

ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

MINUTES

Time: 9:30 am
Date: Thursday, 21 September 2017
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

PRESENT

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

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1 Meeting Conduct

1.1 Apologies

Moved Councillor Pannett, seconded Councillor Woolf

Resolved

That the City Strategy Committee:

1. Accept the apology from Councillor Day for non-attendance.

Carried

1.2 Conflict of Interest Declarations

There were no conflict of interest declarations.

1.3 Confirmation of Minutes

Moved Councillor Eagle, seconded Councillor Dawson

Resolved

That the City Strategy Committee:

1. Approve the minutes of the City Strategy Committee Meeting held on 14 September 2017, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

(Cr Foster joined the meeting at 9.34am)
(Cr Free joined the meeting at 9.40am)
(Cr Foster left the meeting at 9.43am)
(Cr Foster returned to the meeting at 9.47am)

1.4 Public Participation

1.4.1 Scott Figgenshow, Community Housing Aoteara

Scott addressed the City Strategy Committee on The Mayors taskforce on Housing.

1.5 Items not in the agenda

There were no items not on the agenda.

2. Strategy

2.1 The Mayors Taskforce on Housing - Initial Advice

Moved Councillor Eagle, seconded Councillor Dawson

Resolved

Deputy Mayor Paul Eagle, Chair of the Mayor's Housing Taskforce, recommends that the City Strategy Committee:

1. **Receive** the Report of the Mayor's Housing Taskforce (Attachment One).
2. **Agree** that the Council could deliver on the vision of "All Wellingtonians well housed" by adopting the principles of the Taskforce:

Leadership

Build a Wellington Housing Strategy and an action plan, to clearly articulate the Council's role in, and approach to, increasing housing supply across all aspects of the housing continuum, including an appropriate definition(s) of what housing affordability means within the Wellington context.

Government Partnership

Build partnerships with Central Government through an agreement with Housing New Zealand and other government agencies on the development of additional social and affordable housing opportunities.

Community Partnership

Build partnerships with the Council's iwi partners, community and private sector partners, including developers, builders and other key parties – clarifying all partners' roles to grow housing in the city and to deliver and manage more social and affordable housing opportunities.

3. **Note** that as set out in the Initial Analysis table at Attachment Two, recommendations of the Taskforce can be categorised as those that are:

- Already underway or committed for delivery by the Council.
- High impact and a high priority and which can be pursued as a matter of urgency through consideration of the 2018-28 Long Term Plan.
- Able to be factored into the forward work programme, especially in relation to the important spatial planning recommendations.
- Where the primary or lead role sits with another agency or entity and therefore a more specific Council role is reliant or contingent on the commitment of others.
- Able to be considered as future resources and Council decisions allow.

4. **Note** that a number of the recommendations of the Taskforce are already underway, including:

- Working with community partners to develop a proposal to present to the Ministry of Social Development establishing Te Whare Oki Oki.
- Implementing the Strategic Housing Investment Programme to increase social and affordable housing in Wellington.
- Evaluating the University of Otago Rental Warrant of Fitness to understand its

impacts on the rental housing market, rental availability and the Council's own housing stock and establishing a "Wellington Housing Quality Standard"

- Work to review the Wellington Urban Growth Plan (2015) consistent with the National Policy Statement for Urban Development Capacity business and housing capacity analysis findings.
5. **Agree** that priority initiatives for consideration in the 2018-21 LTP will include proposals to:

Leadership

- Develop a 2018-28 Long Term Plan bid with clear, transparent targets to increase supply across the housing continuum (the Vision and Action Plan).
- Establish a Design Review Panel.
- Develop proposals to redevelop central area buildings for residential housing.
- Implement a "one stop shop" for consenting.

Government Partnership

- Developing a partnership agreement with Central Government which includes extending the current Housing Accord, improved building certification processes and the development of additional social and affordable housing opportunities.

Community Partnership

- Implement a proposal for consideration by the Council to establish Te Whare Oki Oki subject to agreement and financial support from central government with a suitable independent operator.
6. **Agree** that the implementation of the priority housing initiatives agreed to by Council in Recommendations Two, four and five be reported as part of the Council's Annual Reports.
7. **Note** that officers will recommend the Council considers the inclusion of recommendations arising from the report of the Taskforce which have not been included in the 2018-28 LTP as part of subsequent Annual Plans or LTP Reviews as appropriate.

Carried

Moved Councillor Pannett, seconded Councillor Free the following amendments by way of addition.

Resolved

2. **Agree** that the Council ~~could~~ **will** deliver on the vision of "All Wellingtonians well housed" by adopting the ~~principles~~ **pillars** of the Taskforce...
5. **Agree** that priority initiatives for consideration in the 2018-21 LTP will include proposals to:

Leadership

- Develop a 2018-28 Long Term Plan bid with clear, transparent targets to increase supply across the housing continuum (the Vision and Action Plan).
- Establish a Design Review Panel.
- Develop proposals to redevelop central area buildings for residential housing.
- Implement a "one stop shop" for consenting.

- **Undertake a review of financial levers that could be used to incentivize owners**

and developers to build more sustainable and affordable housing in the city and make any subsequent changes through the LTP.

- **Ensure that the new Infrastructure Strategy and Service Plans to be delivered through the next Long Term Plan support the implementation of the Housing Strategy and Action Plan.**

Carried

Secretarial Note: Cr Foster requested that it was recorded that he did not favour the concept of "Housing Accord".

Moved Councillor Foster, seconded Councillor Lee the following amendments by way of addition.

Resolved

Community Partnership

- Implement a proposal for consideration by the Council to establish Te Whare Oki Oki subject to agreement and financial support from central government with a suitable independent operator.

Note that a number of taskforce recommendations, particularly in relation to spatial planning, and potential district plan and parking policy changes, as well as Council's consideration of a UDA, will be included in the forward work programme and reported back through City Strategy Committee.

5. **Agree** that the implementation of the priority housing initiatives agreed to by Council in Recommendations Two, four and five be reported as part of the Council's Annual Reports.

Agree this implementation will:

- **Ensure that we protect the best of Wellington's natural, built, and community environments while providing for population growth.**
- **Ensure that we meet our statutory obligations to provide sufficient capacity for commercial and community development alongside residential development.**

Carried

Secretarial Note: Pursuant to Standing Orders 3.18.5 Cr Calvert requested her vote against the amendment be recorded.

Moved Councillor Eagle, seconded Councillor Dawson the following substantive motion.

Resolved

Deputy Mayor Paul Eagle, Chair of the Mayor's Housing Taskforce, recommends that the City Strategy Committee:

1. **Receive** the Report of the Mayor's Housing Taskforce (Attachment One).
2. **Agree** that the Council will deliver on the vision of "All Wellingtonians well housed" by adopting the pillars of the Taskforce:

Leadership

Build a Wellington Housing Strategy and an action plan, to clearly articulate the Council's role in, and approach to, increasing housing supply across all aspects of the housing continuum, including an appropriate definition(s) of what housing affordability means within the Wellington context.

Government Partnership

Build partnerships with Central Government through an agreement with Housing New Zealand and other government agencies on the development of additional social and affordable housing opportunities.

Community Partnership

Build partnerships with the Council's iwi partners, community and private sector partners, including developers, builders and other key parties – clarifying all partners' roles to grow housing in the city and to deliver and manage more social and affordable housing opportunities.

3. **Note** that as set out in the Initial Analysis table at Attachment Two, recommendations of the Taskforce can be categorised as those that are:
 - Already underway or committed for delivery by the Council.
 - High impact and a high priority and which can be pursued as a matter of urgency through consideration of the 2018-28 Long Term Plan.
 - Able to be factored into the forward work programme, especially in relation to the important spatial planning recommendations.
 - Where the primary or lead role sits with another agency or entity and therefore a more specific Council role is reliant or contingent on the commitment of others.
 - Able to be considered as future resources and Council decisions allow.
4. **Note** that a number of the recommendations of the Taskforce are already underway, including:
 - Working with community partners to develop a proposal to present to the Ministry of Social Development establishing Te Whare Oki Oki.
 - Implementing the Strategic Housing Investment Programme to increase social and affordable housing in Wellington.
 - Evaluating the University of Otago Rental Warrant of Fitness to understand its impacts on the rental housing market, rental availability and the Council's own housing stock and establishing a "Wellington Housing Quality Standard"
 - Work to review the Wellington Urban Growth Plan (2015) consistent with the National Policy Statement for Urban Development Capacity business and housing capacity analysis findings.
5. **Agree** that priority initiatives for consideration in the 2018-21 LTP will include proposals to:

Leadership

- Develop a 2018-28 Long Term Plan bid with clear, transparent targets to increase supply across the housing continuum (the Vision and Action Plan).
- Establish a Design Review Panel.
- Develop proposals to redevelop central area buildings for residential housing.

- Implement a “one stop shop” for consenting.

Government Partnership

- Developing a partnership agreement with Central Government which includes extending the current Housing Accord, improved building certification processes and the development of additional social and affordable housing opportunities.

Community Partnership

- Implement a proposal for consideration by the Council to establish Te Whare Oki Oki subject to agreement and financial support from central government with a suitable independent operator.
- Undertake a review of financial levers that could be used to incentivize owners and developers to build more sustainable and affordable housing in the city and make any subsequent changes through the LTP.
- Ensure that the new Infrastructure Strategy and Service Plans to be delivered through the next Long Term Plan support the implementation of the Housing Strategy and Action Plan.

Note that a number of taskforce recommendations, particularly in relation to spatial planning, and potential district plan and parking policy changes, as well as Council’s consideration of a UDA, will be included in the forward work programme and reported back through City Strategy Committee.

6. **Agree** that the implementation of the priority housing initiatives agreed to by Council in Recommendations Two, four and five be reported as part of the Council’s Annual Reports.

Agree this implementation will:

- Ensure that we protect the best of Wellington’s natural, built, and community environments while providing for population growth.
- Ensure that we meet our statutory obligations to provide sufficient capacity for commercial and community development alongside residential development.

7. **Note** that officers will recommend the Council considers the inclusion of recommendations arising from the report of the Taskforce which have not been included in the 2018-28 LTP as part of subsequent Annual Plans or LTP Reviews as appropriate.

Carried

3. Monitoring

(Cr Dawson left the meeting at 10.22am)
(Cr Dawson returned to the meeting at 10.25am)

3.1 Health Safety and Security Report

Moved Mayor Lester, seconded Councillor Foster

Resolved

That the City Strategy Committee:

1. Receive the information.

Carried

4. Operational

4.1 Report back on elected member's overseas travel

Moved Councillor Woolf, seconded Councillor Marsh

Resolved

That the City Strategy Committee:

1. Receives the information.
2. Note the content of the report.

Carried

4.2 Polhill Reserve track proposals

Moved Councillor Gilbert, seconded Councillor Foster

Resolved

1. That the City Strategy Committee:
2. Receive the information.
3. Recommend to Council that the following tracks in Polhill Reserve be added to the schedules in the Open Space Access Plan 2016:
 - a) Mountain bike priority descending trail (Proposal 1) be added to Schedule B, and
 - b) Walking only connector track (Proposal 2) and walking only track from Ashton Fitchett Drive to Transient (Proposal 5) be added to Schedule A.
4. Agree not to proceed with construction of the shared use track between Clinical and Highbury Fling (Proposal 3) or close the walking only track from Waimapihi to Transient (Proposal 4)
5. Agree that upon completion of the tracks proposed in 3.a) and 3.b), no further tracks will be constructed in Polhill Reserve.
6. Instruct officers to review the Memorandum of Understanding (MOU) with the Brooklyn Trail Builders prior to works being undertaken to reflect construction requirements of the tracks proposed in 3.a) and 3.b).

Carried

4.2 Polhill Reserve track proposals

Moved Councillor Foster, seconded Councillor Lee

Resolved

5. Agree that **the Open Space Access Plan be amended to reflect that** upon completion of the tracks proposed in 3.a) and 3.b), no further tracks will be constructed in Polhill Reserve.

Carried

Secretarial Note: Pursuant to Standing Orders 3.18.5 Cr Lee requested his vote against the amendment be recorded.

Moved Councillor Foster, seconded Councillor Lee

6. Agree that further consideration of Proposal (3) may be contemplated beyond 2025 but only if at the time it is clear that it would not have adverse impact on vegetation or natural wildlife.

Lost

Moved Councillor Gilberd, seconded Councillor Foster the following substantive motion.

Resolved

1. That the City Strategy Committee:
2. Receive the information.
3. Recommend to Council that the following tracks in Polhill Reserve be added to the schedules in the Open Space Access Plan 2016:
 - a) Mountain bike priority descending trail (Proposal 1) be added to Schedule B, and
 - b) Walking only connector track (Proposal 2) and walking only track from Ashton Fitchett Drive to Transient (Proposal 5) be added to Schedule A.
4. Agree not to proceed with construction of the shared use track between Clinical and Highbury Fling (Proposal 3) or close the walking only track from Waimapihi to Transient (Proposal 4)
5. Agree that the Open Space Access Plan be amended to reflect that upon completion of the tracks proposed in 3.a) and 3.b), no further tracks will be constructed in Polhill Reserve.
6. Instruct officers to review the Memorandum of Understanding (MOU) with the Brooklyn Trail Builders prior to works being undertaken to reflect construction requirements of the tracks proposed in 3.a) and 3.b).

Carried

The meeting concluded at 10.44am.

Confirmed: _____
Chair