

ORDINARY MEETING

OF

STRATEGY AND POLICY COMMITTEE

MINUTES

Time: 9:30 am
Date: Thursday, 10 September 2020
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

PRESENT

Mayor Foster
Councillor Calvert (Deputy Chair)
Councillor Condie
Councillor Day (Chair)
Councillor Fitzsimons
Councillor Foon
Councillor Free
Councillor Matthews
Councillor O'Neill (via audiovisual link)
Councillor Pannett
Councillor Paul
Councillor Rush (via audiovisual link)
Councillor Sparrow
Councillor Woolf
Councillor Young

TABLE OF CONTENTS
10 SEPTEMBER 2020

Business	Page No.
1. Meeting Conduct	5
1.1 Karakia	5
1.2 Apologies	5
1.3 Conflict of Interest Declarations	5
1.4 Confirmation of Minutes	5
1.5 Items not on the Agenda	5
1.6 Public Participation	5
2. General Business	6
2.1 Wellington City Council Housing Action Plan 6-month Report	6
2.2 Strategic Housing Investment Plan	8
3. Public Excluded	9
3.1 Update on the Te Kāinga Programme	9
3.2 Attachment to 2.2 - Strategic Housing Investment Plan - Attachment 1 List of properties to be declared surplus	9
3.3 Attachment to 2.2 - Strategic Housing Investment Plan - Attachment 2 Background and rationale for divestment of packages 2 & 3 City Housing properties	10

1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:31 am and invited members to stand and read the following karakia to open the meeting.

**Whakataka te hau ki te uru,
Whakataka te hau ki te tonga.
Kia mākinakina ki uta,
Kia mātaratara ki tai.
E hī ake ana te atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

1.2 Apologies

No apologies were received.

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Day, seconded Councillor Matthews, the following motion

Resolved

That the Strategy and Policy Committee:

1. Approve the minutes of the Strategy and Policy Committee Meeting held on 3 September 2020, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried unanimously

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There was no public participation.

(Councillor O'Neill joined the meeting at 9:33 am)

2. General Business

2.1 Wellington City Council Housing Action Plan 6-month Report

Moved Councillor Fitzsimons, seconded Councillor Matthews, the following motion

Amended Officers' Recommendation/s

That the Strategy and Policy Committee:

1. Receive the information.
2. Receive the Housing Action Plan 6-month Report, as per Attachment 1. This is the first report back on the Housing Action Plan 2020-22.
3. Note the achievements of the six months since adoption of the Housing Action Plan 2020-22, but also that there have been some delays primarily due to COVID-19 and the national lockdown.
4. Agree to the proposed amendments to the Housing Action Plan, as per the draft amended Action Plan included as Attachment 2. The amendments reflect changes to project timings and some minor clarifications.
5. Agree to the amended Housing Strategy, as per Attachment 3, reflecting that the Wellington Housing Affordability Model has been developed since adoption of the Strategy and is currently in use by Wellington City Council.
6. **Note, that the consultation feedback on the Social Housing Policy, including the Rent Setting Policy, will be provided to councillors and made public in September. Further discussion and advice on options will be included as part of the wider City Housing Financial Sustainability workshops, which are part of the LTP process.**

Attachments 1 & 2

Reference to be made to attachments 1 and 2 of item 2.1 of the Strategy and Policy Committee meeting agenda of 10 September 2020: Wellington City Council Housing Action Plan 6-month Report

Secretarial note: Councillor Fitzsimons moved the original motion with amendments (supported by officers) as marked in red in clause 6.

Moved Councillor Calvert, seconded Councillor Woolf, the following amendment

Resolved

That the Strategy and Policy Committee:

7. Note that officers will review the strategic risks of the Housing Action Plan and report back to the Finance, Audit and Risk subcommittee in October 2020.

Carried

(Mayor Foster joined the meeting at 10:03 am)

Moved Councillor Fitzsimons, seconded Councillor Matthews, the following substantive motion

Resolved

That the Strategy and Policy Committee:

1. Receive the information.
2. Receive the Housing Action Plan 6-month Report, as per Attachment 1. This is the first report back on the Housing Action Plan 2020-22.
3. Note the achievements of the six months since adoption of the Housing Action Plan 2020-22, but also that there have been some delays primarily due to COVID-19 and the national lockdown.
4. Agree to the proposed amendments to the Housing Action Plan, as per the draft amended Action Plan included as Attachment 2. The amendments reflect changes to project timings and some minor clarifications.
5. Agree to the amended Housing Strategy, as per Attachment 3, reflecting that the Wellington Housing Affordability Model has been developed since adoption of the Strategy and is currently in use by Wellington City Council.
6. Note that the consultation feedback on the Social Housing Policy, including the Rent Setting Policy, will be provided to councillors and made public in September. Further discussion and advice on options will be included as part of the wider City Housing Financial Sustainability workshops, which are part of the LTP process.
7. Note that officers will review the strategic risks of the Housing Action Plan and report back to the Finance, Audit and Risk subcommittee in October 2020.

Carried unanimously

The meeting adjourned at 10:27 am for morning tea and reconvened at 10:46 am with all the members present.

2.2 Strategic Housing Investment Plan

Moved Councillor Fitzsimons, seconded Mayor Foster, the following motion

Resolved

That the Strategy and Policy Committee:

1. Receive the information.
2. Recommend to Council that properties outlined in attachment 1 be declared surplus to operational requirements and approved for divestment.
3. Recommend to Council that it delegates authority to the Chief Executive Officer to conclude all matters in relation to the divestment of these properties, including all legislative matters, issuing relevant public notices, negotiating the terms of sale or exchange, impose any reasonable covenants and anything else necessary.
4. Note that the Development Programme of the Strategic Housing Investment Plan is funded by divestment of underperforming City Housing stock that is identified through the implementation of the Portfolio Alignment Strategy.
5. Note the progression of design, engagement and planning work in relation to the Harrison Street and Nairn Street sites and notes that officers will provide a further update on the progress of these projects in late 2020.

Carried unanimously

Attachment 1

Reference to be made to attachment 1 of item 2.2 of the Strategy and Policy Committee meeting agenda of 10 September 2020: Strategic Housing Investment Plan

3. Public Excluded

Moved Councillor Day, seconded Councillor Young, the following motion

Resolved

That the Strategy and Policy Committee:

1. 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 Update on the Te Kāinga Programme	<p>7(2)(b)(ii) The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>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).</p>	<p>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.</p>
3.2 Attachment to 2.2 - Strategic Housing Investment Plan - Attachment 1 List of properties to be declared surplus	<p>7(2)(a) The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.</p>	<p>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.</p>

3.3 Attachment to 2.2 - Strategic Housing Investment Plan - Attachment 2 Background and rationale for divestment of packages 2 & 3 City Housing properties	7(2)(a) The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.	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.
--	--	---

Carried unanimously

The meeting went into public excluded session at 11:08 am.

The meeting returned from public excluded session and concluded at 11:35 am with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness
I te ara takatū	To clear, to free the heart, the body and the spirit of mankind
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____

Chair