance and Performance Committee:

1. Adjourn the meeting until 1:30pm.

The meeting adjourned at 11:27am and reconvened at 1:34pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf and Councillor Young.

2.7 Development Contributions Policy Review Hearing

Moved Councillor Calvert, seconded Councillor O'Neill, the following motion

Resolved

That the Pūroro Tahua | Finance and Performance Committee:

1. Receive the information.
2. Hear the oral submitters and thank them for speaking to their submissions.

Carried

Attachments

- 1 RVA and Ryman presentation

Secretarial note: The following members of the public spoke to their submissions:

Time	Name	Organisation
1:30pm	John Collyns, Matthew Brown, Luke Hinchey	Retirement Villages Association and Ryman Healthcare Ltd
1:50pm	Rev Stephen King	Inner City Wellington
2:00pm	Katherine Wilson	Property Council New Zealand
2:10pm	Rod Halliday	Best Farm Ltd, Hunters Hill Ltd, Stebbings Farmlands Ltd, Lincolnshire Farm Ltd
2:20pm	Craig Stewart and Deborah Mason	Stratum
2:30pm	Joe Bartley	MetlifeCare
2:40pm	Bianca Tree and Jarrod Thompson	Stride Property Group
2:50pm	Matthew Plummer and Ethan Duff	BECA

The meeting concluded at 3:08pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair

ORDINARY MEETING

OF

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COMMITTEE**

MINUTE ITEM ATTACHMENTS

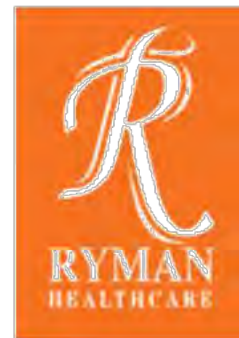
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Business

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2.7 Development Contributions Policy Review Hearing

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Wellington City Council Development Contributions Policy Review 2022

Retirement Villages Association of New Zealand and Ryman Healthcare Limited

17 February 2022

Overview

- Introduction to the RVA and Ryman
- Wellington's increasing ageing population and demand for retirement villages
- Key concerns about the 2021 draft Policy



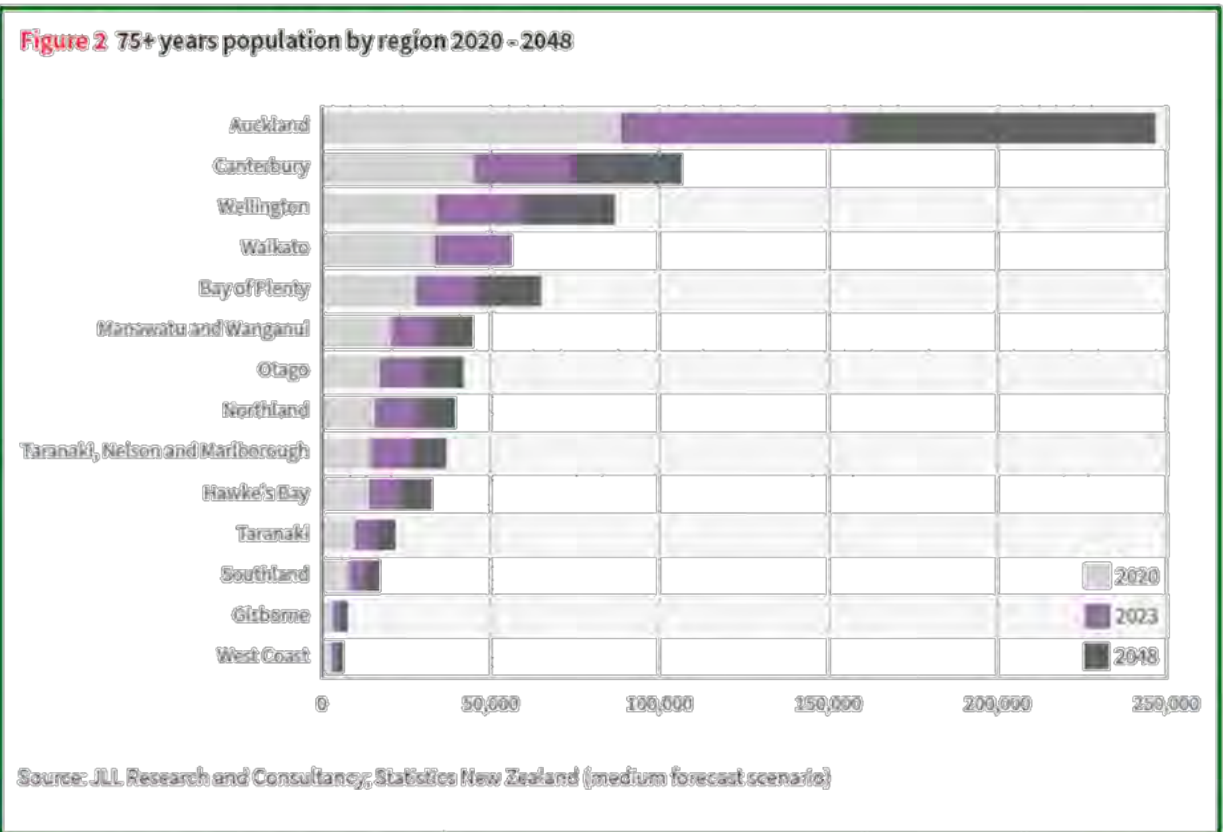
The Retirement Villages Association

- The RVA represents the owners, developers and managers of registered retirement villages across NZ (96% of the industry).
- Members include:
 - Ryman Healthcare
 - Summerset
 - Metlifecare
 - Radius Residential Care
 - Arvida
 - Bupa
 - Oceania,
 - Other corporate groups and independent and not-for profit operators



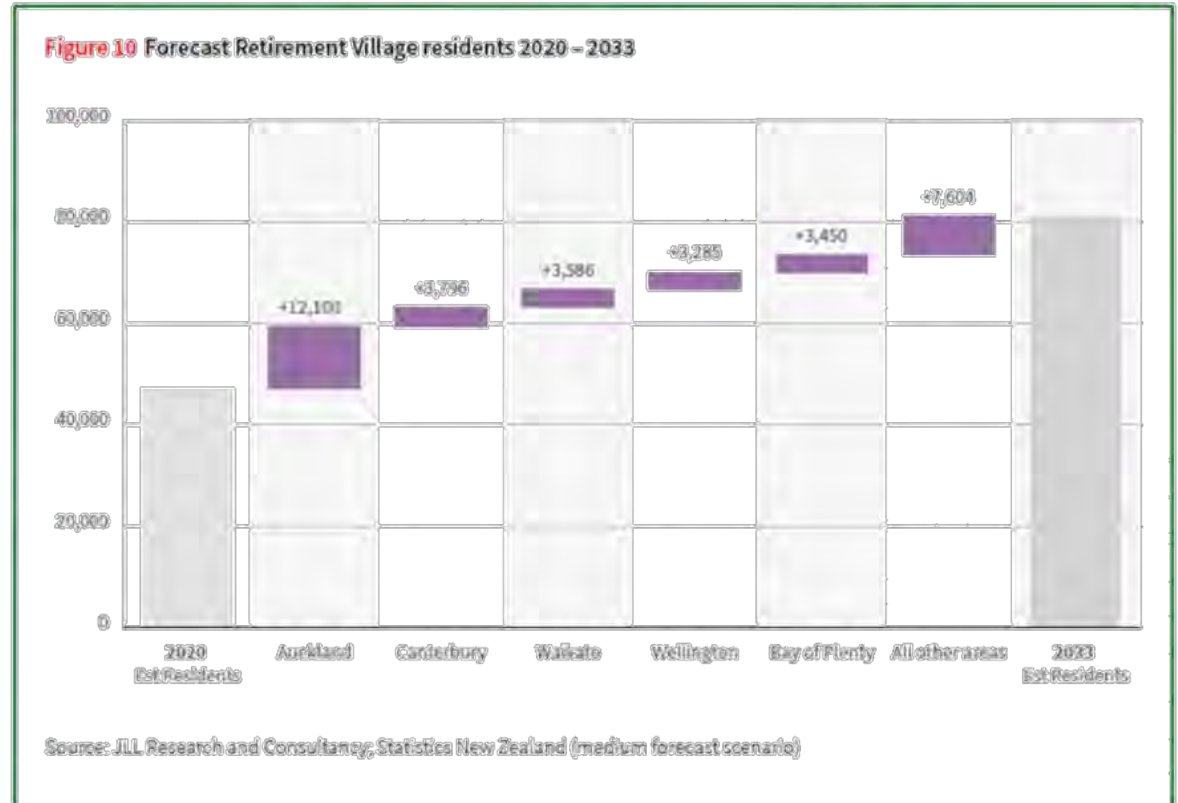
Wellington's increasing ageing population

- Wellington region: Third largest contributor to 75+ population growth.
- Wellington City: 75+ population - 8,681 in 2018. **23,643** in 2048.
- Retirement residents have a very low demand on council services.



Increasing demand for retirement villages

- Demand for retirement village accommodation outstripping supply
- Currently five retirement villages in Wellington.
- Five in development.
- Total capacity = 1,390 - only 5.8% of the 75+ population.
- Development contribution charges materially impact delivery.



Ryman Healthcare



- Retirement sector delivers a significant proportion of all current new build housing and new aged care beds – many offering a “continuum of care”
- Ryman is the largest retirement village operator in NZ. Five villages in the Wellington region, with two more planned in Karori and Newtown.



Demand on community facilities

- Ryman's residents are much less active and mobile than the 65+ population generally as well as the wider population.
- Residents have a much lower use of community facilities:
 - Do not travel often
 - Low use of libraries, parks, other public facilities
 - Use less water
 - Produce less waste water



Key concerns about the 2021 draft policy

- Lack of provision for retirement villages or aged care facilities
- Special assessment process is flawed
- Payment timing changes unfair
- Development agreements process unclear



Lack of provision for retirement villages or aged care facilities

Problem: Draft residential activity classifications do not provide for the much lower demand retirement village units and aged care rooms place on community facilities:

Solution: Include specific categories for “retirement units” and “aged care rooms” similar to Auckland Council.

Special assessment process is flawed

Problem: Without specific categories, retirement villages will need to be assessed under the special assessment process:

- The wording, “*special assessments will, in general, not be considered for residential developments*” is inappropriate for retirement villages.
- Demand measures are technically inaccurate.
- Contributions that developers make to community facilities as part of a development (eg infrastructure works) are not fairly recognised.

Solution: Provide clearer guidance on when residential developments can be assessed under the special assessment process, particularly acknowledging the lower demands generated by retirement villages.

Other proposed changes

Problem: Payment timing changes unfair: DC payments should not be required when resource consents are *issued*

Solution: Payments should be due when the demand on community facilities begins.

Problem: Development agreement process unclear: Development agreements are a useful tool to deal with infrastructure offset issues, but the process for using them is unclear.

Solution: Provide further guidance on when Council should enter into development agreements.