

**ORDINARY MEETING**

**OF**

**CITY STRATEGY COMMITTEE**

**AGENDA**

**Time:** 9:30 am  
**Date:** Thursday, 24 August 2017  
**Venue:** Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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**MEMBERSHIP**

Mayor Lester  
Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Eagle  
Councillor Foster  
Councillor Free  
Councillor Gilberd  
Councillor Lee  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**NON-VOTING MEMBERS**

Te Rūnanga o Toa Rangatira Incorporated  
Port Nicholson Block Settlement Trust

**Have your say!**

*You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.*

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## **AREA OF FOCUS**

The role of the City Strategy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas of Council, including:

- Environment and Infrastructure – delivering quality infrastructure to support healthy and sustainable living, protecting biodiversity and transitioning to a low carbon city
- Economic Development – promoting the city, attracting talent, keeping the city lively and raising the city's overall prosperity
- Cultural Wellbeing – enabling the city's creative communities to thrive, and supporting the city's galleries and museums to entertain and educate residents and visitors
- Social and Recreation – providing facilities and recreation opportunities to all to support quality living and healthy lifestyles
- Urban Development – making the city an attractive place to live, work and play, protecting its heritage and accommodating for growth
- Transport – ensuring people and goods move efficiently to and through the city
- Governance and Finance – building trust and confidence in decision-making by keeping residents informed, involved in decision-making, and ensuring residents receive value for money services.

The City Strategy Committee also determines what role the Council should play to achieve its objectives including: Service delivery, Funder, Regulator, Facilitator, and Advocate

The City Strategy Committee works closely with the Long-term and Annual Plan committee to achieve its objectives.

**Quorum:** 8 members

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## **1 Meeting Conduct**

### **1.1 Apologies**

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### **1.2 Conflict of Interest Declarations**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

### **1.3 Confirmation of Minutes**

The minutes of the meeting held on 17 August 2017 will be put to the City Strategy Committee for confirmation.

### **1.4 Public Participation**

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

### **1.5 Items not on the Agenda**

The Chairperson will give notice of items not on the agenda as follows:

#### ***Matters Requiring Urgent Attention as Determined by Resolution of the City Strategy Committee.***

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

#### ***Minor Matters relating to the General Business of the City Strategy Committee.***

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the City Strategy Committee for further discussion.



## 2. Strategy

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### **3. Policy**

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## **THE ROLLOUT OF THE UNIVERSITY OF OTAGO, WELLINGTON'S VOLUNTARY RENTAL WARRANT OF FITNESS**

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### **Purpose**

1. To seek the Committee's agreement to partner with the University of Otago, Wellington, in their rollout of a voluntary Rental Warrant of Fitness.

### **Summary**

2. New Zealand's housing standards are poor by international standards and consequently the Council committed to bringing in a Rental Warrant of Fitness and a Wellington City Housing Quality Standard when they adopted the Triennium Plan.
3. The Council's Resilience Strategy also set goals around making private homes more resilient/safe as well as warm and dry.
4. University of Otago is a significant player in this area and is scheduled to rollout a voluntary rental warrant of fitness (RWoF) shortly in Wellington.
5. The purpose of the RWoF is to promote and drive an increase in rental housing quality. This has a wide range of benefits including the University's aim to improve cardiovascular and respiratory health of tenants.
6. Officers have been working closely with Otago and support the roll-out of the programme. This will allow officers to evaluate the uptake of the RWoF, criteria and implementation before developing a draft Wellington City Housing Quality Standard for the Committee to consider.  
  
Evaluation will include whether the voluntary scheme can achieve a level of uptake required to drive the desired improvement in rental quality.
7. The Council's role will be to give its support for the University of Otago, Wellington to help increase awareness of this rollout. As such, this voluntary rollout does not require the Council to adopt the RWoF or require additional Council funding.
8. Any lessons learnt from Otago's scheme will inform the development of a Wellington City Housing Quality Standard which will have a broader focus that includes resilience and safety. The RWoF rollout is a first step towards that Standard.

### **Recommendations**

That the City Strategy Committee:

1. Receive the information.
2. Agree to the partnership between the Council and the University of Otago, Wellington to support the rollout of the University of Otago's voluntary Rental Warrant of Fitness.
3. Note this is a first step towards developing a Wellington Housing Quality Standard.
4. Note that evaluation of the rollout and lessons learnt will inform the development of a Wellington City Housing Quality Standard which will have a broader focus that includes resilience and safety.

5. Note that the development of a Wellington City Housing Quality Standard will involve engagement with key stakeholders and consultation of other people interested.

## Background

9. The Council took part in the 2014 Rental Housing Warrant of Fitness trial run by the University of Otago. The trial was developed by the University of Otago, the Green Building Council, and ACC in collaboration with five Councils: Wellington City, Auckland, Tauranga, Christchurch, and Dunedin.
10. The Council adopted the Wellington Resilience Strategy earlier in 2017. One of the projects is specifically aimed to “*Help make homes warm, safe and dry*” (Project 20).
11. The Mayor and Councillors committed to bringing in a Rental Warrant of Fitness and a Wellington City Housing Quality Standard when they adopted the Triennium Plan.
  - This Standard will bring together two of the Council’s key focus areas, creating a Standard designed specifically to the City’s quality issues and seismic risk. This would be world-leading.
  - It could be a best practice guide for owner-occupiers, landlords, and tenants. Assistance and regulatory measures may also be required. Officers will brief Councillors when these have been scoped and analysed.

## Discussion

12. The RWoF is a checklist of 29 criteria, based mainly on the Building Code and Housing Improvement Regulations 1947 (these delegate to Councils power and responsibility over certain matters). Criteria cover structural matters, insulation, ventilation, heating, safety and hygiene.
13. A RWoF inspection will cost \$250 per property. The inspection, by a qualified building inspector (e.g. through the Sustainability Trust) takes approximately 45 minutes with a pass or fail awarded. A report is emailed to the landlord. The report will include comments indicating where any work is required.
14. The scheme is aimed at landlords and has the following components:
  - *Online booking*: through a link on the Council webpage
  - *Logo*: Landlords who pass would be entitled to use a logo when they advertise their property, e.g. on TradeMe, for future rental.
  - *Distinction*: The intention is to give those landlords who comply a further point of difference and to assist landlords close to achieving a RWoF with information about how they too can comply and gain this advantage.
  - *Pre-inspection self-assessment tool*: An app has been developed which will allow landlords to assess their property against the RWoF criteria to show how well they fare and where changes are required to comply. This would give the landlord more confidence and control – if they pass they could proceed to the formal check with confidence. Anyone can use this app, including tenants and owner-occupiers.
  - *Only landlords could request the formal assessment*. While a tenant could suggest to the landlord that they would pass or are close to it, this leaves control with the landlord as owner of the property. As above, tenants will be able to download the app

and work through the checklist to see how the place they live in measures against the standard

- *Free recheck:* If a property failed the landlord could remedy it and get a recheck within 6 months at no extra cost.
- *Frequency of inspection:* Recommended that the RWoF take place at the end of a tenancy or once 3 years.

### **Implications for Council through City Housing**

15. City Housing's Asset Operations Manager has been consulted in preparation of the Otago University proposal and will be part of the project team for the Wellington City Housing Quality Standard.
16. City Housing aims to provide their tenants with a 'safe, secure and modern standard of living.' City Housing faces the same requirements as any other private landlord. Therefore, if the Council adopts a rental warrant of fitness City Housing would be required to comply with that standard. This may raise the expectation that the Council will comply with this RWoF standard immediately.
17. All City Housing properties meet legal requirements.
18. Officers note that the RWoF requires a higher standard than currently required by the Ministry of Business, Innovation and Employment (MBIE). For example amendments to the Residential Tenancies Act 1986 require insulation in rental properties from July 2019. The RWoF measures properties against this insulation standard although it is in the process of being implemented in order to comply with the July 2019 requirement. If the Council adopted this RWoF now and wanted to pass it now, it would require this level of insulation now rather than by July 2019, which would be a new additional cost pressure on City Housing.
19. City Housing advise that if the Council were to actually adopt this version of the RWoF in a Housing Quality Standard, the criteria should be modified:
  - weighted so that matters such as "no ponding under house" or "structurally sound" carry more weight on the outcome than "entranceway lighting". Currently each item carries equal weight.
  - subjectivity removed: "Is the house in a reasonable state of repair"
  - modified so that tenant behaviour does not affect the landlords result e.g. "Is the house reasonably free of visible mould, i.e. total area of mould is less than an A4 sheet of paper?"
20. Officers note that others, including landlords in the 2014 trial, thought the RWoF assessed some items that they considered should not be assessed.
21. This proposal is to support the rollout of the University of Otago's RWoF and is a first step in the Council developing its own Wellington City Housing Quality Standard.
22. Officers recommend that these issues and implications are considered and addressed in development of the Wellington City Housing Quality Standard. City Housing, along with other internal business units, and external stakeholders will be involved in the development of the Wellington Housing Quality Standard.
23. The rollout may result in more building compliance queries coming to the Council. The compliance unit within MBIE is also able to investigate and act on behalf of tenants where this is justified.

### Options

24. The Committee could choose:
- Not to support the rollout of University of Otago, Wellington’s voluntary Rental Warrant of Fitness; or
  - To support the rollout voluntary to support the rollout of Otago University Wellington’s voluntary Rental Warrant of Fitness as a first step towards developing a Wellington Housing Quality Standard.

### Next Actions

25. University of Otago, Wellington to rollout their voluntary Rental Warrant of Fitness on Monday 28 August 2017. The app will go live for self-assessments.
26. Officers to establish the working group for Project 20 of the Resilience Strategy: *Help make homes warm, safe and dry*” and through this develop the Wellington Housing Quality Standard.

### Attachments

Nil

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Authoriser	Baz Kaufman, Manager Strategy Kane Patena, Director Governance and Assurance

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

Officers have been working closely with the University of Otago, Wellington in the development of this proposal. The Council took part in the 2014 Trial. The Rental Warrant of Fitness was designed by the University of Otago, Wellington, Green Building Council and ACC in conjunction with 5 Councils. Feedback from landlords, tenants and assessors about the Trial has been incorporated and the criteria modified.

Development of the Wellington Housing Quality Standard will involve broader and more extensive engagement and consultation.

### **Treaty of Waitangi considerations**

None for this rollout.

### **Financial implications**

No additional Council funding is required to support the rollout. Additional funding would be required if the Council adopted this RWoF now.

### **Policy and legislative implications**

None for this rollout. Results may indicate policy or legislative change is required to achieve desired behaviour change.

### **Risks / legal**

This is a voluntary scheme. The Council is not enforcing a new standard and is not adopting the RWoF model although there may be an expectation that the Council will comply with this standard. Officers note the funding implications to City Housing stock if this RWoF is adopted now. Officers note recommendations above regarding amendment of criteria.

### **Climate Change impact and considerations**

None for this rollout.

### **Communications Plan**

A Communications Plan has been developed and sets out the communications actions and key messages for the launch of the Rental Warrant of Fitness programme. It is a live document and will be updated as needed.

### **Health and Safety Impact considered**

The main purpose is to increase the health of tenants.

The inspectors will have been trained in the RWoF process and comply with all existing health and safety requirements.



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## **4. Operational**

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# **PRINCE OF WALES/OMĀRORO RESERVOIR LICENCE AND EASEMENT APPLICATION AT PRINCE OF WALES PARK, WELLINGTON TOWN BELT**

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### **Purpose**

1. This report includes a summary of submissions received in response to the consultation process. The Committee is required to decide if they will approve the proposed easement for a new reservoir at Prince of Wales Park and licence for the construction period.

### **Summary**

2. Wellington Water (WWL) is planning to construct a new 35,000m<sup>3</sup> concrete water reservoir at Prince of Wales Park on the Wellington Town Belt. They have applied to Council for the required approvals (an easement and a three year construction licence) under the Wellington Town Belt Act.
3. The City Strategy Committee (CSC) provided 'in principle' approval of the proposal on the 8th of June 2017. The CSC paper included a summary of the proposal and the requirements of the Wellington Town Belt Act and Wellington Town Belt Management Plan. An assessment of the application under those documents concluded with a set of officer recommendations. The committee approved the proposed reservoir project 'in principle' subject to a number of matters, including the requirement for public consultation.
4. Officers have now completed the required consultation process and oral submissions were heard by CSC on the 3rd of August. There were 38 submissions received in total. Nine of the submitters spoke to their submissions.
5. Analysis of the submissions showed that 11 are in support, 12 in opposition & 11 with conditional support. Two did not say and two were neutral. The submissions form included a further two questions asking submitters what their key concerns or issues with the project are and what they see as the main benefits of the proposal. These issues are discussed below.

### **Recommendations**

That the City Strategy Committee:

1. Receive the information.
2. Having considered and applied the principles in section 4 of the Act, approves the granting of:
  - a. an easement relating to a water reservoir and associated infrastructure in perpetuity over parts of the Wellington Town Belt (subject to final survey) at Prince of Wales Park (part of Part Lot 2 DP 10337 on CFR 742981) pursuant to the Wellington Town Belt Act 2016 and to the Wellington Town Belt Management Plan 2017.

- b. a licence to accommodate the use of land necessary for the construction of the project.
3. Instructs officers to negotiate the terms and conditions for the easement and licence.
4. Notes that the construction of the reservoir is subject to any necessary resource consents under the Resource Management Act 1991 being obtained.
5. Notes that the Committee’s approval is subject to Wellington Water Ltd agreeing to meet the Council’s costs in association with the proposal.

## Background

6. The City Strategy Committee (CSC) provided ‘in principle’ approval of the proposed reservoir on the 8th of June 2017. The CSC paper included a summary of the proposal and the requirements of the Wellington Town Belt Act and Wellington Town Belt Management Plan. An assessment of the application under those documents concluded with a set of officer recommendations. The committee approved the proposed reservoir project ‘in principle’ subject to a number of matters, including the requirement for public consultation.
7. Attachment 1 outlines the proposed licence and easement areas. The exact extent of these areas will be subject to modification as per terms and conditions of the licence and easement and subject to final survey.

## Discussion

8. Officers have completed the required consultation process and oral submissions were heard by CSC on the 3rd of August. There were 38 submissions received in total. Nine of the submitters spoke to their submissions.
9. The Council must, as outlined in Section 16 of the Town Belt Act, take into account all submissions made on the proposed licence and easement application prior to making their decision. This does not mean that the Council will agree with them all but must take account of them and arrive at a decision.
10. The following table summarises the response to the question “What is your overall level of support for this proposal?”

‘Not supportive at all’ or ‘Unsupportive’	31% (12 respondents)
‘Neutral’	6% (2 respondents)
‘Supportive’ or ‘Very supportive’	63% (22 respondents)
Did not answer	2 submitters

11. Further analysis of the submissions found that 11 are in support, 12 in opposition & 11 with conditional support. Two did not say and two were neutral. The submissions form included a further two questions asking submitters what their key concerns or issues with the project are and what they see as the main benefits of the proposal.
12. A number of organisations submitted on behalf of a group of people. The groups include; Mount Cook Mobilised, Friends of the Town Belt, Newtown Residents Association,



Wellington Rugby Football Union, Scottish Athletics Club, Poneke Karate Club, the Wellington Chamber Of Commerce, Capital and Coast DHB and Brooklyn School. While 38 submissions were received, it is important to note the wider groups represented by the submissions.

13. Resilience of the water supply network was the main reason for support or conditional support for the reservoir. Alongside that however, were a number of objections/concerns that fall broadly under the headings below.
14. ***This is the wrong solution/wrong site***
15. Thirteen submissions were concerned that the proposal is the wrong solution. There were questions around the validity of the assessment that led to the proposal for a reservoir of the proposed size at this particular site. The need for independent review of reports and/or reconsidering site selection again was raised. There was concern that the proposed reservoir is too big for this site.
16. As part of its Town Belt Act application development process WWL engaged reputable specialist experts to assess the landscape, ecology, traffic, noise and recreational impacts associated with the proposed development.
17. WWL notes that these assessments have provided a more in-depth assessment of the effects of the proposal, than any of the assessments undertaken as part of the 2011 site selection study. Having reviewed these studies, Wellington Water considers that the outcome of these in-depth assessments has not resulted in the identification of any new or altered adverse effects that were significant enough or not otherwise broadly contemplated in the 2011 reports.
18. WWL have put forward a proposal that forms part of a suite of responses to water supply resilience addressing both operational requirements of the network and response to disaster management. The notion of alternative solutions to a large reservoir at this site (for example a series of smaller reservoirs) needs to be considered in the context of there being a range of responses to the issues of operational and disaster resilience, part of which is a large reservoir at this site. To consider an alternative to a large reservoir at this site would require a comprehensive reconsideration of the entire water supply network.
19. The Town Belt Act requires Council as trustee for the Town Belt to consider alternative sites and the effects of the proposal. The application outlined the need for this reservoir and the reasons for the size and location.
20. Officers considered the impacts of the proposed reservoir can be suitably mitigated through terms and conditions of a licence for the construction period and easement.
21. The resource consent process will require a second round of assessment by officers and subject matter specialists as required by the Resource Management Act. The decision on the application for resource consent will be made by independent commissioner/s.
22. Closely related to the question of the need for a reservoir of the proposed size and validity of reports in the application, is submitters questioning the use of having a very large water storage capacity at the site when WWL anticipate that in a significant disaster event the pipe network will not function. This is the issue of 'supply' versus 'storage'.
23. WWL has confirmed that this comes back to having a suite of water supply and resilience options. Again, there is also an operational need and a disaster response need. Operationally the reservoir provides for the ability to maintain other reservoirs in the network through storage at this site while another reservoir is empty. Public health issues around being able to isolate the main supply line from the tanks network can also be addressed (there is currently no ability to do this). In a disaster, the idea is that the

storage is intended to provide supply via repaired or temporary pipe networks that are not necessarily in place immediately after an event but that will be needed while main supply is likely to still be compromised.

24. It is outside the scope of the application for this reservoir on the Town Belt to reconsider the entire water supply network approach and planning.

25. **Recommendation**

Officers consider there is sufficient evidence to suggest there is both a need for this proposal as an essential “public service” and that there is no alternative location for the proposed reservoir. Technical reports will be subject to a further round of assessment through the RMA process.

26. ***The length of time the development could take (including consenting) and the impact on neighbours during construction.***

27. Twenty one of the submissions raised concerns over the 3 year construction period and the impact that would have on surrounding residents and homeowners. The effects included visual effects, amenity, shading, safety of residents and the public, traffic, noise, ability to continue to rent their property or sell if they wanted to and feasibility of properly controlling dust, sediment and stormwater run-off from the site. There were also concerns about ensuring monitoring was properly carried out and requesting assurance that there would be a person to respond to issues raised by residents or the public 24/7.

28. Neighbouring property owners are also concerned that the decision making process will take a long time adding to the impact on them associated with the uncertainty. The issue of compensation was raised.

29. The Town Belt Act process requires assessment of effects on the Town Belt and users. While there will be effects on neighbouring property owners, these issues will be considered in detail under the RMA process. In particular traffic, noise and hours of operation will be considered in detail in terms of the effects on neighbours and the wider environment. A key issue will be balancing work hours with the total time the project will take to complete.

30. One submitter raised a series of alternative site access options and another submitter requested no access from Coolidge Street for construction workers. These will all be considered in the detailed traffic management planning.

31. Seven submitters were concerned about geotechnical issues both during construction and on completion. The detailed design and construction methodology will be carried out in accordance with relevant standards and by suitably qualified subject matter experts. These will be assessed through the RMA process and monitoring will be included as conditions of consent. WWL will consider all of the geotechnical, earthquake and stormwater related issues raised by residents and assess risk to people and property through all stages of the project.

32. **Recommendation**

The RMA process will consider in more depth the potential impact on neighbours, in particular the issues of traffic, noise and dust or sediment runoff. The terms and conditions of the licence and easement will include requirements for detailed traffic management plans and sediment and erosion control plans.

The final landscape plans will require planting to address amenity and privacy concerns associated with field raising (if field raising is approved).

Officers agree that any conditions set to manage effects will need to be very carefully monitored with clear points of contact and availability of project leads to respond to any issues that arise. A project liaison group will be established.

33. ***Suitable protection of the stream, bush and natural environment during construction***
34. This was the second biggest issue for submitters with fifteen submissions specifically concerned about appropriate protection of the natural environment.
35. Officers believe that conditions of any approval can adequately address the need to properly protect the streams and wider natural environment. The applicant is not proposing any work within the actual streams. Some key issues that will require consideration during construction are:
- Control of any sediment runoff
  - Stability of any disturbed land and ensuring material does not get into the stream environment
  - Understanding and controlling/managing any changes in natural stormwater runoff and sediment erosion patterns associated with vegetation removal and earthworks around the streams
  - Cordoning off the streams and a suitable buffer area at the beginning of the project and ensuring there is no physical access or disturbance to those areas for the duration of the project
  - Protection of vegetation that has been highlighted for retention and refining areas of vegetation clearance to a minimum as detailed design progresses.
  - Temporary diversion of any stormwater and detention pond discharge being controlled and managed so that it does not impact the ecology of the streams.
  - The potential for contaminated soil or flocculent used in stormwater detention ponds to adversely affect stream health.
36. Four submitters were specifically concerned about effects on birdlife associated with removal of large mature trees, 3 years of site work and the time for new planting to re-establish. The ecological assessment included in the application considers effects on birds and concludes that tree felling conditions (requiring timing of felling outside of nesting periods) and planting plans (particularly plant species selection) will suitably mitigate potential effects on native birdlife. Threatened species such as Kaka, Pied shag, New Zealand Falcon and Red crowned parakeet were specifically considered.
37. The ecological assessment report contained in the application includes recommendations to avoid, remedy or mitigate any potential adverse effects on habitats, flora and fauna. These will be incorporated into any conditions of approval.
38. Suggestions from submitters will also be considered when drafting conditions, such as the type, location and extent of silt fences and methods of draining any stormwater detention ponds. Each of the issues listed above will be considered in detailed sediment and erosion control plan approvals. Regular monitoring of control measures will be required and reporting to the project liaison group on findings of monitoring and resultant improvements. Contingency for any necessary modifications or improvements to sediment and erosion controls measures as the project progresses will be required.

39. Vegetation clearance will be limited with requirements for contractors to assess in further detail the need for and extent of clearance as construction planning is developed. Installation of vegetation protection fencing in consultation with the Reserves Planner and Ranger will be required with regular monitoring and site meetings with contractors to reiterate vegetation protection requirements.

40. **Recommendation**

Officers believe that terms and conditions of any approval can adequately address the need to properly protect the streams and wider natural environment.

41. **Effects of raising the sports fields**

42. The application includes the option of raising the two sports fields. This will result in less traffic associated with the proposal because some of the excess material excavated to make way for the reservoir can be retained at the site. There is also the potential to incorporate stormwater detention in the lower field to address ongoing flooding issues.

43. Raising the fields does however require stockpiling on the site during construction that some submitters believe is a risk to the environment, in particular the streams. There is concern over management of the stockpiles during rain events and the ability of the site to withstand the weight of the stockpiles (causing slips adjacent to Papawai Stream). There is also concern that the proposed levels of the sportsfields will result in shading and overlooking to adjacent property.

44. The primary driver for raising the fields is the potential to mitigate traffic effects associated with taking excess material off site. Traffic effects are not considered in the Town Belt application but will be considered in detail during the Resource Consent process.

45. The fields will continue to offer formal and informal recreation activities as they currently do (with improved drainage) whether they are raised or not. Fencing will be re-established and planting to screen neighbours to the east of the lower field. Careful consideration will be given to the interface between the new levels and existing ground in terms of function and management and maintenance of the various parts of the park. There will also be a requirement that the raised fields will be designed so as to ensure there is no impact on stream ecology and health or stormwater flows across the wider site.

46. There are benefits in raising the lower field associated with improved stormwater management. Raising the upper field will enable development of a better parking and manoeuvring area at the top of Rolleston Street.

47. **Recommendation**

The detailed design of the fields and the interface with the surrounding areas will be addressed in the final terms and conditions of the licence and easement on completion of the RMA process. The RMA process will determine how much, if at all, the fields will be raised based on consideration of the full range of potential effects both on the site and wider environment. The maximum levels as outlined in the Town Belt Act application will not be exceeded.

48. ***Conversion of the lower field into a wetland***
49. Four submissions suggested that the lower sportsfield should be either completely or partially retired and converted into a wetland. They cited environmental/ecological benefits, improved stormwater management, educational opportunities, improved amenity and recreation as reasons to support the proposal. They also believe the fields are underutilised for formal sport.
50. Officers do not support the proposal for a wetland. In summary:
- The Wellington Regional Sportsfield Strategy concludes that there is a projected shortfall in sportsfield provision in the south western part of the city by 2021. The city will need this field in the future to adequately supply fields to the sporting codes even with fluctuations in the popularity of the various sports over time.
  - The lower field is one of only four full sized rugby fields in Wellington.
  - There are no plans to retire any fields in the sportsfield network in Wellington due to current and future demand. If any were retired, this one would not be one of them.
  - Currently only junior sport is played on the lower field in winter because of the quality of the field. Once improved, the field will be at full capacity and able to host junior sport in the mornings and two senior games in the afternoon. This is in addition to summer sport and training bookings. This would make it a high performing field in the context of the full network of fields available across Wellington.
  - Having two fields at this site means there is the ability to host tournaments. There is a changing room/toilet block at the site supporting the two fields.
  - The fields have significant value for informal active recreation for city residents. This is particularly important in this part of the city where there is relatively intensive residential housing, a high school and primary school with limited field space, a university campus and two city housing complexes. This is also an area experiencing high population growth relative to the rest of the city.
  - Across the Town Belt there are a range of spaces with varied values and qualities. Reinstatement of 'status quo' at this site allows reinstatement of both formal and informal recreation space and the more formal and 'wild' landscapes.
51. Furthermore, one of the issues with stormwater management at this site is the quantity and velocity of water that comes out of the upper reaches of the catchment in a rain event and the effects on the stream ecology and environment when the water and associated sediment hit the bottom sportsfield. The water floods the sportsfield and surrounding residential property. This issue has been considered with a resultant sportsfield design proposal that will also perform a stormwater detention function in significant rain events (when the field will not be being used anyway), draining to the piped network and avoiding the more sensitive and confined stream environment.
52. While the field will not have the ecological function of a wetland, it will help protect the ecological values of the stream by contributing to stormwater management and avoiding very high quantity, fast flow of water events through the confined natural stream corridor.

The final design of any sportsfield and/or stormwater detention regime will be carried out in consultation with a suitably qualified ecologist to ensure there are no indirect or unintended adverse effects on the streams.

53. **Recommendation**

Officers do not support the conversion of the lower field into a wetland.

54. **Minimising disruption and ensuring safety for walking track users and people using the wider site and the Scottish Harriers building and surrounds during construction**

55. Five submissions considered effects on people who will continue to use the immediate areas of the Town Belt throughout the construction period. Both the Town Belt licence for the construction period and the Resource Consent will require a health and safety plan to be developed and approved as part of the construction management planning.

56. Assurance has been given that it is feasible to have the access driveway to the Scottish Harriers site remain open for the duration of the project. WWL will be required to assess the current tracks and pedestrian routes in consultation with Parks, Sport & Recreation officers to check that they are fit for purpose and maintain them as such throughout the project. Minor improvements to the walkway access to the site off Westland Road to facilitate more use of that walkway for pedestrians will be required. There may also be a need for minor improvements to the wider track network to facilitate alternative pedestrian routes that avoid the construction site for the three year construction period. Contingency for time and budget to carry out this work will be made in the project.

57. Traffic management will include management of safe pedestrian walkways and appropriate wayfinding of alternative routes.

58. The Scottish Harriers would like consideration to be given to WWL improving the area around their building to make it a flat, useable gathering space while the fields (that they currently use) are closed. This will be investigated further.

59. The establishment of a project liaison group will provide a forum for the community to stay involved in the project during the three year period and share local knowledge and advice. There are a number of community groups associated with this site, the continuity of which relies in them being able to continue to meet at the site and stay involved and connected with the local environment. Conditions of any approval will require ongoing liaison with these groups and provide for them to be able to continue their activities around (outside) the work site.

60. **Recommendation**

Officers believe impacts on park users during the construction period can be addressed through terms and conditions of any approval.

61. **Alternative locations for current users of the fields during construction (3yrs)**

62. Submissions received and discussions with a range of current users of the sportsfields outline the need to continue to work alongside affected sports codes and the two schools (Wellington High School and Brooklyn Primary School).

63. **Recommendation**

Officers will have alternative sites for all formal sports codes (Rugby, Rugby League, Gaelic Football, Football and Cricket) and will continue to work with Brooklyn school to help them find alternative sites for their activities.

64. **The need for further community involvement in the project as WWL go through the RMA process and terms and conditions of the licence are finalised with officers.**

65. Nine submissions included discussion about ongoing involvement in the process and highlighted the importance of ongoing community engagement.
66. The Friends of the Town Belt have requested the establishment of a working group prior to any resource consent application being lodged. They suggest the group should have representation from Council (Councillors and officers), WWL and the community. They note that the group should *'undertake a systematic review of all elements contained in the application lodged by WWL and that they should identify issues that could have any effect on the proposed project that should be the focus of additional consideration before the Council proceeds with the notified application and subsequent Resource Management Action'*.
67. WWL and officers agree that there will be a liaison group established for the duration of the project. The terms of reference for this group would need to be very clear. This type of group would ordinarily be set up to provide comments and input into project details (such as landscaping for example) and a forum to raise issues but it cannot be the ultimate decision making mechanism.
68. **Recommendation**  
Officers will prepare draft terms of reference for a project liaison group and finalise this with interested submitters. The liaison group will meet as agreed for the duration of the project (including the monitoring period).
69. **Education opportunities during construction**
70. Five submissions proposed using the project to provide educational opportunities for local schools. WWL supports this idea and have discussed this with Brooklyn School already. They will continue to work with the school.
71. **Recommendation**  
Include this as a condition of approval.
72. **Opportunities and ideas for alternative use and/or wider site improvements**
73. The application proposes a return of the site on completion of the project and establishment of new planting, to the same type of character and use as currently exists on site. The 'wilder' more informal part of the site will be re-established around the reservoir, there would be a flat area at the top of the reservoir (albeit wider or broader than the current spur), walking tracks through the site (with improved surface and gradient) and two sportsfields.
74. A number of submitters discussed what the site would look like and how it would function on completion of the project. Ensuring there is a full reinstatement programme and that it was closely monitored was a recurring theme. There is support for the various parts of the site to be returned to their current state to support valued experiences. For example, the 'wild' character of the spur was particularly valued by some.
75. Submitters mentioned not just protecting ecological values of the wider site but enhancing them. The importance of habitat and food source for birds was raised. Other ideas for changes or improvements were:
- A wider programme of proactive pine tree removal (currently reactive management regime)
  - A new 'natural play' area similar to Mount Victoria
  - Improved path condition and gradients

- Path lighting
- An all-weather path from Dorking Road to Rolleston Street
- Better weed control

76. Suggestions for long term improvement to the site and wider environment will either be incorporated into conditions of approval (such as improved paths) or are levels of service or park management issues that can be considered outside of this project (such as weed control and pine tree removal). The recently completed Wellington Play Spaces Policy does not include any requirement for development of a new formal play space in this area. The site has play value for informal wilderness type play experiences and formal and informal play on the fields. Both environments will be re-established on completion of the project.

77. **Recommendation**

The final landscape and reinstatement plans will be approved by officers in consultation with the liaison group. There will be stringent requirements for maintenance and monitoring of all landscaping (including the fields) for a five year period after completion. The outcomes of landscaping and site finishing treatment generally will be clearly articulated in conditions of approval with WWL responsible for achieving the outcomes prior to handing the site back to Parks, Sport and Recreation for ongoing management and maintenance.

**Next Actions**

78. Officers will prepare terms of reference for the proposed project liaison group and meet with interested submitters to discuss how this group will work.
79. Officers will commence negotiation of terms and conditions for the licence and easement.

**Attachments**

Attachment 1. Easement and Licence Area Plans

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

The formal engagement and consultation process is determined by the Wellington Town Belt Act as outlined in the Committee resolution of the 8<sup>th</sup> of June. Wellington Water Ltd and Wellington City Council officers will continue to engage with the community and representative groups (for example Mount Cook Mobilised, the Friends of the Town Belt, Brooklyn School and sports clubs) as the project progresses.

### **Treaty of Waitangi considerations**

Both Ngati Toa and Port Nicolson Block Settlement Trust have been advised of the reservoir proposal by Wellington Water and do not wish to be further involved in the process but would like to be kept informed. Council officers will continue to include Iwi as key stakeholders.

### **Financial implications**

This report considers costs associated with the land owner approval process only. Wellington Water will pay for all costs (legal and survey) associated with the granting of the licence and easement and its registration on the title. All costs associated with the reservoir construction and remedial works and compliance with the terms and conditions of the licence and easement will be met by Wellington Water.

### **Policy and legislative implications**

Council will use its solicitors to prepare and finalise the licence and the easement instrument and agreement.

### **Risks / legal**

The process is being run as required by the Town Belt Act 2016.

### **Climate Change impact and considerations**

None

### **Communications Plan**

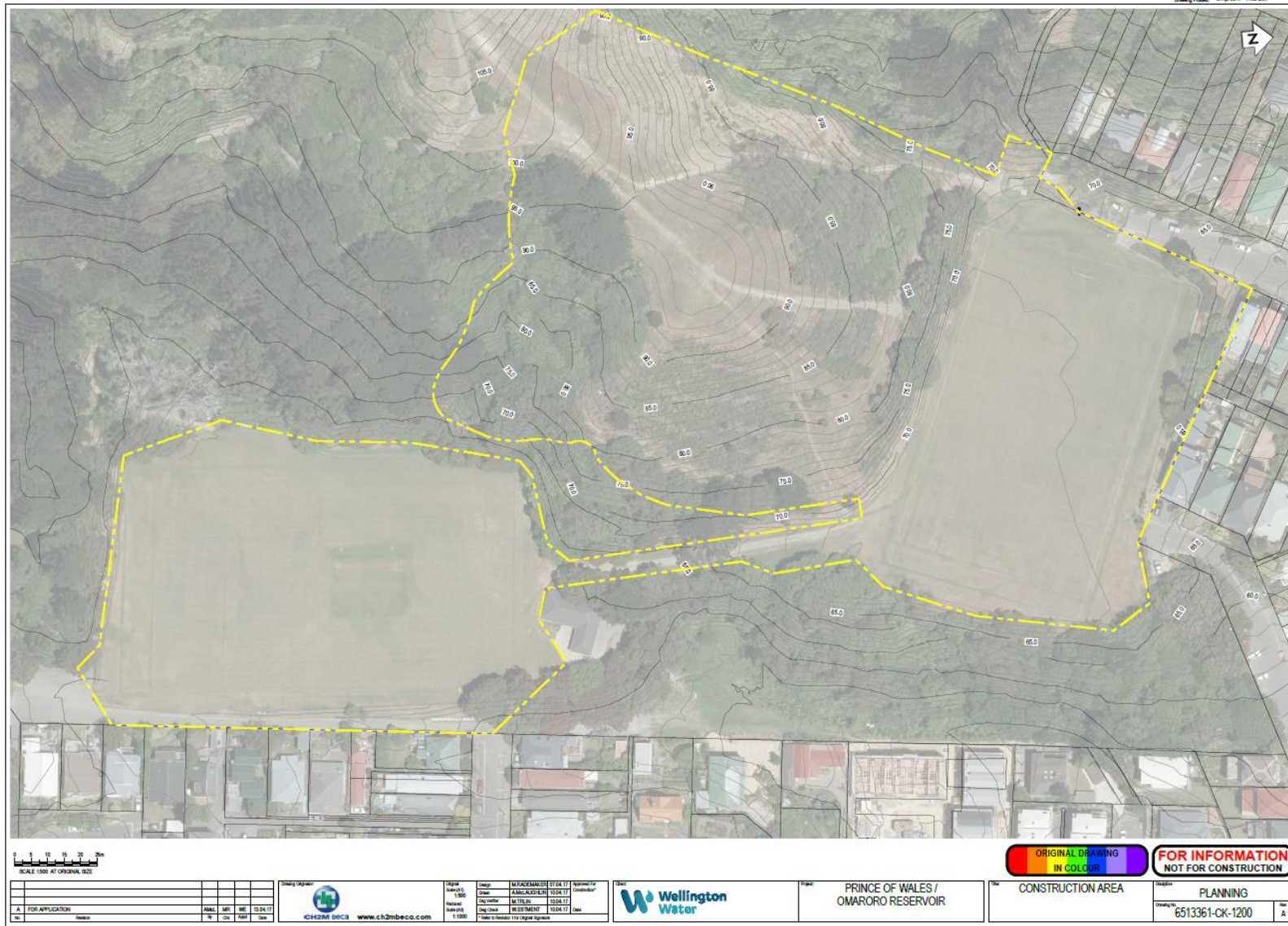
Wellington Water has a detailed communications plan for this project that they have been working through since last year. Parks, Sport and Recreation have worked to a communications plan to ensure all of the interested groups, clubs, park users and the general public have had access to the proposed development information and have their views heard by the Council as required by the Act and the Management Plan. Officers have met with all of the clubs and groups who make formal bookings for the sports fields and will continue to work with them on finding alternative locations for their activities during the construction period. Officers will work on a plan with WWL and WCC communications and engagement staff as the project progresses through the RMA process. It is anticipated that there will be a project liaison group set up for the entire duration of the project. The final terms and conditions of the licence will include requirements for ongoing communication with park users, neighbours and the community during the construction period.

### **Health and Safety Impact considered**

Any approval under both the Town Belt Act and the RMA will be subject to suitable conditions to address public health and safety.



Figure 2: Construction Licence Site Area



At



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## **PANELS FOR SHELLY BAY ORAL HEARINGS**

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### **Purpose**

1. The purpose is for the Committee to agree to the terms of reference and split panels to hear the oral submission in support of submitter's written submission on Shelly Bay proposals.

### **Summary**

2. The Council at the 26 April 2017 meeting agreed to consult on the proposed long-term (125) lease and sale of council's land.
3. Formal consultation took place between 17 July to 14 August 2017. A full copy of the submissions will be made publically on the Wellington City Council website once it has been processed.

### **Recommendations**

That the City Strategy Committee:

1. Receive the information.
2. Agree with the following terms of reference:
  - a) 2 Hearing panels to consist of 8 and 7 Councillors with a quorum of four.
  - b) Appoint a Chairperson for each panel
3. Agree to appoint councillors to Panel A and Panel B.

### **Background**

4. Wellington City Council undertook public consultation on Shelly Bay between 17 July to 14 August 2017.
5. Officers are still in the process of processing the submission documents into the system.
6. The oral hearing is to be scheduled on 7 September 2017.

### **Discussion**

7. In preparation for the hearings process, officers have been asked to consider how committee can run a split panel to hear the oral submissions in light of the volume of the oral submitters.
8. At this stage, the Council has received a request of approximately 101 oral submitters to speak to the committee.
9. Each panel will consist of a Chair and the quorum will be four for each panel.
10. Panel A will consist of 8 elected members and Panel B will consist of 7 elected members.
11. The panels will run concurrently on the day to hear the submitters.

**Options**

12. The current practice in Wellington City Council is either through a full committee or the committee to create a subcommittee which consist of a number of elected members to hear the oral submitters.
13. As indicated in the report, due to a high volume of oral submitters, the panel option is more viable than the current practice.
14. Staff will produce the schedule of submitters who will be speaking to each panel and their submission.

**Attachments**

Nil

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## **SUPPORTING INFORMATION**

**Engagement and Consultation**

N/A

**Treaty of Waitangi considerations**

N/A

**Financial implications**

N/A

**Policy and legislative implications**

N/A

**Risks / legal**

N/A

**Climate Change impact and considerations**

N/A

**Communications Plan**

N/A

**Health and Safety Impact considered**

N/A