

ORDINARY MEETING

OF

TAWA COMMUNITY BOARD

MINUTES

Time: 7.00pm
Date: Tuesday, 10 May 2022
Venue: Tawa Community Centre
5 Cambridge Street
Tawa
Wellington

PRESENT

Councillor Condie
Councillor Day
Janryll Fernandez
Graeme Hansen
Richard Herbert
Jackson Lacy (Deputy Chair)
Robyn Parkinson (Chair)
Anna Scott

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1 Meeting Conduct

1.1 Karakia

The Chairperson opened the meeting at 7.05pm with the following Karakia:

Kia hora te marino	May peace be widespread.
Kia whakapapa pounamu te moana	May the sea be like greenstone;
Hei huarahi mā tatou i te rangi nei	a pathway for all of us this day.
Aroha atu, aroha mai	Let us show respect for each other,
Tātou i a tātou katoa.	love for one another.

1.2 Apologies

Moved Robyn Parkinson, seconded Jackson Lacy

Resolved

That the Tawa Community Board:

Accept the apologies received from Councillor Condie for lateness.

Carried

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Robyn Parkinson, seconded Anna Scott

Resolved

That the Tawa Community Board:

1. Approves the minutes of the Tawa Community Board Meeting held on 12 April 2022, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

(Councillor Condie joined the meeting at 7.14pm)

1.5 Tawa Community Board Service Award

There was no service award recipient.

1.6 Public Participation

There was no public participation.

1.7 Items not on the Agenda

There were no items not on the agenda.

2. Oral Reports

- ~~a. Linden Community Development~~
- b. Draft District Plan
- ~~c. Update from the Mayor~~
- d. Annual Plan Consultation – City Housing
- e. Annual Plan Consultation - Southern Landfill
- f. Tawa Members Update (standing item)

2.1 Oral Updates

Moved Robyn Parkinson, seconded Janryll Fernandez

Resolved

That the Tawa Community Board:

1. Receive the information.

Carried

3. Reports

3.1 Resource consents applications and approvals for 4 April 2022 to 1 May 2022

Moved Robyn Parkinson, seconded Graeme Hansen

Resolved

That the Tawa Community Board:

1. Receive the information.

Carried

3.2 Current and Upcoming Consultations and Engagements

Moved Robyn Parkinson, seconded Janryll Fernandez

Resolved

That the Tawa Community Board:

3. Receive the information.

Carried

3.3 Tawa Community Board Discretionary Fund - Monthly Allocations 2021/2022

Moved Robyn Parkinson, seconded Graeme Hansen

Resolved

That the Tawa Community Board:

1. Receive the information.
2. Agree to allocate the remaining balance of \$6,872.54 as follows:
 - a) Hanging baskets to the Tawa Residents Association \$1,600.00
 - b) Spring into Tawa to the Tawa Residents Association \$1,000.00
 - c) Tawa Rugby Club \$250.00
 - d) Linden Community Garden to the Vulnerable Support Charitable Trust \$1,250.00
 - e) Tawa Scout Group \$100.00
 - f) Tawa Softball Club \$250.00
 - g) Tawa Linden Playcentre \$100.00
 - h) Wall Park equipment to the Tawa Residents Association \$2,250.00
 - i) Tawa Borough Scholarship \$72.54

Carried

3.4 Forward Programme

Moved Robyn Parkinson, seconded Richard Herbert

Resolved

That the Tawa Community Board:

1. Receive the information.
2. Approve its current draft work programme subject to any alterations, additions or deletions deemed necessary.

June 2022
<p>Oral Reports:</p> <ul style="list-style-type: none">• Police Update (tbc)• Spicer Landfill• Youth Council (tbc)• Metlink Update• Friends of Tawa Bush Reserve (tbc)• Tawa Members Update (standing item) <p>Written Reports:</p> <ul style="list-style-type: none">• Lux lighting mapping• Libraries Report (quarterly)• Parks, Sport and Recreation Report (quarterly)

- Resource Consent Applications and Approvals Report (standing item)
- Upcoming Areas of Consultation, Engagement or Surveys (if any) (standing item)
- Tawa Community Board Discretionary Fund Update (standing item)
- Forward Programme (standing item)

August 2022

Oral Reports:

- Fire Update (tbc)
- CE Update
- Tawa Residents Association (tbc)
- **Tawa Business Group**
- Tawa Members Update (standing item)

Written Reports:

- Rooding Report (new quarterly)
- Resource Consent Applications and Approvals Report (standing item)
- Upcoming Areas of Consultation, Engagement or Surveys (if any) (standing item)
- Tawa Community Board Discretionary Fund Update (standing item)
- Forward Programme (standing item)

September 2022

Oral Reports:

- Police Update (tbc)
- **Youth Council**
- **Tawa College Prefects**
- **Kids Enhancing Tawa Ecosystems**
- Tawa Members Update (standing item)

Written Reports:

- Resource Consent Applications and Approvals Report (standing item)
- Upcoming Areas of Consultation, Engagement or Surveys (if any) (standing item)
- Tawa Community Board Discretionary Fund Update (standing item)
- Forward Programme (standing item)

Carried

The meeting concluded at 9.33pm with the reading of the following karakia:

**Kia whakairia te tapu
Kia wātea ai te ara
Kia turuki whakataha ai
Kia turuki whakataha ai
Haumi e. Hui e. Tāiki e!**

Restrictions are moved aside,
so the pathway is clear to return to
everyday activities.
Let us be united.

Authenticated: _____
Chair

Tō tātou taone
mō Apōpō

**E rautaki
ana mātou**

Our City
Tomorrow

**Planning
for Growth**

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Tawa Community Board

Draft District Plan Briefing

10 May 2022



Where are we at.....

- Current District Plan dates back to 2000
- 83 plan changes
- Spatial Plan adopted June 2021 – non statutory but sets direction
- Draft District Plan consultation end of 2021 – non-statutory
- Proposed District Plan to be notified July 2022
- Hearings 2023
- Decisions early 2024



Government direction

- MDRS must be incorporated into District Plan by August 2022
- MDRS will legal effect when PDP is notified in July 2022

- Policy 3 of the NPS-UD District Plans must enable:

“building heights of least 6 storeys within at least a walkable catchment of the following:

- (i) existing and planned rapid transit stops*
- (ii) the edge of city centre zones*
- (iii) the edge of metropolitan centre zones”*

Notification of the Proposed District Plan

ISPP

- Intensification content and MDRS

Standard process

- Remaining plan content

New MDRS

New MDRS – permitted across MRZ and HRZ

Units permitted - 3

Height limit – 11m

Height to boundary - 4m / 60°

Front yard – 1.5m

Side and rear yards – 1m

Building coverage – 50%

Outdoor living space – 20m² minimum

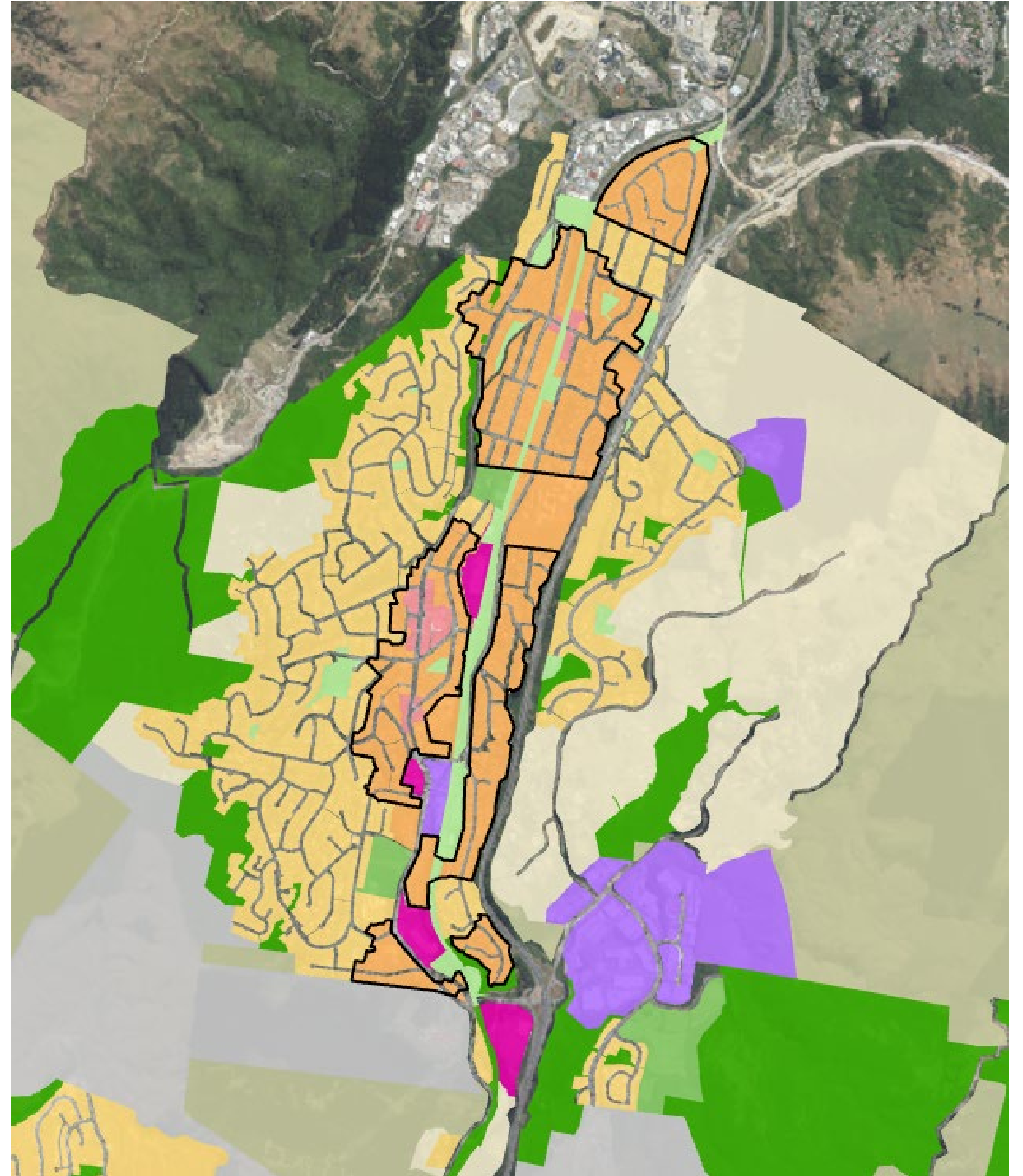
Landscaped area – 20% minimum (+ 30% permeable)

Outlook space – 4m x 4m for living room, 1m x 1m for all other habitable rooms

Windows to street – minimum 20% of front facade

Changes to Residential Zones

- Draft District Plan included General Residential Zone and Medium Density Residential Zones
- As a result of new MDRS there is no longer a General Residential Zone
- Proposed District Plan will include a Medium and High Density Residential Zone
- Up to 3 storeys anticipated in MRZ
- Up to 6 storeys anticipated in HDRZ



Question 1 – How can the Board effectively pass on any concerns and have them addressed prior to notification of the PDP?

- Unfortunately we are now at a point where chapters are being finalised and we do not have time for changes or amendments.
- However, we encourage you to put a formal submission in on the notified Proposed District Plan and we can come back during engagement to speak to you about your submission points.



Question 2 – the biggest issue for Tawa is ensuring that multi-units are ‘done well’.

- This may look different to the CBD, and yet for large developments some matters appear to be the same for both e.g. the DDP requires 1 bicycle/micro-mobility space per unit and 1 temporary space per 10 units. In a suburb that attracts families this may not be enough.
- These are minimum standards, developers can provide more and we would encourage this.
- There is also guidance regarding the storage requirements in the Residential Design Guide:

External storage

G102. For units without a lockable garage, provide a secure weatherproof storage area external to the unit large enough to store a bicycle.

For standalone or terraced typologies, this could be a garden shed or exterior cupboard, located so as not to impede use or visual amenity of private open space or the public realm.

For apartment buildings, this may be a locker in a basement or shared carparking area.

Consider the items likely to be stored here, such as sporting equipment, prams, tools, larger bicycles or adaptable bicycles, etc., when considering the accessibility and configuration of the storage element.

G104. Bicycle storage should be located near to entrances where possible.

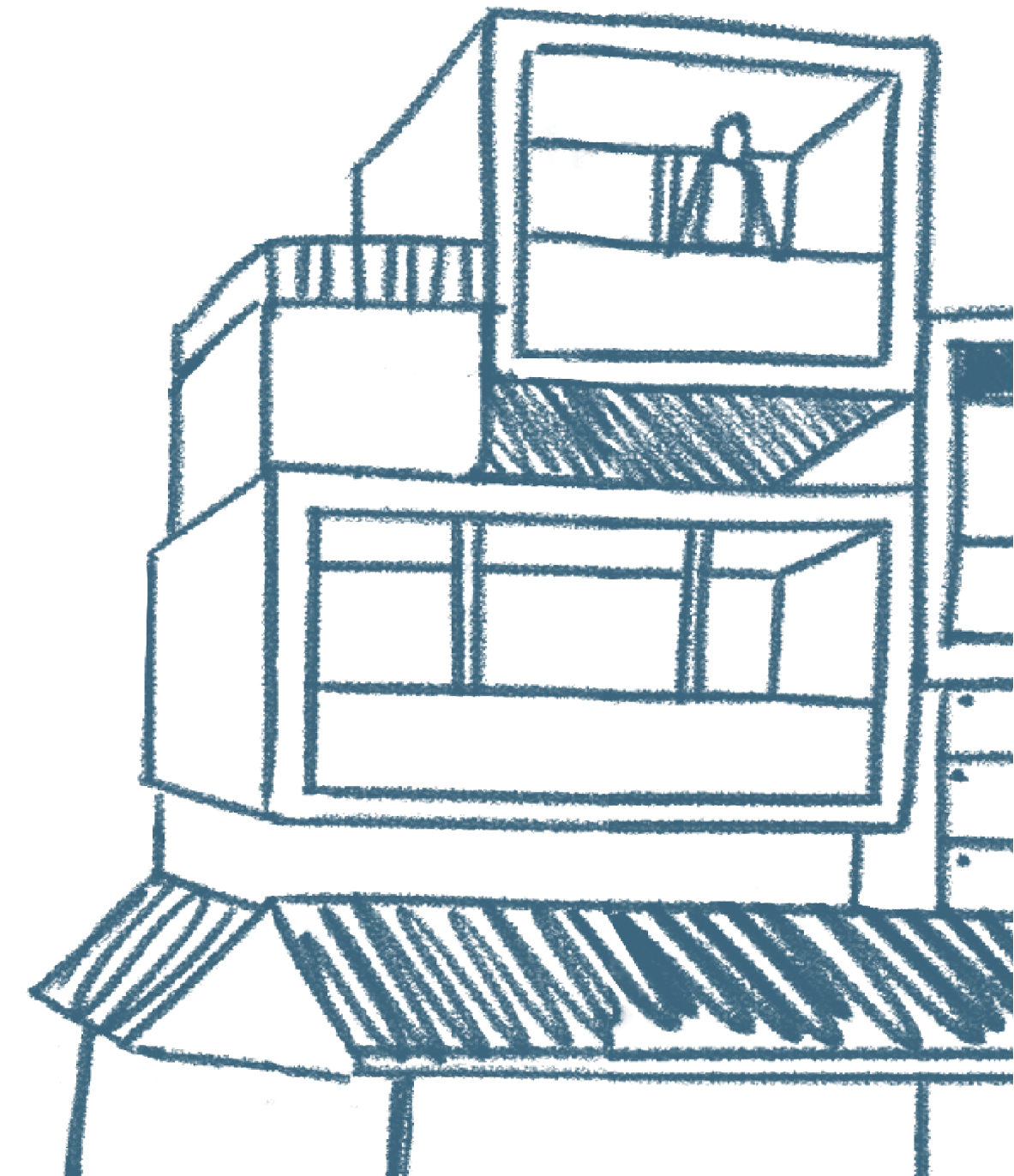
G105. Bicycle storage should be large enough and easy to use to store an electric bicycle (wall-mounted racks are not appropriate for electric bicycles). Bicycle storage should also consider including spaces for larger bicycles and adaptable bicycles.

G106. Bicycle storage areas must be accessible from the main entrance of the site. Consider ramps or bicycle stairway (steps including a side channel for bicycle movement).

Question 2 – continued: There is also no provision as to the size (can it fit a cargo bike? A mobility scooter?) or that it be secured and under cover.

- All developments need to be assessed against the Residential Design Guide.
- We have size requirements in the Draft District Plan which is directed by NZTA guidance:

TR-S3	Micromobility parking design
	<p>1. Where short stay cycling and micromobility parking spaces are required to be provided by TR-S2 they must meet the following minimum specifications:</p> <ol style="list-style-type: none">a. Stands must be sized and spaced to accommodate cycle dimensions of 1200mm high, 1800mm long and 600mm wide;b. Stands must be securely anchored to an immovable object;c. Stands must allow the cycling or micromobility device frame and, in the case of cycles, at least one wheel to be secured;d. Cycling and Micromobility parking facilities must be located:<ol style="list-style-type: none">i. So they are easily accessible for users, within 20m of the primary entrance;ii. So they do not impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted;iii. To be clear of vehicle parking or manoeuvring areas; andiv. Short stay cycling and micromobility parking facilities must be available during the activity's hours of operation and must not be impeded by any structure, storage of goods, landscape planting or other use; and <p>2. Where long stay cycling and micromobility parking spaces are required to be provided by TR-S2, they must be located:</p> <ol style="list-style-type: none">a. In a covered area where access by the general public is excluded, and at least one wheel is able to be secured. <p>Advisory Note: Plan users are referred to: Cycle Parking Planning and Design, Waka Kotahi 2019).</p>



Question 3 – What are the accessibility requirements for 10 units+ developments? Is a disability car park required/ able to be required under the NPS?

- Accessibility carparking is required under the NZ Building Code. The Building Code has standards for design for access and mobility. Sets out requirements for number and design of parking spaces for people with disabilities.
- The Building Act deems this standard (NZ4121) to be an acceptable solution. The standard covers:
 - Location
 - Appropriate signs
 - Number of parks
 - Park dimensions
 - Ground or floor surface
 - Access to and from the park
 - Position of ticket dispensers.

Total number of car parks	Number of accessible spaces
1-20	Not less than 1
21-50	Not less than 2
For every additional 50 parks	Not less than 1

Question 3 – What are the accessibility requirements for 10 units+ developments? Is a disability car park required/ able to be required under the NPS?

- The NPS-UD removed minimum car parking requirements for District Plans.
- We cannot require carparking anymore under the NPS-UD (in terms of non-accessible carparking), but we have design requirements for on-site vehicle parking in our Transport chapter and links to the Building Code.
- We have design guidance regarding accessible parking.

G55. For developments designed to be occupied by people with limited mobility, provide an accessible link between parking spaces and their associated unit.

Question 4 – Distance from streams – currently this is required to be 10m. Is this adequate distance for a 4 or 6 storey building? A sizeable portion of Tawa’s higher density sites run along the floodplain and an erosion-prone stream. Understand that Council is investigating the need for hydraulic neutrality even for small developments by a stream – this would surely be a necessity for Tawa?

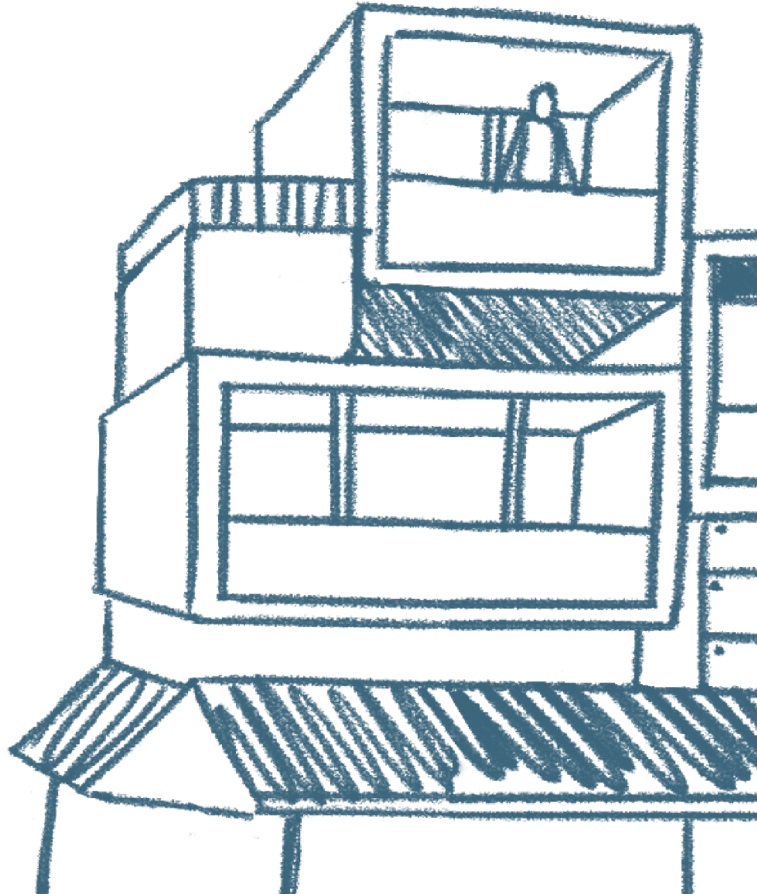
- The number of storeys of a development does not change the risk in terms of a setback to a stream.
- Under the Draft Plan we had standards relating to proximity to streams. To avoid duplication, we have deleted these standards as they are contained in the GWRC’s Natural Resources Plan. This manages earthworks within 5 metres of surface water bodies.
- Updated and more comprehensive flood hazard mapping – including stream corridors, overland flow paths, and ponding.
- On the back of feedback on the DDP, we are reviewing the possibility of applying hydraulic neutrality to cover all developments. Working with our partners – mana whenua, GWRC and Wellington Water.

Question 5 – Is there any incentive/requirement under the DDP for large developments to include a range of unit sizes i.e. 1, 2, 3 bed units rather than just a cookie cutter 2-bed units, which do not promote diversity, long-stay tenants/owners, or a sense of community?

- We have policies within our zone chapters to encourage a mix of units.

MRZ-P3	<p>Increased housing supply and choice</p> <p>Enable the efficient use of <u>land</u> by:</p> <ol style="list-style-type: none">1. Providing for increased housing at a density and scale that is anticipated in the Medium Density Residential Zone; and2. Encouraging a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.
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- Currently we have enough family housing/ 3+ bedroom housing and we actually need more 1-2 bedroom unit houses. This is our biggest housing need.



Question 6 – Would the proposed 292 Main Road development, under the DDP, be likely to be the kind of development that can go ahead without a publicly notified resource consent? Under the DDP what kind of large developments would trigger such a notification?

- 292 Main Rd was notified.
- Under the Proposed District Plan it will be in the High Density Residential Zone which does allow for buildings up to 6 storeys in height. Under the PDP this is the scale of development that is provided by the plan.
- It wouldn't be publicly notified but limited notification is a possibility i.e. if it was breaching the height control plane then we would have to talk to neighbours.



How to participate in the next steps

Timeframes:

- Proposed District Plan to be notified July 2022
- Hearings 2023
- Decisions early 2024

How you can get involved:

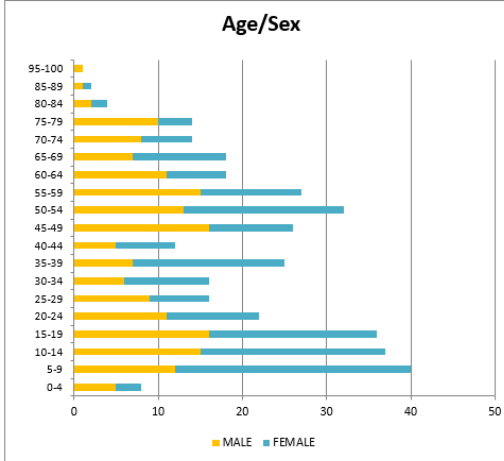
- Online - check out the **ePlan**
- Come along to the **drop-in sessions**
- **Friend of Submitters** – to assist with navigating the plan and making a submission:
 - Email: friendofsubmitters@wcc.govt.nz
 - Phone 027 803 0080

How should we fund council housing?

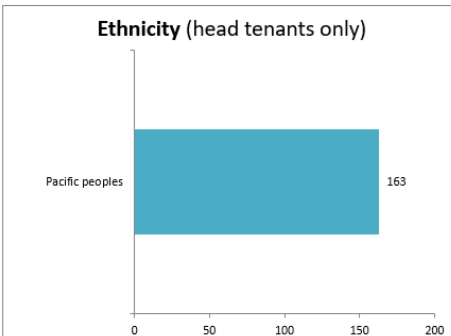
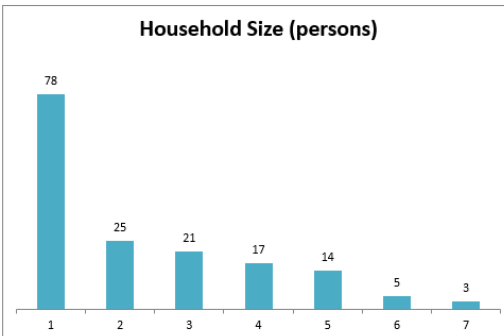
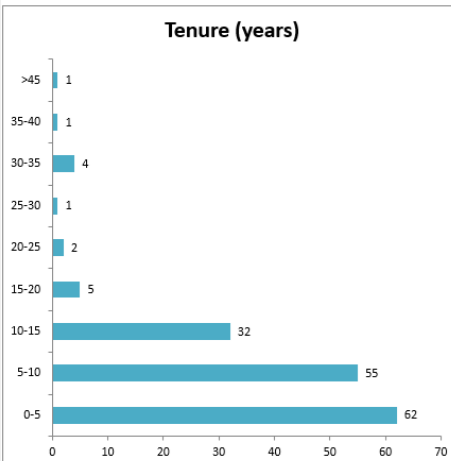


Our Pasifika Tenants

Number of CH tenants: 368



Number of tenants (incl. PSR and PCC): 368



Why are we consulting?

- **City Housing has a growing, critical, financial issue.**
- **Rents are unaffordable for many tenants.**
- **City Housing is funded only by the rent it receives.**
- **The current funding model is not sustainable.**

What outcomes do we want?

Tenant wellbeing

Improve rental affordability and social outcomes for social housing tenants.

Financial sustainability

Return the social housing service to a stable, long-term financial footing.

Increase supply

Increase the supply of social housing in Wellington.

Housing upgrades

Meet the council's commitment under the Deed of Grant.

Partnerships

Create opportunities for community partnerships in delivering social housing and other services.

Feasibility

Ensure any solution is feasible to deliver and implement.

Can the Government help?

We have been working with central government to find a solution and have discussed a range of options.

- Discussion on access to the Income Related Rent Subsidy, as well as a range of other options.
- The government is supportive of us consulting with the community.
- Decision from the government is pending.
- There is no guarantee of access to the Income Related Rent Subsidy.

What are we seeking feedback on?

Question One

Should the Council fund City Housing by increasing the amount rate payers pay and by borrowing from the bank?

OR

Should the Council set up an independent Community Housing Provider to run the Council's housing?

Our preference is to set up an independent Community Housing Provider

What are we seeking feedback on?

Question Two

If we set up an independent Community Housing Provider to run the Council's housing, which of these three types should we set up?

- A. Asset-owning with broad responsibilities
- B. Leasehold with broad responsibilities
- C. Leasehold with narrow responsibilities

Our preference is to set up a Leasehold Community Housing Trust with broad responsibilities

Hearing from the community

- Letter, information booklet, and submission form to all tenants
- Live webinar held on 26 April
- Drop-in sessions
27 April – 5 May
- Oral hearings 19 May – 25 May
- Social media, adverts, posters
- Electronic info pack to stakeholders
- Tenancy Advisors

[letstalkwellington.govt.nz/
city-housing](https://letstalkwellington.govt.nz/city-housing)



Translated & large print versions

Available from:

- www.letstalkwellington.govt.nz/city-housing
- City Housing Tenancy Advisors
- Contact us and we will send you a copy

Mahere ā-tau
Annual Plan 2022/23

Absolutely Positively
Wellington City Council
He Haka Hī Pūkake

How should we fund council housing?

Have your say 请您发表意见
Whakaputahia ō whakaaro अपनी बात सामने रखें
la fai sou finagalo fa'aalia பரணுறியளிப்பல்ஊக
Dé su opinión نظرتان را بگوئيد
Скажите своё слово شارك برأيك

உங்களுடைய கருத்து என்ன
என்பதைத் தெரிவியுங்கள்



Learn more
letstalk.wellington.govt.nz/city-housing
04 499 4444
annualplan@wcc.govt.nz

Make a submission by
5pm Sunday
15 May 2022

Making a submission

We'd like to hear your views and any concerns you have.

Submissions can be made:

- online at letstalk.wellington.govt.nz/city-housing
- complete the form and send it to us via email or freepost
- drop off your completed form to any Wellington City library or the Arapaki Manners Service Centre
- give it to your City Housing Tenancy Advisor if you are a tenant.

Submissions need to be received by 5pm, Wednesday 18 May.

What happens next



Discussion