

**ORDINARY MEETING**

**OF**

**CITY STRATEGY COMMITTEE**

**MINUTES**

Time: 9:35am  
Date: Thursday, 16 May 2019  
Venue: Ngake (16.09)  
Level 16, Tahiwī  
113 The Terrace  
Wellington

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**PRESENT**

Mayor Lester  
Councillor Calvert  
Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
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

### 1.1 Mihi

The Chairperson declared the meeting open at 9:35am.

The meeting adjourned at 9:36am and reconvened at 11:31am with the following members present Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Fitzsimons, Councillor Free, Councillor Gilberd, Councillor Lee, Councillor Marsh, Councillor Pannett (Chairperson), Councillor Sparrow, Councillor Woolf and Councillor Young.

The Chairperson invited Councillor Free to read the following mihi to open the meeting.

#### ***Taiō Pōneke<sup>†</sup> – City Strategy Committee***

##### **Te wero**

Toitū te marae a Tāne

Toitū te marae a Tangaroa

Toitū te iwi

Taiō Pōneke – kia kakama, kia māia!

Ngāi Tātou o Pōneke, me noho ngātahi

Whāia te aratika

##### **Our challenge**

Protect and enhance the realms of the Land and the Waters, and they will sustain and strengthen the People.

City Strategy Committee, be nimble (quick, alert, active, capable) and have courage (be brave, bold, confident)!

People of Wellington, together we decide our way forward.

<sup>†</sup> The te reo name for the City Strategy Committee is a modern contraction from 'Tai o Pōneke' meaning 'the tides of Wellington' – uniting the many inland waterways from our lofty mountains to the shores of the great harbour of Tara and the sea of Raukawa: ki uta, ki tai (from mountain to sea). Like water, we promise to work together with relentless synergy and motion.

### 1.2 Apologies

#### **Moved Councillor Pannett, seconded Councillor Young**

##### **Resolved**

That the City Strategy Committee:

1. Accept the apologies received from Mayor Lester and Councillor Foster for lateness and apologies from Mayor Lester, Councillor Marsh and Councillor Woolf for early departure.

**Carried**

### 1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

(Councillor Foster returned to the meeting at 11:32 am.)

## 1.4 Confirmation of Minutes

### **Moved Councillor Pannett, seconded Councillor Gilbert**

#### **Resolved**

That the City Strategy Committee:

1. Approve the minutes of the City Strategy Committee Meeting held on 9 May 2019, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

**Carried**

## 1.5 Items not on the Agenda

There were no items not on the agenda.

**Note:** In accordance with standing order 3.9.2 the Chairperson accorded precedence to items on the agenda and business was dealt with in the following order:

- 2.1 – Updated Forward Programme for City Strategy Committee for 2019
- 3.2 – Central library replacement services
- 3.4 – Oral Hearing – Proposal to remove encumbrance
- 1.6 – Public Participation
- 3.1 – New lease for existing lessee under the Wellington Town Belt
- 3.3 – Reporting back on Public Consultation on Six New Leases on Wellington Town Belt

## 2. Monitoring

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(Mayor Lester returned to the meeting at 11:34 am.)

### 2.1 Updated Forward Programme for City Strategy Committee Meeting for 2019

#### **Moved Councillor Pannett, seconded Councillor Day**

#### **Resolved**

That the City Strategy Committee:

1. Receives the information.
2. Notes the attached forward programme.

**Carried**

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### 3. Operational

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#### 3.2 Central library replacement services

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

##### **Recommendation/s**

That the City Strategy Committee:

1. Receives the information.
2. Notes the progress made to date in providing replacement library services in the CBD and branch network.
3. Endorses the network model and notes the progress made to date on implementing it.
4. Notes the financial impact of the closure and agrees that the cost implications summarised in Paragraph 26 of this report be incorporate in the 2019/20 Annual Plan.
5. Notes that there will be no additional rates impost in 2019/20 financial year.
6. Agrees to provide rates funding for the additional costs from 2020/21 to be consulted and adopted as part of the annual plan process.

##### **Moved Councillor Calvert, seconded Councillor Day the following amendment**

That the City Strategy Committee:

7. Note that Council officers (including Library, Property and Commercial teams) will continue to work with Capital E on integrated offerings to ensure the children of Wellington city continue to have suitable access to the same or greater level of creative activities as provided by the Council.
8. Note that the long term intention is for Capital E to be more closely associated (in terms of location and service offerings) with the Central Library ensuring an integrated approach to the effective delivery of the Council's relevant strategic outcomes.

**Note:** In accordance with Standing Order 3.12.7, voting on the amendment was taken in parts.

##### **Resolved**

7. Note that Council officers (including Library, Property and Commercial teams) will continue to work with Capital E on integrated offerings to ensure the children of Wellington city continue to have suitable access to the same or greater level of creative activities as provided by the Council.

A division was called for under standing order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Calvert

**Against:**

Councillor Foster  
Councillor Gilbert

Councillor Calvi-Freeman  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Free  
Councillor Lee  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Woolf  
Councillor Young

Councillor Sparrow

Majority Vote: 12:3

Carried

### Resolved

8. Note that the long term intention is for Capital E to be more closely associated (in terms of location and service offerings) with the Central Library ensuring an integrated approach to the effective delivery of the Council's relevant strategic outcomes.

A division was called for under standing order 3.18.7, voting on which was as follows:

**For:**

Mayor Lester  
Councillor Calvert  
Councillor Dawson  
Councillor Day  
Councillor Fitzsimons  
Councillor Foster  
Councillor Free  
Councillor Lee  
Councillor Marsh  
Councillor Pannett (Chair)  
Councillor Woolf  
Councillor Young

**Against:**

Councillor Calvi-Freeman  
Councillor Gilbert  
Councillor Sparrow

Majority Vote: 12:3

Carried

**Note:** In accordance with standing order 3.12.5 clause 9 was accepted by leave of the meeting.

**Moved Mayor Lester, seconded Councillor Fitzsimons the following substantive motion**

That the City Strategy Committee:

1. Receives the information.
2. Notes the progress made to date in providing replacement library services in the CBD and branch network.
3. Endorses the network model and notes the progress made to date on implementing it.
4. Notes the financial impact of the closure and agrees that the cost implications



summarised in Paragraph 26 of this report be incorporate in the 2019/20 Annual Plan.

5. Notes that there will be no additional rates impost in 2019/20 financial year.
6. Agrees to provide rates funding for the additional costs from 2020/21 to be consulted and adopted as part of the annual plan process.
7. Note that Council officers (including Library, Property and Commercial teams) will continue to work with Capital E on integrated offerings to ensure the children of Wellington city continue to have suitable access to the same or greater level of creative activities as provided by the Council.
8. Note that the long term intention is for Capital E to be more closely associated (in terms of location and service offerings) with the Central Library ensuring an integrated approach to the effective delivery of the Council's relevant strategic outcomes.
9. Requests that officers report on the ongoing costs as part of quarterly reports.

A division was called for under standing order 3.18.7, voting on which was as follows:

**For:**

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

**Against:**

Majority Vote: 15:0

**Carried**

(Mayor Lester left the meeting at 12:03 pm.)

### 3.4 Oral Hearing - Proposal to remove encumbrance at 79 Dixon Street, Te Aro

**Moved Councillor Foster, seconded Councillor Calvi-Freeman**

#### **Resolved**

That the City Strategy Committee:

1. Receives the information.
2. Hear the oral submissions and thank all submitters.

Carried

#### **Attachments**

- 1 James Cunningham Presentation

(Councillor Marsh left the meeting at 12:30pm.)

## **1. Meeting Conduct (Continued)**

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### **1.6 Public Participation**

#### **1.5.1 Greater Brooklyn Residents Association**

Sophie Jerram spoke on behalf of the Greater Brooklyn Residents Association to item 3.3 Reporting Back on Public Consultation of Six New Leases on Wellington Town Belt.

The meeting adjourned for lunch at 12:47pm and reconvened at 12:51pm with the following members present Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Fitzsimons, Councillor Foster, Councillor Free, Councillor Gilbert, Councillor Lee, Councillor Pannett, Councillor Sparrow, Councillor Woolf and Councillor Young.

(Councillor Young left the meeting at 12:51pm.)

#### **1.5.2 Brooklyn Northern United Football Club**

Ian Paterson spoke on behalf of the Brooklyn Northern United Football Club to item 3.3 Reporting Back on Public Consultation of Six New Leases on Wellington Town Belt.

(Councillor Young returned to the meeting at 12:56 pm.)

#### **1.5.3 Wellington Swords Club**

Victoria Lamb spoke on behalf of the Wellington Swords Club to item 3.3 Reporting Back on Public Consultation of Six New Leases on Wellington Town Belt.

(Councillor Calvert left the meeting at 01:14pm.)

#### **1.5.4 Friends of the Wellington Town Belt**

John Bishop spoke on behalf of the Friends of the Wellington Town Belt to item 3.3 Reporting Back on Public Consultation of Six New Leases on Wellington Town Belt.

(Councillor Calvert returned to the meeting at 01:20pm.)

## **Attachments**

- 1 Greater Brooklyn Residents Association written material

## **3. Operational (Continued)**

(Councillor Calvi-Freeman left the meeting at 1:24pm.)

### **3.1 New lease for existing Lessee under the Wellington Town Belt Act 2016: Harbour City GymSports**

#### **Moved Councillor Gilberd, seconded Councillor Fitzsimons**

#### **Resolved**

That the City Strategy Committee:

1. Receives the information.
2. Approves Officers to publicly consult on granting a new ground lease for a ten year term with one renewal term of ten years to Harbour City GymSports Incorporated and, a sublease to Eastern Suburbs Sports Trust and sub-sublease to Harbour City GymSports for the same term as the Head Lease. The building is on land which is part of the Wellington Town Belt known as Hataitai Park, more particularly described as Lot 1, Deposited Plan 33683, in the Record of Title WN20B/500.
3. Note that the new lease will include the following Special Provisions:
  - i. The Lessee is to submit a detailed maintenance plan to address the building's maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.
  - ii. Despite clause 13 of the Lease regarding subletting, the Council permits the Lessee to sub-lease the Land to Eastern Suburbs Sport Trust, and further permits the Eastern Suburbs Sports Trust to sub-sublease the Land and Building to the Lessee.
  - iii. The parties acknowledge that the sublease with the Eastern Suburbs Sports Trust is necessary as a result of the nature of the building ownership. The Eastern Suburbs Sports Trust is the owner of the Lessee's Building.
  - iv. The Lessee will furnish the Council with a copy of the signed sublease and sub-sublease.
4. Notes that approval to grant the leases on Wellington Town Belt is conditional on:
  - i. Appropriate iwi consultation;
  - ii. Public consultation as required under section 16 of the Wellington Town Belt Act 2016;
  - iii. No sustained objections resulting from the above consultation and notification; and
  - iv. Legal and advertising costs being met by the Lessee (where applicable).

**Carried**

(Councillor Calvi-Freeman returned to the meeting at 1:29pm.)

(Councillor Gilberd left the meeting at 1:37pm.)

(Councillor Gilberd returned to the meeting at 1:38pm.)

The meeting adjourned at 1:41pm and reconvened at 1:53pm with the following members were present Councillor Calvert, Councillor Calvi-Freeman, Councillor Dawson, Councillor Day, Councillor Fitzsimons, Councillor Foster, Councillor Free, Councillor Gilbert, Councillor Lee, Councillor Pannett, Councillor Sparrow, Councillor Woolf and Councillor Young.

### 3.3 Reporting Back on Public Consultation of Six New Leases on Wellington Town Belt

#### Moved Councillor Gilbert, seconded Councillor Dawson

#### Resolved

That the City Strategy Committee:

1. Receives the information.
2. Recommends to the Council that it grants the following leases under the Wellington Town Belt Act 2016:
  - a. **Innermost Gardens Incorporated** - a fresh premises lease, which includes the licence terms, for the gardens for a five year term with one renewal term of five years. The premises and gardens at 141 Elizabeth Street, Mt Victoria are contained in part of the Wellington Town Belt and legally described as Part Lot 1, Deposited Plan 33290 and contained in the Record of Title WN10A/1025.

Notes that the fresh lease will include the Special Provisions as previously approved by the City Strategy Committee on 7 February 2019.

- b. **Wade Street Community Tennis Club Incorporated** - a fresh ground lease for a ten year term with one renewal term of ten years. The land at Te Ahumairangi Hill is contained in part of the Wellington Town Belt and legally described as Part Lot 1 Deposited Plan 8709 in Record of Title WN12D/1439.
- c. **Wellington Smallbore Rifle Association Incorporated** - a fresh ground lease for a ten year term with one renewal term of ten years. The land at Mt Albert Park is contained in part of the Wellington Town Belt and legally described as Part Lot 1 on Deposited Plan 8754 in the Records of Title WN19B/861 and WN47B/502.
- d. **Wellington Region Hockey Stadium Trust (WRHST)** - a fresh premises lease for a ten year term with one renewal term of ten years, and two subleases for J Neilson Catering and Sporting Edge Limited, each for a term of three years. The land is contained in part of the Wellington Town Belt and legally described as Section 1 Survey Office Plan 474197 containing 31.6008 hectares more or less.

Notes that the fresh lease will include the Special Provisions as previously approved by the City Strategy Committee on 7 February 2019.

- e. **Cook Island Society Incorporated** - a fresh ground lease for a ten year term. The land is contained in part of the Wellington Town Belt and legally described as Lot 1 on Deposited Plan 42773 in part of the Record of Title 74298.

Notes that the fresh lease will include the Special Provisions as previously approved by the City Strategy Committee on 14 February 2019.

- f. **Wellington Swords Club Incorporated** - a fresh premises lease for a five year term with one renewal term of five years. The land at 8 Tanera Crescent,

Brooklyn is contained in part of the Wellington Town Belt known as Part Lot 1-2, 4 on Deposited Plan 10508 and in the Record of Title 742982.

Note that the Special Provisions previously approved by the City Strategy Committee on 15 November 2018 have been amended to the following as a result of the public consultation:

- i. On completion of the Council works to provide external access to the west facing downstairs bathroom facilities, the Brooklyn Junior Cricket Club, Brooklyn Hockey Club and the Brooklyn Northern United Junior Football Club can use the facilities.
- ii. The Lessee will work with other community groups to facilitate access and use of the Premises. The Lessee will ensure that all activities run from the Premises, whether it is by the Lessee or another community group, are consistent with the Wellington Town Belt Management Plan.
- iii. The Lessee is to submit a detailed maintenance plan to address the building's internal maintenance prior to the lease being executed. Officers will monitor the maintenance plan implementation and progress annually.

**Carried**

The meeting concluded at 2:00pm.

Confirmed: \_\_\_\_\_  
Chair