

HUTT CITY COUNCILPOLICY AND REGULATORY COMMITTEE

Report of a meeting held in the Woburn Room, Angus Inn,
Cnr Waterloo Road and Cornwall Street, Lower Hutt on
Monday 21 September 2015 commencing at 5.30pm

PRESENT:

Cr MJ Cousins (Chair)	Cr L Bridson
Deputy Mayor D Bassett	Cr C Barry
Cr B Branch (from 5.53pm)	Cr A Finlayson (from 5.33pm)
Cr T Lewis	Cr M Lulich
Cr C Milne	Cr M Willard

APOLOGIES: An apology was received from Mayor WR Wallace

IN ATTENDANCE:

Mr T Stallinger, Chief Executive
Mr B Hodgins, Divisional Manager, Parks and Gardens (part meeting)
Ms W Moore, Divisional Manager, Strategy and Planning (part meeting)
Ms H Oram, Divisional Manager, Environmental Consents
Mr A Cumming, Divisional Manager, Environmental Policy (part meeting)
Mr B Monaghan, Divisional Manager, City Promotions
Mr B Cato, Solicitor
Ms P Sanderson, Community Arts and Culture Advisor (part meeting)
Mr G Sewell, Principal Policy Advisor (part meeting)
Ms K Glanville, Senior Committee Advisor

PUBLIC BUSINESS1. APOLOGIESRESOLVED:**Minute No. PandR 15401**

"That the apology received from Mayor WR Wallace, and the apology for lateness received from Cr Finlayson, be accepted and leave of absence be granted."

2. PUBLIC COMMENT

Comments are recorded under the item to which they relate.

Cr Finlayson arrived at 5.33pm

3. CONFLICT OF INTEREST DECLARATIONS

There were no conflict of interest declarations.

PRECEDENCE OF BUSINESS

RESOLVED:

Minute No. PandR 15402

"That in terms of Standing Order 25.5, precedence be accorded to the following items dealing with Item 4b) Road Stopping Proposal – Manor Park Road, Item 6 Request to Issue a Lease – Walter Nash Park, Item 4a) Proposal to Declare and Classify the property at 23 Waiu Street as a Reserve, Item 4 Premier Hutt Park Golf Improvements – Request for Lease Extension and Item 4c) Reserve Reclassification – Stokes Valley."

These items are recorded in the order in which they are listed on the order paper.

4. RECOMMENDATIONS TO COUNCIL - 20 October 2015

- a) Proposal to Declare and Classify the property at 23 Waiu Street as a Reserve. (15/1120)

The Divisional Manager Parks and Gardens elaborated on the report. He advised that he had met with a representative of Owhiti Urupa Trust to discuss a process to attempt to find suitable land for an Urupa.

RECOMMENDED:	Minute No. PandR 15403
<i>"That the Committee recommends that Council:</i>	
<p>(i) <i>notes that four submissions were received to the proposal to declare the property at 23 Waiu Street to be scenic reserve, which was publicly notified in the Hutt News on 21 July 2015;</i></p>	
<p>(ii) <i>notes that two submissions support the proposal, one is neutral to the proposal, and one objects on the basis that the land should be retained for use in accordance with part of its District Plan zoning of General Business;</i></p>	
<p>(iii) <i>agrees that the objection be not accepted for the following reasons;</i></p>	
<p style="padding-left: 40px;">(a) <i>that the land is largely bush covered hill or wetland unsuitable for development;</i></p>	
<p style="padding-left: 40px;">(b) <i>that the land is being developed for mountain biking and has been used for that purpose for the past nine years; and</i></p>	
<p style="padding-left: 40px;">(c) <i>Council has previously undertaken engineering investigations of this land for cemetery use and found the land to be unsuitable;</i></p>	
<p>(iv) <i>agrees to declare the property at 23 Waiu Street as scenic reserve in terms of section 19(1)(b) of the Reserves Act 1977, attached as Appendix 1 to the report; and</i></p>	
<p>(v) <i>recommends that a review of Chapter 7 of the City of Lower Hutt District Plan, Recreation and Open Space, amend the planning maps so that the property sits entirely within the General Recreation Activity Area."</i></p>	

b) Road Stopping Proposal - Manor Park Road (15/1227)

Speaking under public comment, **Ms Alison Thwaite** advised that she was one of the submitters who objected to the sale of the land. She informed members that a number of her concerns had been addressed following a meeting with the Divisional Manager, Parks and Gardens. She noted that traffic sight lines on the corner of Manor Park Road and Ford Road were still of concern.

The Divisional Manager, Parks and Gardens elaborated on the report.

In response to a question from a member, Mr Bill Barclay, Barclay Traffic Planning advised that the corner of Manor Park Road and Ford Road was a tight right-angled bend which restricted speeds to an estimated 30km/h and this allowed for sufficient traffic sight distance.

RECOMMENDED:	Minute No. PandR 15404
<i>"That the Committee recommends that Council:</i>	
<i>(i) notes that the proposal to stop legal road in Manor Park Road attracted four objections;</i>	
<i>(ii) notes that the objections relate to perceived traffic safety concerns which are not supported by advice from an independent traffic engineer;</i>	
<i>(iii) notes the relocation of the park seat to an adjacent piece of land;</i>	
<i>(iv) agrees that the objections not be accepted on the basis of the expert advice;</i>	
<i>(v) agrees to proceed to stop 792m² of legal road in Manor Park Road as defined as Section 1 on Plan SO 485135 attached as Appendix 1 to the report; and</i>	
<i>(vi) refers the matter to the Environment Court for a decision."</i>	

c) Reserve Reclassification - Stokes Valley (15/1312)

The Divisional Manager Parks and Gardens elaborated on the report.

RECOMMENDED:	Minute No. PandR 15405
<i>"That the Committee recommends that Council re-classify the reserve located at the top end of Stokes Valley, being Lot 14 DP 55010, as Scenic Reserve under section 19(1)(b) of the Reserves Act 1977."</i>	

5. **COMMUNITY ARTS AND CULTURE POLICY REVIEW** (15/1182)

Report No. PandR2015/4/225 by the Divisional Manager, Strategy and Planning

The Divisional Manager Strategy and Planning elaborated on the report.

In response to questions from members, the Divisional Manger, Strategy and Planning confirmed that one outcome of the policy could be the establishment of an Asset Management Plan which, if established could set out a maintenance programme for public art work. She advised that current public art work was being maintained but at irregular intervals. She said that the review of the policy would identify whether two separate policies for arts and culture and public art were required.

Deputy Mayor Bassett asked officers to investigate further work to harness the synergy of the arts world to work together.

RESOLVED:

Minute No. PandR 15406

"That the Committee:

- (i) agrees that community engagement be undertaken, via a survey and a series of workshops/public meetings, as part of the review of the Community Arts and Culture Policy;*
- (ii) agrees that officers will undertake further work to investigate whether or not it would be more appropriate for Council to develop an overarching Arts and Culture Policy and make recommendations regarding this at a future Policy and Regulatory Committee meeting; and*
- (iii) agrees that officers undertake further work to investigate how Council can harness the synergy of the total arts sector for the benefit of the City."*

6. **REQUEST TO ISSUE A LEASE - WALTER NASH PARK** (15/1255)

Report No. PandR2015/4/223 by the Parks Asset Manager, Parks and Gardens

Speaking under public comment, **Mr Kevin Fellows, representing Waimarie Croquet Club (WCC)** advised that WCC and the Hutt Valley Darts Association (HVDA) had commenced work on forming a joint committee. He said that WCC required use of the land and the building and HVDA required use of the building. He commented that WCC would prefer a joint lease of the building. He further advised that a lease would provide WCC certainty when applying for further funding applications.

In response to questions from members, Mr Fellows advised that the land at Walter Nash Park would provide for five courts, one less than previously. He said that WCC had aspirations to increase to six courts and this would be a separate request for an enlarged lease. He considered the Walter Nash Park building to be in a dilapidated state and WCC would share costs of maintaining it with HVDA.

Speaking under public comment, **Mr Hami Te Aramakutu, President of the Hutt Valley Darts Association (HVDA)** advised that the HVDA's preference would be to maintain independence of the lease of the building at Walter Nash Park. He noted that the HVDA fully supported the Waimarie Croquet Club (WCC) utilising the land at the Walter Nash Park. He informed members that the building required major maintenance and asked that Council investigate the structural integrity of the building. He said that HVDA had already made repairs to the building at its own cost.

In response to questions from members, Mr Te Aramakutu advised that HVDA's lease to occupy the building expired in mid 2016.

Cr Branch arrived at 5.53pm.

The Divisional Manager, Parks and Gardens elaborated on the report. He advised that a joint model for clubs had been utilised previously and supported this model for WCC and HVDA. He confirmed that when the joint organisation came into effect the building would transfer to it. He said that officers could investigate the structural integrity of the building. He added that HVDA had been made aware of the proposed joint committee model.

RESOLVED:

Minute No. PandR 15407

"That the Committee:

- (i) notes that Council, in conjunction with the Waimarie Croquet Club and Hutt Valley Darts Association have been working together to agree and establish a combined committee and this work is ongoing;*
- (ii) notes that, in accordance with the Reserves Act 1977, Council has publicly advertised its intention to issue a lease with no submissions received, as at the date of the report;*
- (iii) agrees to issue a lease to the yet to be established combined committee of the Waimarie Croquet Club and Hutt Valley Darts Association; and*
- (iv) agrees that Council officers undertake a structural integrity survey of the building prior to*

the combined committee taking it over."

7. **PREMIER HUTT PARK GOLF IMPROVEMENTS - REQUEST FOR LEASE EXTENSION** (15/1262)

Report No. PandR2015/4/224 by the Parks Asset Manager, Parks and Gardens

The Parks Asset Manager, Parks and Gardens elaborated on the report.

RESOLVED:

Minute No. PandR 15408

"That the Committee:

- (i) notes that the Lessee of the Hutt Park Golf Centre is proposing to undertake an upgrade of the driving range by installing a ball tracking and radar technology, and upgrading the car park at a cost of \$750,000 + GST;*
- (ii) notes that Council has been asked to consider adding a further renewal provision to the existing lease to protect and secure the investment the lessee is making in the golf facility; and*
- (iii) approves the addition of a lease renewal provision of 10 + 10 years to the current Deed of Lease between Council and Premier Hutt Park Golf Centre Limited."*

8. **GENERAL MANAGER'S REPORT - GOVERNANCE AND REGULATORY** (15/1148)

Report No. PandR2015/4/226 by the General Manger, Governance and Regulatory

The Divisional Manager, Environmental Consents elaborated on the report.

RESOLVED:

Minute No. PandR 15409

"That the Committee notes the contents of the report."

9. INFORMATION ITEMS

a) District Plan Update (15/1245)

Report No. PandR2015/4/180 by the Divisional Manager Environmental Policy

The Divisional Manager Environmental Policy elaborated on the report. He advised that following discussions with submitters regarding the Hugh Sinclair Park Proposed Plan Change no hearing was required. He further advised that the decision regarding the Network Utilities Proposed Plan Change 34 had not been released yet.

RESOLVED:

Minute No. PandR 15410

"That the memorandum be noted and received."

b) Policy and Regulatory Committee Work Programme (15/1288)

Report No. PandR2015/4/40 by the Senior Committee Advisor

RESOLVED:

Minute No. PandR 15411

"That the information be noted and received."

10. QUESTIONS

There were no questions.

11. EXCLUSION OF THE PUBLIC

RESOLVED:

Minute No. PandR 15412

"That the public be excluded from the following parts of the proceedings of this meeting, namely:

12. *Provisional Local Alcohol Policy* (15/1184)

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

(A)	(B)	(C)
<i>General subject of the matter to be considered.</i>	<i>Reason for passing this resolution in relation to each matter.</i>	<i>Ground under section 48(1) for the passing of this resolution.</i>
<i>Provisional Local Alcohol Policy.</i>	<i>The withholding of the information is necessary to maintain legal professional privilege (s7(2)(g)) and the matter of these proceedings is subject to appeal (s48(1)(d)).</i>	<i>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exist.</i>

This resolution is made in reliance on section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as specified in Column (B) above."

There being no further business the Chair declared the meeting closed at 7.00pm. The non-public portion of the meeting finished at 7.20pm.

Cr MJ Cousins
CHAIR

**CONFIRMED as a true and correct record
Dated this 20th day of October 2015**