# **ORDINARY MEETING**

### **OF**

# **CITY STRATEGY COMMITTEE**

# **MINUTES**

Time: 9:30 am

Date: Wednesday, 1 November 2017

Venue: Committee Room 1

**Ground Floor, Council Offices** 

101 Wakefield Street

Wellington

### **PRESENT**

Mayor Lester

**Councillor Calvert** 

Councillor Calvi-Freeman

Councillor Dawson

Councillor Day

Councillor Foster

Councillor Free

Councillor Gilberd

Councillor Lee

Councillor Marsh

Councillor Pannett (Chair)

Councillor Sparrow

Councillor Woolf

Councillor Young



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# 1 Meeting Conduct

Councillor Pannett delivered a mihi to open the meeting.

#### 1.1 Apologies

#### Moved Councillor Pannett, seconded Councillor Woolf

#### Resolved

That the City Strategy Committee:

1. Accept the apology for Councillor Calvert for lateness.

Carried

#### 1. 2 Conflict of Interest Declarations

There were no conflict of interest declarations.

#### 1.3 Confirmation of Minutes

#### Moved Councillor Sparrow, seconded Councillor Woolf

#### Resolved

That the City Strategy Committee:

 Approve the minutes of the City Strategy Committee Meeting held on 27 September 2017, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting with the following amendments to item 2.1 An Integrated Masterplan for Shelly Bay:

To remove the notes under Councillor Foster's amendments and to record the show of hands for the substantive motion as follows:

For

Councillor Day, Councillor Eagle, Councillor Marsh, Councillor Free, Councillor Dawson, Councillor Calvert, Councillor Gilberd.

Against

Councillor Lee, Councillor Pannett, Councillor Foster, Councillor Sparrow, Councillor Woolf.

Carried

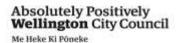
(Councillor Calvert and Councillor Foster joined the meeting at 9.35am)

#### 1.4 Public Participation

# 1.4.1 David McGuinness of Willis Bond and John Hardwick-Smith and Andre Bishop of Athfield Architects

David McGuinness, John Hardwick-Smith and Andre Bishop spoke to the Committee regarding the Development Proposal for Site 9 North Kumutoto Wellington Waterfront.

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#### 1.4.2 Victor Davie, Waterfront Watch

Victor Davie presented to the Committee on behalf of Waterfront Watch regarding the Development Proposal for Site 9 North Kumutoto Wellington Waterfront.

#### **Attachments**

1 Victor Davie, Waterfront Watch

The meeting adjourned for morning tea at 10.29 am, members present when the meeting reconvened at 10.45 am were Mayor Lester, Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Foster, Councillor Free, Councillor Gilberd, Councillor Lee, Councillor Marsh, Councillor Pannett, Councillor Sparrow, Councillor Woolf and Councillor Young.

# 1.5 Items not on the Agenda

There are no items not on the agenda.

# 2. Operational

### 2.1 Development Proposal for Site 9 North Kumutoto Wellington Waterfront

#### **Moved Councillor Foster, seconded Mayor Lester**

#### Resolved

That the City Strategy Committee:

- 1. Receive the information.
- 2. Recommend to Council to note that Wellington City Council has previously assessed the preliminary concept design and main legal and commercial terms of a Willis Bond & Co development proposal for site 9 at North Kumutoto on Wellington waterfront.
- 3. Note the results of the public consultation process on the site 9 development proposal 3 28 July and oral hearings on 17 and 24 August 2017.
- 4. Note that Willis Bond is refining the proposal to reflect public feedback with key changes described in Paragraph 3 above.
- 5. Note that those refinements will be further modified to reflect Technical Advisory Group expert advice on design.
- 6. Recommend to Council to agree to enter into a contract for a 125 year ground lease and development agreement conditional on Council approval, resource consent and tenant leasing commitment, with Site 9 Redevelopment Limited Partnership, a subsidiary of Willis Bond & Company on terms and conditions considered by the City Strategy Committee on 22 June 2017. A division was called for, voting on which was as follows:

For:

Mayor Lester Councillor Calvi-Freeman Councillor Dawson Councillor Day Against:

Councillor Calvert Councillor Pannett (Chair)

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Councillor Foster
Councillor Free
Councillor Gilberd
Councillor Lee
Councillor Marsh
Councillor Sparrow
Councillor Woolf
Councillor Young

Majority Vote: 12:2

Carried

### 3. Public Excluded

#### Moved Mayor Lester, seconded Councillor Marsh

#### Resolved

THAT the City Strategy Committee:

Put the motion under debate (a "closure motion") (Standing Orders 3.16.2(c)).

Carried

#### Moved Councillor Pannett, seconded Councillor Woolf

#### **Resolved**

THAT the City Strategy Committee:

Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
3.1 Site 9 North Kumutoto Proposal - Principal commercial terms of development agreement and ground lease	7(2)(i) The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.

A division was called for, voting on which was as follows:

For:
Mayor Lester
Councillor Calvi-Freeman

Against:
Councillor Calvert

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Absolutely Positively Wellington City Council Me Heke Ki Pôneke

Councillor Dawson					
Councillor Day					
Councillor Foster					
Councillor Free					
Councillor Gilberd					
Councillor Lee					
Councillor Marsh					
Councillor Pannett (Chair)					
Councillor Sparrow					
Councillor Woolf					
Councillor Young					
Majority Vote: 13:1					
majority voto:	Carried				
	Cumeu				
The meeting went into public excluded session at 11.32am.					
The meeting went into public excluded session at 11.52am.					
The meeting concluded at 11.35am.					
The meeting concluded at 11.55am.					
Confirmed:					
Chair	_				