

**These minutes are subject to confirmation at the next Council meeting to be held on  
15<sup>th</sup> December 2015  
HUTT CITY COUNCIL**

**CITY DEVELOPMENT COMMITTEE**

Report of a meeting held in the James Coe 1, Dowse Art Museum, 45 Laings Road,  
Lower Hutt on

**Tuesday 24 November 2015 commencing at 5.30pm**

**PRESENT:**

Deputy Mayor D Bassett (Chair)	Cr B Branch
Cr M Willard (Deputy Chair)	Cr M Cousins
Cr A Finlayson (until 8.10pm)	Cr T Lewis
Cr G McDonald	Cr C Milne
Mayor WR Wallace (until 7.45pm)	Cr M Shierlaw

**APOLOGIES:** Cr Finlayson for early departure.

**IN ATTENDANCE:**

Cr Lulich (part meeting)  
Mr T Stallinger, Chief Executive  
Ms K Kelly, General Manager, Strategic Services  
Mr B Sherlock, General Manager, City Infrastructure  
Mr M Reid, General Manager, Community Services  
Mr M Mercer, Sport and Recreation Manager (part meeting)  
Mr J Ballantyne, City Safety Manager (part meeting)  
Ms C Steed, City Events Manager (part meeting)  
Mr A Hopkinson, Senior Traffic Engineer (part meeting)  
Mr S Keatley, Community Facilities Manager  
Ms M Laban, Community Projects and Relationship Manager  
Ms S Morton, Communications and Marketing Advisor  
Ms S Haniel, Committee Advisor

**PUBLIC BUSINESS**

**1. APOLOGIES**

**RESOLVED:**

**Minute No. CDC 15501**

*"That the apology received from Cr Finlayson for early departure be accepted."*

**2. PUBLIC COMMENT**

Comments are recorded under the item to which they relate.

**3. CONFLICT OF INTEREST DECLARATIONS**

There were no conflict of interest declarations.

**PRECEDENCE OF BUSINESS****RESOLVED:****Minute No. CDC 15502**

*“That in terms of Standing Order 25.5, precedence be accorded to item 8 dealing with the Moera Community House, item 9 dealing with the Annual City Safety Activity Report, and item 10 dealing with the Proposed Temporary road Closures and Temporary No Stopping Restrictions – Hutt News Petone Rotary Fair.”*

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

**4. RECOMMENDATION TO COUNCIL - 15 December 2015****Stokes Valley Integrated Community Hub** (15/1673)

Cr Branch left the meeting at 8.00pm and rejoined the meeting at 8.10pm.

The Sport and Recreation Manager elaborated on the report. He noted that other successful community hubs around New Zealand had incorporated such facilities as a coffee house and library.

In response to questions from members, the Sport and Recreation Manager said that officers could undertake targeted consultation with the community and local facilities such as the library and Community House.

**RECOMMENDED:****Minute No. CDC 15503**

*“That the Committee recommends that Council:*

- (i) approves that officers proceed with design work and targeted community consultation for option 2B. Options are attached as Appendix 1 to the report;*
- (ii) notes that the costs associated with option 2B will be considered during the 2016 annual planning process;*
- (iii) notes that officers will provide additional information regarding final cost estimates for this option prior to consideration of the 2016 community plan;*
- (iv) notes that should a decision be made during the annual plan process to not proceed with option 2B, that funds used during the design phase of up to \$100,000 will be redundant;*
- (v) notes that option 2B is preferred as officers deem this the most fiscally prudent, and low risk, whilst still obtaining the objectives Council wishes to see in regards to a community hub development in Stokes Valley; and*
- (vi) notes that option 2B aligns with the Long Term Integrated Facilities Plan and*

*will allow for a flexible, multi-use facility to be present in this community."*

**5. FUTURE CITY PROMOTIONS (15/1599)**

Report No. CDC2015/5/294 (5) by the General Manager Community Services

The General Manager Community Services elaborated on the report.

Cr Finlayson left the meeting at 8.10pm.

The General Manager Community Services noted that the large pier planned for Seaview Marina would enable more boating events, and this should be added to Future City Promotions. He further noted that ice rink events were not included in the officer's report.

In response to questions from members, the General Manager Community Services said that \$1M would be needed for premier lighting improvements to the Hutt Recreation Ground for events such as Phoenix soccer games. He added that funding for lights would need to go through the annual plan process. He further said that organisation of bands and musical events at Petone required staff with appropriate experience. He added that officers would develop the detail of promoting city events including a budget strategy.

In response to questions from members, the General Manager Strategic Services said that large events could require up to six months of event planning and additional staff to run these events.

Cr Lewis left the meeting at 8.20pm

**RESOLVED:**

**Minute No. CDC 15504**

*"That the Committee:*

- (i) agrees with the intent of this report; and*
- (ii) notes that officers will continue to explore options with regard to the future promotion of Hutt City spaces, places and events, and advise Council before 30 June 2016 of actions."*

6. **PETONE 2040 DEVELOPMENT PLAN** (15/1677)

Report No. CDC2015/5/215 (5) by the Urban Design Manager

The General Manager Strategic Services elaborated on the report. She added that Moera had been included in the geographical scope of the development plan.

Cr Lewis rejoined the meeting at 8.25pm.

Cr Shierlaw requested that the Terms of Reference be amended to include the Mayor and Deputy Mayor to the existing appointers of the Petone 2040 Group. He queried how well the community would be represented by the Petone 2040 Group as outlined in the appointment process, governance, in the Terms of Reference.

Members noted that the appointment process in the Terms of Reference had worked well for the Wainuiomata Development Plan. Members considered that Petone/Moera was a cosmopolitan area and requested that the Petone 2040 Group have a skill set to reflect its diversity with regard to residents, businesses, and its place in the wider community.

**RESOLVED:**

**Minute No. CDC 15505**

*"That the Committee:*

- (i) *notes and approves the Terms of Reference of the Petone 2040 Development Plan subject to the following amendments, underlined as follows:*
  - (a) *Governance: The Petone 2040 Group ... of seven members as appointed by the Mayor, Deputy Mayor and Council's two Harbour Ward Councillors;*  
*and the second paragraph under governance to read:*
  - (b) *The Petone 2040 Group will consist of a maximum of seven members as appointed by the Mayor, Deputy Mayor and Council's two Harbour Ward Councillors. Others can be co-opted from time to time for specialist skills.; and*
- (ii) *approves release of the \$50,000 project funding as already allocated in the 2015-2016 budget."*

7. **MINOR SAFETY WORKS PROGRAMME FOR 2015/16** (15/1473)

Memorandum dated 9 October 2015 by the Traffic Assets Manager

The Traffic Assets Manager elaborated on the report.

**RESOLVED:**

**Minute No. CDC 15506**

*"That the Committee notes the Minor Safety Works Programme for the 2015/16 year."*

8. **MOERA COMMUNITY HOUSE** (15/1662)

Report No. CDC2015/5/295 (5) by the Community Projects and Relationship Manager

Speaking under public comment, **Ms L Hawkins and Ms L Dick, representing Moera Community House**, said that the Moera Community House (MCH) had run out of room to run classes and considered that it would be a tragedy to lose the opportunity to utilise the old Plunket building.

In response to questions from members, Ms Dick said that the Moera Community Hall was echoey, cold and too big for their groups. She added that they had tried unsuccessfully to use it in the past. She further said that if the hall was upgraded to suit their needs, MCH would want to have exclusive use of the space. She noted that the proposed hall upgrade would be a long term solution to MCH's needs. However, she considered that use of the old Plunket building would provide them with a usable option in the immediate future. She agreed that should members approve a grant for MCH to purchase the old Plunket building, then MCH would be the owners and responsible for its ongoing care and maintenance. She added that owning the building would allow MCH to apply for funding which it currently did not have access to.

Speaking under public comment, **Ms J Malcolm** said that people in Moera did not have many resources. She added that Moera had unemployed people and working parents who had children needing somewhere to go after school. She said that she supported MCH using the old Plunket building as additional space for people to meet.

In response to a question from a member, Ms Malcolm said that she would support a computer clubhouse in Moera, however, MCH would also need to utilise the space.

Speaking under public comment, **Mr M Dejong, representing Moera Community Garden**, expressed support for the Chair's recommendations. He said that the Community Gardens were next to the Moera Community Hall and old Plunket building. He added that the old Plunket building would make an excellent wet weather venue and educational space.

Speaking under public comment, **Mr M Roberts** expressed support for the Chair's recommendations. He further said that a cost-benefit analysis of the Moera Community Hall refit would have been useful in order to compare the cheaper option of purchasing the old Plunket building.

In response to a question from a member, Mr Roberts said that the option of the Moera Community Hall refit would be a more viable option if Council approved funding for it in the next financial year.

The Community Projects and Relationship Manager elaborated on the report.

In response to questions from members, the Community Facilities Manager said that the Moera Community Hall refit would be a longer term option and more expensive than purchasing the old Plunket building. He added that other community halls were being upgraded and Moera Community Hall would be improved in the cycle of upgrades. He

further added that the refit plans would provide smaller spaces and one larger room.

The Chair said that the services provided by MCH were expanding rapidly and needed more space immediately. He further said that if MCH owned the old Plunket building, it would have an obligation to maintain and fundraise for its maintenance. He added that the owner of the building had contributed to the community and would incur a financial loss if Council ordered him to remove the building from the site.

Cr Milne said that the owner of the old Plunket building had purchased the building to be used by the community. He suggested that the building be named after the current owner, Mr Roy Cox, who had contributed a lot to the community.

Mayor Wallace expressed support for the Chair's recommendations. He commended the MCH team for their work and their community survey. He noted that MCH's preference for purchasing the old Plunket building and considered that the refurbishment of the Moera Community Hall could be completed at a later stage when required.

Cr Branch expressed support for the Chair's recommendations. She said that she supported a computer clubhouse in Moera. She expressed concern that officers would rule out assisting MCH with the maintenance of the old Plunket building in the future. She highlighted a letter from Mr Cox which outlined his financial commitments to the old Plunket building.

Cr Shierlaw expressed concern that the Chair's recommendations to purchase the old Plunket building was for sentimental reasons towards the owner rather than community needs. He further said that he supported the officers' recommendations which would provide a better long term outcome. He added that the refit of the Moera Community Hall could be available in the next financial year if members presented a recommendation to Council. He said that, should the old Plunket building be purchased, there would be a risk of the asset coming back to Council to be maintained.

Cr Lulich expressed support for the Chair's recommendations. He added that MCH representatives conducted themselves professionally and purchasing the old Plunket building would give them immediate space.

Cr McDonald expressed support for the Chair's recommendations and also expressed confidence in representatives from MCH to maintain the old Plunket building in the same way they did their current building.

Cr Finlayson and Cr Lewis expressed support for the Chair's recommendations and also expressed confidence in the conduct of MCH to maintain the old Plunket building.

The Chair said that he had confidence in MCH to own and maintain the old Plunket building. He further said that the decision to purchase the building was not made on sentiment, but the abilities and needs of MCH. He added that the purchase of the building would be cheaper than the alternative which was to refit the Moera Community Hall. He noted that the decision to purchase the building accorded with the overall vision of the City, "a great place to live, work and play".

Mayor Wallace left the meeting at 7.45pm.

**RESOLVED:** (By Division)

**Minute No. CDC 15507**

*"That the Committee:*

- (i) *approves a one off grant, within the identified approved budget, to the Moera Community House (MCH) for the purposes of it acquiring the vacant building (ex Moera Plunket) and completing necessary building and ground works to enable the facility to be accessible and further enhance the services and programmes offered;*
- (ii) *requests appropriate senior officer(s) to assist MCH with any commercial negotiation with the building owner;*
- (iii) *delegates the approval of the final amount of the grant to the General Manager Community Services; and*
- (iv) *notes that the additional building will be owned by MCH who will be responsible for the on-going care and maintenance."*

The motion was declared CARRIED by division with voting as follows:

<u>For</u>	<u>Against</u>
Deputy Mayor Bassett	Cr Cousins
Mayor Wallace	Cr Shierlaw
Cr Branch	
Cr Milne	
Cr Finlayson	
Cr McDonald	
Cr Lewis	
Cr Willard	
<u>Total: 8</u>	<u>Total: 2</u>

**9. ANNUAL CITY SAFETY ACTIVITY REPORT (15/1648)**

Report No. CDC2015/5/296 (5) by the City Safety Manager

The City Safety Manager elaborated on the report.

**RESOLVED:**

**Minute No. CDC 15508**

*"That the Committee notes the updates contained in the report."*

10. **PROPOSED TEMPORARY ROAD CLOSURES AND TEMPORARY NO STOPPING RESTRICTIONS - HUTT NEWS PETONE ROTARY FAIR** (15/1652)

Report No. CDC2015/5/297 (5) by the Senior Traffic Engineer

The Chair highlighted that prior to this meeting, the Rotary Club of Petone and other interested parties had met to discuss venue and day options for the 2017 Petone Rotary Fair. He considered that this report concerned the road closure for 2016 Petone Rotary Fair and that members make a decision on this issue.

Speaking under public comment, **Mr G Lewis and Mr N Potter, representing the Rotary Club of Petone**, said that the Petone Fair day was an economically significant event and had a \$4.2M benefit for Hutt City. He added that some retailers supported the fair and that the Rotary Club of Petone would review the results of the independent survey once it was complete in early December 2015.

Speaking under public comment, **Mr M Fisher, Chair of the Petone Community Board**, said that the Board did not have a formal view, however it had the wider interests of both the retailers and the fair at heart. He encouraged both parties to review the event and to liaise concerning stall placement.

Speaking under public comment, **Mr G Stewart, representing Petone Frameworks**, said that he did not support the fair because his customers did not have access to his shop on the Saturday to collect bulky products. He added that clean-up of the street following the fair was done by shop keepers and not the fair organisers.

In response to a question from a member, Mr Stewart said that he would support the fair if it was moved to a Sunday.

Speaking under public comment, **Mr L O'Sullivan, representing Pak-n-Save Petone**, said that he did not support the road closure because it adversely affected his business due to his customers shopping elsewhere on fair day and increased staff costs to monitor the carpark.

In response to questions from members, Mr O'Sullivan said that customers reported to him that they would avoid his supermarket because of traffic pressure points. He added that sales figures decreased, staff costs were increased, and other supermarkets benefited from his loss in trade.

Speaking under public comment, **Ms L Dobbs, representing Style**, said that she had surveyed 10 businesses in the area and they all lost income on fair day. She further said that on fair day, Style had fewer customers and employed two extra staff. She added that the businesses she surveyed all had rent expenses to pay and requested that members not support the road closure. She noted that many other fairs in the region were held on Sundays.

In response to questions from members, Ms Dobbs said that the Petone Christmas Parade resulted in an increased turnover for food outlets and Pak-n-Save because it occurred at twilight and for a duration of one hour. She further said that if the fair was moved to a Sunday, there would be less impact on retailers because many of them had shorter

opening hours on that day.

Speaking under public comment, **Mr P Rowan, representing Butcher and Brewer**, said that his business had a decrease in business on fair day because the bargain hunters on fair day were not shopping for the quality products that he sold. He further said that he had a decrease of turnover of 50% and greater expenses because he needed to monitor the tables, toilets and carpark. He added that Butcher and Brewer could support Rotary through donations if the day of the fair changed.

Speaking under public comment, **Ms J Grimmett** said that she was a Petone resident and supported her local shops on Jackson Street by regularly shopping on Saturdays. She further said that on fair day the shops were less appealing due to the stalls, because there was a dark corridor on the shop frontages and the shops looked out onto the backs of the stalls.

In response to a question from a member, Ms Grimmett said that she supported a change of venue for the fair to either the Recreation Ground or the beach.

Speaking under public comment, **Ms H Swales, representing the Jackson Street Programme (JSP)**, said that positioning of the stallholders had been in direct conflict with the businesses and JSP had been in discussions with Rotary about the issue. She further said that Saturday was an important retail day for Jackson Street retailers and many of them closed on Monday.

In response to questions from members, Ms Swales said that retailers would support moving the fair to Sunday, as did other shopping areas which held fairs on Sundays. She further said that JSP had not had a response from Rotary about moving the fair to a different day of the week.

Speaking under public comment, **Mr W Johnston** said that he was a stall holder, former Rotarian and former President of the Jackson Street Programme. He considered that the fair was the biggest and best event in Hutt City. He said that retailers should be able to capitalise on the fair to increase their sales.

In response to questions from members, Mr Johnston said that 30,000 people attended the fair and he would prefer the fair to be held on a Saturday. However, he would accept a change of day to Sunday if that was the agreement of the parties.

The General Manager City Infrastructure elaborated on the report. He added that the options for members were to either rescind the traffic conditions for the weekend, or to agree on another decision.

In response to questions from members, the General Manager City Infrastructure said that, under contract, the organisers of the fair were responsible for cleaning the street. He further said that he was not aware of any complaints about lack of cleanliness following the fair.

In response to questions from members, the Senior Traffic Engineer said that once temporary road closure restrictions were implemented, people who lived or worked on the street could not bring a vehicle into the street.

In response to questions from members, the City Events Manager said that Council supported the fair and it was an important event for Hutt City. She further said that a survey was in progress by an independent researcher who had included all retailers, JSP and Rotary. She added that the survey would be completed in early December 2015. She further said that Council's contractual obligations could accommodate a change in the day of the week that the fair was held.

The Chair requested that, as a matter of urgency, officers work with all the interested parties on the venue and day of week that the fair be held in 2017. He further requested that the Committee be informed of the decision.

Mayor Wallace said that the results of the survey would inform the parties of the consultation responses and provide a way forward for the 2017 fair. He further said that a 50% reduction of income could affect the viability of the event. He asked that Rotary did not have stalls in direct conflict with shops.

Cr Branch expressed support for the proposed 2016 fair and noted that the stall holders could be booked years in advance.

Cr Lewis expressed support for the proposed 2016 fair and considered that the parties needed to work on solving the issues.

Cr Cousins noted that the parties had expressed a willingness to work together. She considered that there was a challenge for the organisers to create a new, refreshed and better fair.

**RESOLVED:**

**Minute No. CDC 15509**

*"That the Committee:*

- (i) *notes the submissions received;*
- (ii) *agrees to approve the following proposed temporary road closures, subject to the conditions listed in the Proposed Temporary Road Closure Impact Report attached as Appendix 1 to the report;*
  - (a) *Annual Hutt News Petone Rotary Fair*  
*Jackson Street from Victoria Street to Cuba Street, Elizabeth Street from Jackson Street northwards for 50 metres, Buick Street from Elizabeth Street to Adelaide Street, Victoria Street from Jackson Street southwards for 22 metres; on Saturday 20 February 2016 from 6:00am to 6:00pm for the Annual Hutt News Petone Rotary Fair (attached as Appendices 1 and 1A to the report);*
- (iii) *agrees, for the Annual Hutt News Petone Rotary Fair, to temporarily rescind for the period 6:00am to 6:00pm on Saturday 20 February 2016 all current parking restrictions applying to:*
  - (a) *Jackson Street – both sides, from Victoria Street to Cuba Street;*
  - (b) *Elizabeth Street – both sides, from Jackson Street northwards for 50 metres;*
  - (c) *Buick Street – both sides, from Elizabeth Street to Adelaide Street;*
  - (d) *Victoria Street – both sides, from Jackson Street extending southwards for 22 metres;*
- (iv) *agrees, for the Annual Hutt News Petone Rotary Fair, to approve the following for*

*Saturday 20 February 2016:*

- (a) *Jackson Street – both sides, from Victoria Street to Cuba Street - No Stopping 6am to 6pm;*
- (b) *Elizabeth Street – both sides, from Jackson Street northwards for 50 metre - No Stopping 6am to 6pm;*
- (c) *Buick Street – both sides, from Elizabeth Street to Adelaide Street - No Stopping 6am to 6pm;*
- (d) *Victoria Street – both sides, from Jackson Street southwards for 22 metres - No Stopping 6am to 6pm; and*
- (v) *as a matter of urgency, requests officers to meet with interested parties to agree on an appropriate venue and day for the 2017 Petone Rotary Fair with officers to report the outcomes to the next meeting for the information of the Committee."*

## 11. GENERAL MANAGERS' REPORT (15/1482)

Report No. CDC2015/5/298 (5) by the General Manager, Strategic Services

Speaking under public comment, **Mr B Wharehinga, representing YOUth Inspire**, said that 88 young people had been provided opportunities either in employment, training or ongoing education. He further said that growth of YOUth Inspire was a key goal.

In response to a question from a member, Mr Wharehinga said that Wainuiomata young people had received most of the placements, however, they hoped to grow the organisation and include Taita residents into the programme.

The General Manager, Strategic Services elaborated on the report.

In response to questions from members, the General Manager Strategic Services said that officers were reviewing the proposed development in Kelson and noted the request from members to consult with the community about the proposal.

In response to questions from members, the General Manager City Infrastructure said that he would investigate housing the piano at the Little Theatre in a controlled environment. He further said that the existing bird aviary and childrens' playground in Riddiford Gardens would be retained.

The Chair requested officers to organise a briefing to update members on projects such as Riddiford Gardens in early 2016.

RESOLVED:

**Minute No. CDC 15510**

*"That the Committee notes the updates contained in the report."*

**12. INFORMATION ITEM**

**City Development Committee Work Programme** (15/1468)

Report No. CDC2015/5/216 (5) by the Committee Advisor

**RESOLVED:**

**Minute No. CDC 15511**

*"That the work programme be received."*

**13. QUESTIONS**

There were no questions.

There being no further business the Chair declared the meeting closed at 8.45 pm.

Deputy Mayor D Bassett  
**CHAIR**

**CONFIRMED as a true and correct record  
Dated this 15th day of December 2015**