

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 Gilbert
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:

1. 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.

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 Gilbert, 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)

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

Councillor Dawson
Councillor Day
Councillor Foster
Councillor Free
Councillor Gilbert
Councillor Lee
Councillor Marsh
Councillor Pannett (Chair)
Councillor Sparrow
Councillor Woolf
Councillor Young
Majority Vote: 13:1

Carried

The meeting went into public excluded session at 11.32am.

The meeting concluded at 11.35am.

Confirmed: _____
Chair