



COMMUNITY PLAN COMMITTEE

9 March 2017

Order Paper for the meeting to be held in the
Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt,
on:

Tuesday 14 March 2017 commencing at 5.00pm

Membership

Mayor W R Wallace (Chair)

Cr G Barratt
Deputy Mayor D Bassett
Cr J Briggs
Cr S Edwards
Cr M Lulich
Cr C Milne

Cr C Barry
Cr L Bridson
Cr M Cousins
Cr T Lewis
Cr G McDonald
Cr L Sutton

For the dates and times of Council Meetings please visit www.huttcity.govt.nz

COMMUNITY PLAN COMMITTEE

(Committee of Council as a whole)

Membership:	13
Quorum:	Half of the members
Meeting Cycle:	Meets as required during LTP and Annual Plan processes
Reports to:	Council

PURPOSE

To carry out all necessary consideration and hearings, precedent to the Council's final adoption of Long Term Plans (LTP) and Annual Plans (AP).

Receive and consider:

Submissions with regard to the Hutt City Council's Assessment of Water and Sanitary Services.

Determine:

The development of a framework and timetable for the LTP and AP processes.
Appropriate public consultation and statements to the media.
Such other matters as the Committee considers appropriate.
The hearing of all public submissions.

Consider and make recommendations to Council:

Rating levels and policies required as part of the LTP.
The Council's Proposed Draft Long Term Plan and final LTP.
The Council's Annual Plan.
Final content and wording, and adoption of the final Hutt City Council Assessment of Water and Sanitary Services.

(Attachment to Community Plan Committee Terms of Reference)
Extract from the Controller and Auditor General's October 2010 Good Practice Guide:
Guidance for members of local authorities about the Local Authorities (Members' Interests)
Act 1968

Appointment as the local authority's representative on another organisation

- 5.47 You may have been appointed as the authority's representative on the governing body of a council-controlled organisation or another body (for example, a community-based trust).
- 5.48 That role will not usually prevent you from participating in authority matters concerning the other organisation – especially if the role gives you specialised knowledge that it would be valuable to contribute.
- 5.49 However, you could create legal risks to the decision if your participation in that decision raises a conflict between your duty as a member of the local authority and any duty to act in the interests of the other organisation. These situations are not clear cut and will often require careful consideration and specific legal advice.
- 5.50 Similarly, if your involvement with the other organisation raises a risk of predetermination, the legal risks to the decision of the authority as a result of your participation may be higher, for example, if the other organisation has made a formal submission to the authority as part of a public submissions process.

HUTT CITY COUNCIL

COMMUNITY PLAN COMMITTEE

Meeting to be held in the Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt

on

Tuesday 14 March 2017 commencing at 5.00pm.

ORDER PAPER

PUBLIC BUSINESS

1. APOLOGIES

2. PUBLIC COMMENT

Generally up to 30 minutes is set aside for public comment (three minutes per speaker on items appearing on the agenda). Speakers may be asked questions on the matters they raise.

3. CONFLICT OF INTEREST DECLARATIONS

4. RECOMMENDATION TO COUNCIL - 14 March 2017

Annual Plan 2017-2018 (17/375)

Report No. CPC2017/1/84 by the Corporate Planner

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CHAIR'S RECOMMENDATION:

"That the recommendations contained in the report be endorsed."

5. QUESTIONS

With reference to section 32 of Standing Orders, before putting a question a member shall endeavour to obtain the information. Questions shall be concise and in writing and handed to the Chair prior to the commencement of the meeting.

Kate Glanville
SENIOR COMMITTEE ADVISOR

28 February 2017

File: (17/375)

Report no: CPC2017/1/84

Annual Plan 2017-2018

Purpose of Report

1. The purpose of this report is to seek approval of the typeset Annual Plan Consultation Document prior to going out for public consultation.

Recommendations

It is recommended that Council:

- (i) notes that the underlying information for the Annual Plan 2017-2018 was adopted by Council following the 21 February 2017 Community Plan Committee meeting; and
- (ii) adopts the Consultation Document attached as Appendix 1 for public consultation between 28 March and 28 April 2017.

Background

2. Council at its meeting held on 21 February 2017 approved the underlying information for the Annual Plan 2017-2018 and the Consultation Document, and authorised the subcommittee (Mayor Wallace, Deputy Mayor Bassett, and Councillors Cousins, Milne and Barry) to provide ongoing guidance on the Consultation Document and Questionnaire to allow these to be submitted for typesetting in early March.

Discussion

3. The text of the Consultation Document is attached as Appendix 1, and the typeset document will be available at the meeting. The Consultation Document design will be finalised and sent to print for inclusion in the Hutt News to be circulated on Tuesday 28 March 2017. Separate copies will be posted to our rural ratepayers who may not receive the Hutt News. Copies will also be made available at all Lower Hutt libraries and at the Council administration building.
4. The detailed information that supports the Annual Plan, including financial information, project lists, performance measures and targets, proposed fees and charges, and the policies and other information being consulted on

alongside the Annual Plan, will be made available on the Council website prior to the start of the consultation period.

Consultation

5. Public consultation will be undertaken from 28 March to 28 April 2017.

Legal Considerations

6. The Consultation Document has been prepared to meet the requirements of the Local Government Act 2002.

Other Considerations

7. In making this recommendation, officers have given careful consideration to the purpose of local government in section 10 of the Local Government Act 2002. Officers believe that this recommendation falls within the purpose of local government in that conducting annual consultation provides the opportunity for members of the public to comment on the manner in which Council proposes to meet the current and future needs of the community. It does this in a way that is cost-effective, publishing information on the Council website and providing a high level overview of Council's proposals for the future of the city to each residence and business.

Appendices

No.	Title	Page
1	Text version of the Consultation Document/Questionnaire	4

Author: Joyanne Stevens
Corporate Planner

Reviewed By: Wendy Moore
Divisional Manager, Strategy and Planning

Approved By: Kim Kelly
General Manager, Strategic Services

GROWING OUR CITY

Consultation Document for Proposed Annual Plan 2017-2018

Have your say by 28 April 2017

MESSAGE FROM THE MAYOR

A lot was achieved in 2016 and there are exciting plans for the years ahead.

Council's decision to embark on a period of investment to rejuvenate and revitalise the city in 2014 has seen an unprecedented level of investment by Hutt City Council into Lower Hutt. These decisions came with strong and increasing levels of support from our community, and continue to do so, with 87 per cent of Annual Plan 2016-2017 respondents supporting the continuation of investment in rejuvenation projects city-wide. This provides us with confidence that Council's decision to further invest in our city is the right one.

Completed rejuvenation projects in recent years include the Walter Nash Centre, the playground at Avalon Park, Hutt Recreation Ground improvements and the second stage of the Riddiford Garden project. In 2017 Council will complete the Huia Aquatic and Fitness Centre, Walter Mildenhall Park, and the Koraunui Stokes Valley Community Hub, with the Lower Hutt Events Centre scheduled for completion in early 2018.

Despite this level of rejuvenation in recent years, Hutt City Council rates increases have been by far the lowest in the Wellington region, and we intend for this to continue. The average rates increase of 2.3 per cent is less than the 2.6 per cent increase included for 2017-2018 in the 2016-2017 Annual Plan approved in June 2016, and is expected to be one of the lowest if not the lowest rates increase in the Wellington region.

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PROPOSED ANNUAL PLAN

The importance of city-wide resilience in the case of natural emergencies became even more evident as a result of the November 14th earthquakes. In this year's Annual Plan the biggest project on the table tackles resilience, with the RiverLink project being a once-in-a-lifetime opportunity to improve flood protection, transport and lifestyle opportunities for our residents. This project is a joint initiative between Hutt City Council, Greater Wellington Regional Council and the NZ Transport Agency. Our Council's long-term objective for RiverLink is that our CBD faces and connects with the Hutt River through the development of a promenade and pedestrian bridge across the river to connect to transport links.

A comprehensive survey of our city's four wharves was undertaken in 2016, and the level of funding currently provided to maintain these wharves, all of which are over 88 years old, is insufficient. We've listed a series of options and cost estimates in this consultation document on what could be done with each wharf.

Other things we'd like your feedback on include:

- The changes we're proposing for 2017-2018 compared to what we included in the Long Term Plan for that financial year
- Changes to our Financial Strategy
- Changes to our development incentives and remissions policies
- Options for Seaview Wastewater Treatment Plant resource consents
- The share of the general rate paid by residential properties
- Joint Wellington Region Waste Management and Minimisation Plan

Go to huttcity.govt.nz/annualplan to read background information about the items featured in this consultation document.

HAVE YOUR SAY

We need your help to continue to drive our city forward. Now is the time to have your say on the future of Lower Hutt.

How you can have your say:

- complete the enclosed freepost questionnaire
- visit huttcity.govt.nz/annualplan and make an online submission
- write to us and deliver or post your comments to:
 - your local library
 - Hutt City Council, 30 Laings Road, Lower Hutt
 - Annual Plan, Freepost 100039, Private Bag 31912, Lower Hutt 5040.

INTRODUCTION

Every three years, councils adopt a Long Term Plan and, in the intervening years, an Annual Plan. This consultation document sets out the major changes proposed for the 2017-2018 year compared to what we included in our Long Term Plan 2015-2025 for that financial year. As well as the major changes proposed, small changes are proposed to some fees and charges, activities and performance measures. We'd also like your feedback on some issues coming up for Council. Brief information on the most significant of these topics* is included in this consultation document, and more comprehensive information can be found at huttcity.govt.nz/annualplan.

The draft budget prepared for 2017-2018 assumes an average general rates increase of 2.3 per cent**. This is less than the 2.6 per cent increase included for 2017-2018 in the Annual Plan 2016-

2017. In addition to the increase in general rates from existing properties, the draft budget assumes that rates revenue will increase by a further 1 per cent per annum as a result of new builds and property investment. This will increase the rates revenue earned without impacting on the rates paid by existing ratepayers.

Footnote:

* For reference, projects that have cumulative expenditure of under \$500,000 are excluded from this consultation document, however information on these projects can be found at huttcity.govt.nz/annualplan.

**This is based on the Local Government Cost Index of 1.3 per cent for the year ending 30 June 2016, plus an additional 1.0 per cent approved as part of the Annual Plan 2016-2017 to fund additional rejuvenation projects (and supported by the community through last year's consultation). The Consumer Price Index for the 12 months ending 31 December 2016 was also 1.3 per cent. More information about the Local Government Cost Index is included in this consultation document. The 2.3 per cent rates increase excludes any valuation changes to property values.

VARIATIONS FROM THE 2017-2018 YEAR OF THE LONG TERM PLAN 2015-2025

The following significant variations to the Long Term Plan are proposed.

- **RiverLink Project** – An additional \$39 million, staged over various financial years from 2019-2020 to 2034, will be required for our contribution to RiverLink - the Promenade project.

The RiverLink project will deliver better flood protection, better lifestyle and improved transport links for the people of central Lower Hutt. It is a \$200 million joint project between Hutt City Council, Greater Wellington Regional Council and the NZ Transport Agency. The three agencies are working together to link this work in order to make the most of this significant investment in the city.

The three key elements of the RiverLink project are:

1. **Hutt City Council: The Promenade.** This is the key project in the 'Making Places' programme, which is Council's long-term development strategy for the CBD. This project has consistently received very strong support from the community. Council has allocated a budget of \$2.5 million in 2017-2018 for Making Places projects.

The Promenade project includes:

- A new pedestrian footbridge connecting the city centre and the Melling Railway Station
- Walking and cycling connections onto and along the Promenade including laneways to the CBD
- New landscaping and recreational opportunities centred on the CBD and river
- Roading changes and improvements
- The Promenade structure on the stopbank – this will turn the Lower Hutt CBD to face and connect with the Hutt River

The location for a pedestrian bridge would be future-proofed to accommodate changes to the station's location which may be needed if improvements to the Melling intersection are progressed.

2. **Greater Wellington Regional Council: Flood Protection.** The Council will be upgrading flood protection on the stretch of river between Ewen and Kennedy Good bridges. The river corridor will also be enhanced. A serious flood would pose a risk to lives, livelihoods and more than \$1 billion in assets in Lower Hutt. Council has budgeted \$800,000 in 2020-2021 to replace riverbank car parking that will be removed as part of the upgraded flood protection.
3. **NZ Transport Agency: Improved Transport Links.** The NZ Transport Agency is looking at ways to reduce congestion and improve access and safety on State Highway 2 at the Melling and Block Road intersections. This includes looking at options for the Melling Bridge. Council has budgeted \$6.5 million in 2025-2026 for its share of the Melling Bridge renewal.

Consultation and research focussed on the Promenade part of the RiverLink project indicates it will be a catalyst for significant social and economic developments in the Lower Hutt CBD through both residential and commercial growth. This development will promote the CBD as a vibrant, attractive and liveable area. It will have an economic impact on the local Gross Domestic Product, employment, household and business income, while also growing the rating base therefore increasing Council's capacity to undertake future investments.

An economic impact assessment of the Promenade and the potential follow-on private developments shows this development could contribute \$2.5 billion to the local economy over 20 years.

This contribution comes from a one-off public and private construction impact, new residents' spending, new jobs (partly created by companies acquiring new office spaces), increased visitor spending, increases in property values due to developed green space, walkability, access to public transport, and flow-on effects.

The medium growth scenario projects development of 49,000 m² of commercial space, enabling an additional 2700 people to work in the CBD, as well as 1300 new apartments that would accommodate 2600 people.

See huttcity.govt.nz/annualplan and riverlink.co.nz for further information on this project.

- **Sportsvilles** (new project) - \$7.4 million has been budgeted for Petone Sportsville and \$4.8 million for Wainuiomata Sportsville from 2017 to 2020.

Sportsvilles are a partnership initiative to bring sports clubs together in one location in various communities, creating a number of sports 'villages' or communities, making it easier for sports clubs to attract new members, offer new programmes and control operational costs by pooling resources. Wainuiomata and Petone Sportsvilles are aimed at supporting local community needs, and last year Council approved funding for feasibility work on the Petone Sportsville proposed for North Park and the Wainuiomata Sportsville proposed for Frederick Wise Park. The funding proposed represents 70 per cent of the upfront capital costs, with the remaining 30 per

cent to be fundraised by clubs, the local community and the Community Facilities Trust. Council funding will be subject to key Council conditions including community support, robust business cases that demonstrate ongoing operational sustainability without reliance on ratepayer funding, and the majority of the necessary funding being in place.

Petone Sportsville member clubs include Petone Hockey Club, Hutt Valley GymSports, Petone Riverside Cricket Club, Petone Tennis Club, Petone Swimming Club, Hutt Valley Harriers and Athletic Club, Petone Central Bowling Club and Petone Rugby Football Club.

Wainuiomata Sportsville members include Wainuiomata Rugby League Club, Wainuiomata Associated Football Club, Wainuiomata Croquet Club, Wainuiomata Rugby Club, Wainuiomata Cricket Club, Wainuiomata Softball Club and Sport Wainuiomata Inc.

- **Wainuiomata Community Hub** (new project) - \$7 million in 2030-2031 would provide for a community hub development in Wainuiomata. The existing facilities are adequate, but disjointed and outdated. Plans, budgets and locations for community facilities will be subject to significantly more strategic thinking, broader spatial planning and community consultation. Due to greenfield development opportunities, Wainuiomata presents a significant opportunity for community facility rejuvenation to contribute to broader economic and social benefits.
- **Naenae Community Hub** – An additional \$4 million has been budgeted in 2020-2021 to develop a multi-functional community hub that is able to serve the local community for the next 50 plus years. The existing budget of \$4 million is enough to fund a major upgrade and refurbishment of the existing building, but not enough to develop a new community hub offering broader community, social and other services.
- **Lower Hutt Events Centre** – An additional \$3.7 million has been included in the 2017-2018 budget. At the concept design phase, it was estimated that the fit out of the Events Centre would cost \$5 million. As detailed design work has progressed it has become clear that the initial estimate was insufficient, particularly regarding the provision of food and beverage facilities. Council has a contractual obligation to provide a facility that will match the quality of the four-star plus operation of the new hotel currently due to start construction. The facility will enable Lower Hutt to host events and conferences that will greatly boost the vibrancy of the CBD and play a part in driving our local economy. The stimulus this provides includes the creation of jobs, and positive economic effects to the accommodation, hospitality, retail and service sectors. Cost reductions and savings continue to be explored with this project.
- **Naenae Pool** – An additional \$2 million has been budgeted in 2021-2022 to complete the necessary upgrade and refurbishment work currently planned for 2020-2021 at a cost of \$7 million. Naenae Pool turned 60 in 2016 and has served the community well, firstly as an outdoor pool then as a major indoor pool since 1987. A Learners' pool was added in 1997 and a Fitness Suite in 2008. Current visits total in excess of 470,000 per annum, making it the most frequented of Lower Hutt's six aquatic facilities. The main part of the building and the Olympic size pool is original, and doesn't meet modern requirements. Major areas of work required include complete refurbishment of the main pool tank, water treatment plant and pipes, with an enlargement to add accessible ramps and extra land to the current main pool; earthquake

strengthening of the building including major work to the roof; realignment of the building to allow more pool space, levelling of the pool deck, seating and extension of the Fitness Suite; better connectedness with Walter Mildenhall Park; and a new hydro slide.

- **Petone Library** (new project) - \$1.5 million has been budgeted in 2021-2022 to complete necessary works on the building, including mechanical services, fire protection and structural work.
- **Development Incentives and Remissions Policies** (new project) - \$1.1 million has been budgeted to extend Council's rates remission and economic stimulus policies to each of the next three years as part of the Urban Growth Strategy and Economic Development Plan. These policies have been very successful in encouraging new development activity and business activity, with \$3.1 million remitted in fees and rates to date. Nearly \$250 million of new development has been encouraged since the remissions were introduced in 2012, providing rates income of around \$1.3 million per annum.
- **Hutt Recreation Ground** (new project) – \$300,000 has been included in 2023-2024 and \$400,000 in 2026-2027 for renewal of the sand-based grass fields and replacement of the artificial turf.
- **The Dowse Art Museum** (new project) - \$650,000 has been added in 2018-2019 to fund necessary maintenance on the roof, internal gallery spaces and mechanical services.
- **Silverstream Landfill** – An additional \$500,000 per annum for five years from 2020-2021 onward is required for works at Silverstream Landfill. A five-year contract was awarded in 2015 for the ongoing development of space at the landfill. Council's consultants on the design and management of the landfill have used the rates tendered for the current contract to update their estimates of future capital development costs.
- **1st Assembly** (new project) - 1st Assembly is a collaboration between Creative HQ and Hutt City Council based on the start-up development of hardware and technology businesses in Lower Hutt. Following a successful pilot, it is proposed to continue 1st Assembly as a mechanism and space to support and locate science, technology, engineering and manufacturing businesses in the city and also continue the programme of meet-ups and workshops. The space at 125 High Street now accommodates six ventures and its first graduate business is now established in Petone. Funding is provided in 2018-2019 (\$300,000) and 2019-2020 (\$200,000) on a reducing scale as it is intended that 1st Assembly increasingly source funding from external sources, e.g. tenant rentals, corporate sponsorship and government funding for incubation/accelerator programmes.
- **Water Supply** (new project) - \$400,000 has been added for each of the next five years for projects covering water resilience including the possibility of increased costs of bulk water supply due to some large capital projects, and security of water supply quality.
- **District Plan Work Programme** (new project) – \$200,000 has been budgeted for each of the next three years to make significant progress on the District Plan work programme. The work programme is being driven by Council's strategic goals including those of the Urban Growth Strategy and Environmental Sustainability Strategy, Council and community desires to achieve a

planning regime that is fit for purpose and meets statutory obligations in the Resource Management Act, and Regional Policy Statement and ongoing RMA reforms.

- **Stormwater** (new project) - \$100,000 has been budgeted for each of the next 20 years to allow for improvements as necessary to the quality of stormwater discharges in response to increasing environmental standards.

FINANCIAL STRATEGY

Keeping rates low continues to be a priority for Council. Rejuvenation and revitalisation of the city is also a priority. In order for the programme of rejuvenation and revitalisation to continue, Council has reconsidered its Financial Strategy and is proposing to change it to provide greater budgetary flexibility without putting an additional burden on ratepayers.

The proposed change to Council's Financial Strategy sees Council amend the formula as to how rates are set, and adjustments to current borrowing limits.

Rates

Council proposes to move away from using the Consumer Price Index (or CPI) as the measurement for cost adjustment and move to using the Local Government Cost Index (or LGCI), measured each year by BERL.

CPI represents general expenditure items of typical New Zealand households (food, clothing, healthcare, appliances and fuel), whilst the LGCI is a measure which broadly represents the items that a typical council spends money on – things such as maintenance and replacement of pipelines, roads and footpaths and community facilities, water supply and waste management.

Council proposes that rates increases be limited to the Local Government Cost Index, and an additional 1 per cent to allow for growth in the rates base.

The draft budget assumes an average rates increase of 2.3 per cent in 2017-2018. This is based on actual LGCI of 1.3 per cent for the year ending 30 June 2016, plus an additional 1 per cent approved in the 2016-2017 Annual Plan to fund additional rejuvenation projects. By comparison, CPI for the 12 months ending 31 December 2016 was also 1.3 per cent.

The average rates increase of 2.3 per cent is less than the 2.6 per cent increase included for 2017-2018 in the 2016-2017 Annual Plan approved in June 2016, and is expected to be one of the lowest if not the lowest rates increase in the Wellington region.

Limits on borrowing

A more sustainable debt strategy linked to affordability is proposed.

Council's current Financial Strategy requires debt levels to be under \$125 million in 2020, 2025 and 2030. In an environment where our main focus is to ensure the resilience of our core infrastructure, build new facilities and rejuvenate older facilities, the current debt strategy in conjunction with the desire to keep rates increases as low as possible, limits our ability to undertake further capital projects, and is not sustainable in the medium term. Most of the projects outlined in this

consultation document will not be able to be undertaken without a change to Council’s borrowing limits or higher increases in rates. When each Annual Plan or Long Term Plan is adopted, the proposed change to limits on net borrowing would see net debt:

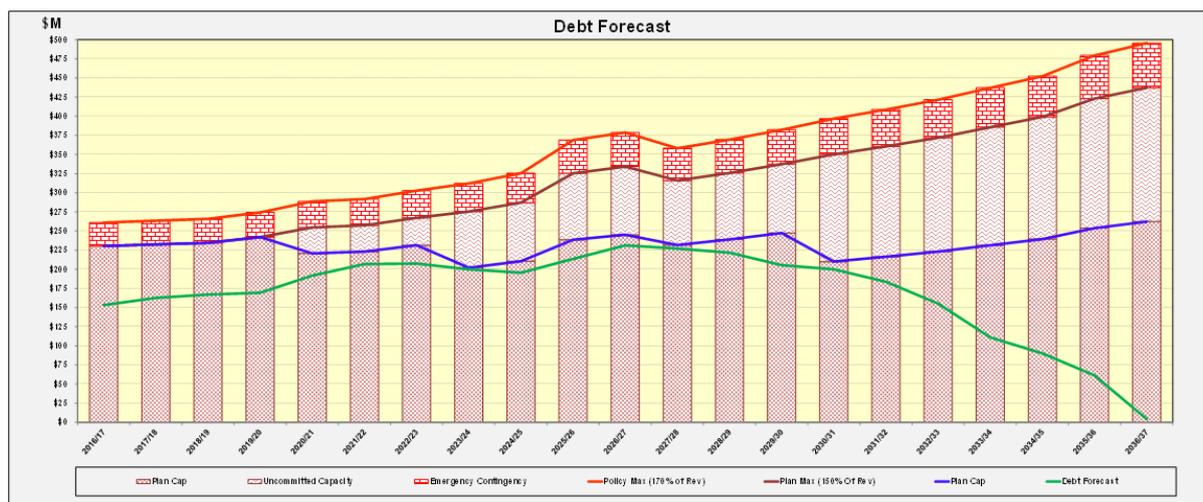
- From years 1 – 3 of the Plan, being no more than 150 per cent of total revenue
- From years 4 – 6 of the Plan, being no more than 130 per cent of total revenue
- From years 7 – 12 of the Plan, being no more than 110 per cent of total revenue
- From year 13 and beyond, being no more than 90 per cent of total revenue

The proposed change would also allow net debt to be increased to 170 per cent of total revenue should the need arise following a significant natural disaster.

The key advantages to this change are that:

- Council’s proposed Financial Strategy sees Council retain its AA Credit Rating from Standard and Poor’s
- More head room is provided for capital projects
- Successive councils will be better placed to be able to reprioritise projects over time, and
- Council can withstand future shocks through providing a contingency for natural disasters.

The proposed Annual Plan sees net debt peaking at 121 per cent of revenue, well within the limits of the proposed debt strategy.



FUNDING OF PROJECTS

Earlier in this consultation document we listed projects that have been added to the budget. Additional debt of \$10 million, repaid over 20 years, would add approximately \$13 each year to the rates on an average residential property, and approximately \$100 each year to the rates on a business property.

This calculation can be applied to any of the projects listed in this consultation document.

Higher annual rate increases would mean a lower level of debt could be achieved. A further two years of the additional 1 per cent rates increase to fund rejuvenation projects in 2018-2019 and 2019-2020 would reduce the maximum amount borrowed by \$20 million and net debt in 20 years' time would be \$53 million lower.

Council would welcome your feedback.

OPTIONS FOR COUNCIL-OWNED WHARVES

Wharves Refurbishment, Replacement or Removal - The city's four Council-owned wharves, situated at Petone, Point Howard, Eastbourne and Rona Bay are between 88 and 122 years old. They were originally built for reasons of commerce and transport but, with the exception of Days Bay, are now mostly used for recreation purposes. Expert advice is that the wharves are nearing the end of their economic lives and that the cost of future maintenance will increase markedly. Petone Wharf is currently closed due to earthquake damage, and the outcome of this consultation will determine what approach Council takes with all four wharves.

We want to consider options for the future of the wharves, including refurbishment, replacement, or removal. We think that this decision should be made on the wharves as a group of assets, rather than on an individual wharf basis. The capital cost to fully refurbish all four wharves is expected to be around \$10.5 million, with other options ranging from \$6 million to \$12.5 million. Currently there is insufficient budget in the Long Term Plan to undertake this work, so completing much of this work means Council would have to find the money from other parts of its budget or increase the overall budget.

Multiple options for the future of each wharf are proposed.

- The option to fully refurbish, or to remove and replace is provided for each wharf.
- Due to their size, the option to partially remove and refurbish is provided for Rona Bay and Petone wharves.
- Removing and not replacing the wharves is not deemed an option for Petone or Days Bay and is only provided as an option for Rona Bay and Pt Howard.

While refurbishing the wharves will protect heritage values, it is not ecologically sustainable due to the need to source replacement exotic hardwoods and using locally-sourced treated softwood (pine) would require additional piles to support existing deck spans.

Replacement wharves would be designed for purpose with a lighter concrete construction.

Proposed costs and options for each wharf are shown below.

Wharf	Fully Refurbish	Remove, don't replace	Partially remove and refurbish	Remove and replace
Rona Bay	\$1,370,000	\$200,000	\$580,000	\$1,500,000
Days Bay	\$2,076,000	Not applicable	Not applicable	\$2,000,000
Pt Howard	\$2,306,000	\$400,000	Not applicable	\$3,000,000
Petone	\$4,758,000	Not applicable	\$3,415,000	\$8,200,000

Council would welcome your feedback on the importance of these wharves to the city.

DEVELOPMENT INCENTIVES AND REMISSIONS POLICIES

Council has put a number of plans in place to encourage development in the city. In 2014 Council extended its economic development incentive policies until June 2017, and introduced a five-year rates remission for developments in the CBD that meet certain criteria. This supports Council's Urban Growth Strategy and has made it easier and more affordable for residential and commercial developments in the CBD.

These policies have been successful in encouraging new development and business activity. Council has reviewed the policies and proposes to simplify and extend the policies for three more years. The proposed changes are:

- Combining the Hutt City Development Charges Remissions Policy, and the Central Business District Development Charges and Rates Remission Policy, into one policy. The Hutt City Development Charges and Rates Remissions Policy will:
 - Include rates remissions for qualifying developments of the Wainuiomata Mall and Naenae Shopping Centre
 - Add restaurant/café/bar activity to the definition of 'Commercial Development'
 - Add a potential requirement for a guarantor if the applicant is a company
- Renaming the Rates Remissions for Economic Development Policy as Rates Remissions and Grants for Economic Development. Changes include:
 - Adding grants for economic development

- Adding criteria and guidelines for grant applications, including four mandatory criteria that must be met covering the importance of the business to the city, creation of at least 50 new jobs, absence of direct competition with existing businesses, and long-term commitment to remain and operate in the city.

The proposed changes will make it more attractive to redevelop the Wainuiomata Mall and Naenae Shopping Centre, encourage more hospitality venues to establish in the Lower Hutt CBD, and enable Council to incentivise the location of new jobs in the city into existing buildings and premises.

You can read the proposed policies at huttcity.govt.nz/annualplan.

Council would welcome your feedback.

SEAVIEW TREATMENT PLANT RESOURCE CONSENTS

The Seaview Wastewater Treatment Plant discharges treated effluent into Cook Strait at Pencarrow Head. The treated wastewater is pumped from the Plant to Pencarrow Head via an 18 km long main outfall pipeline. There are two situations in which the treated wastewater needs to be diverted to an alternative discharge point:

- When extreme wet weather causes the flow of wastewater through the Plant to exceed the capacity of the main outfall pipeline – this has occurred approximately four days per year over the last five years.
- When maintenance is required on the main outfall pipeline – this has occurred three times over the last five years.

The alternative discharge point is currently to the Waiwhetu Stream approximately 120 metres from the stream's mouth into the Hutt River.

The existing consent to discharge treated wastewater to the Waiwhetu Stream is due to expire in early 2018. Applications for new consents must be lodged with Greater Wellington Regional Council later this year. While the treated wastewater is of reasonable quality, and discharges occur only for short periods and consequently with only temporary effects on the stream, regulations relating to such discharges are becoming stricter. Continuing with the current arrangement might not therefore be acceptable from a regulatory point of view.

Wellington Water is exploring various options, including the status quo, as well as additional storage and/or treatment, and alternative discharge locations. Council has a budget allowance of \$13 million for works associated with this project. Council is considering which of the following options to seek planning approval for, and is seeking to understand community preferences as a valuable input to its decision making.

No.	Option	Description	Construction Cost
1	Re-consent the existing discharge to Waiwhetu Stream	Short term, localised impact on stream ecology, not acceptable to Maori cultural values due to proximity to urupa (cemetery), small visual effects when stream water clarity is good, no change to the number of discharge events	Nil
2	New discharge and structure into the Hutt River, 100 metres off Barnes Street	Faster dilution, low risk of effects on aquatic life, impacts on Maori cultural values to a lesser extent than option 1, may be perceived negatively by harbour users, no change to the number of discharge events	\$20.2 million
3	New discharge and structure into the harbour, 600 metres off Port Road	Faster dilution, low risk of effects on aquatic life, expected to have the least concerns for iwi, potential for the perceptions of harbour users to be negatively impacted, no change to the number of discharge events	\$33.3 million
4	New discharge and structure near the confluence of the Hutt River and Waiwhetu Stream, plus additional storage at the Treatment Plant that would enable treated wastewater to be held at the Plant during wet weather events	Storage allows for the discharge to be held until outgoing tides, improvement of ecological issues on the incoming tide, doubling of the discharge on the outgoing tide, does not entirely resolve cultural concerns, pipe and discharge point partially above ground and landscape design may help to reduce this effect, will reduce the number of wet weather discharges	\$12 million

Council is interested in your feedback on the options under consideration.

GENERAL RATE SHARE PAID BY RESIDENTIAL PROPERTIES

While the overall average rates increase for ratepayers forecast for the 2017-2018 year is 2.3 per cent, the average increase in residential rates will be higher at about 5.1 per cent. In contrast, average business rates will decrease.

This change is mainly due to residential property values increasing more rapidly than business property values.

Figures released late in 2016 by Quotable Value Limited on behalf of Hutt City Council show that Lower Hutt residential property values increased on average by over 24 per cent from 2013 to 2016, while average commercial property values increased by less than 10 per cent for the same period.

The strongest levels of residential value growth have been in Petone, Korokoro and Taita, all seeing an average increase in value of 35 per cent. The other suburbs in Lower Hutt that experienced growth of over 30 per cent were Gracefield, Alicetown and Moera.

Business Rates

In 2012 general business rates were almost four times the amount of a residential property of the same value. Council began adjusting the share of general rates paid by businesses, residential and

rural ratepayers, known as the rates differential. A gradual transition over 10 years was introduced to achieve a more equitable allocation between sectors. This will see general rates paid by business ratepayers at 2.3 times that of a residential ratepayer by 2022.

Proposal

To ease the effect of the valuation increases on residential properties, Council is proposing a one year freeze of the current rates differential transition. Such a change in policy would see average rates changes reduce for residential properties from an average 5.1 per cent increase to an average 4.3 per cent increase.

Council would welcome your feedback.

JOINT WELLINGTON REGION WASTE MANAGEMENT AND MINIMISATION PLAN

All councils in the Wellington region have developed a new draft Plan to consult on. The aim is to reduce the amount of waste produced, to better reuse waste resources, and to recycle more.

The Plan outlines the actions each council will take around waste management, and sets a primary waste reduction target for the region - to reduce the total quantity of waste sent to landfills by a third over the next 10 years.

Proposed regional actions include:

1. Investigate and if feasible develop, implement and oversee monitoring and enforcement of the regional bylaw.
2. Implement National Waste Data Framework and utilise the Framework to increase strategic information.
3. Deliver enhanced regional engagement, communications and education.
4. Facilitate local councils to determine and, where feasible, implement optimised kerbside systems that maximise diversion and are cost-effective to communities.
5. Investigate and if feasible develop a region-wide resource recovery network – including facilities for construction and demolition waste, food and/or biosolids, and other organic waste.
6. Collaborate on options to use biosolids beneficially.
7. Promote, investigate and, where appropriate and cost-effective, support the establishment of shared governance and service delivery arrangements, where such arrangements have the potential to enhance the efficiency of waste management and minimisation initiatives within the region.
8. Fund regional resources for the implementation of the Waste Management and Minimisation Plan, e.g. human resources and research, funding the formulation of the next WMMP, or investing in shared infrastructure or initiatives.

9. Work collaboratively with local government organisations, non-government organisations and other key stakeholders to undertake research and actions to advance solutions to waste management issues such as, but not limited to, e-waste, plastic bags, and the need for a container deposit system.
10. Work together to lobby for product stewardship for possible priority products such as, but not limited to, e-waste, tyres and plastic bags.

Proposed local actions

The majority of actions identified are from Council's Environmental Sustainability Strategy 2015-2045, and include:

1. *Regulatory measures* such as implementing the regional bylaw, controlling littering and illegal dumping.
2. *Communication activities* such as implementing the Wellington Regional Waste Education Strategy, supporting the Enviroschools programme, improving reporting on recyclables, business sustainability workshops and promoting waste minimisation for businesses, encouraging household composting, increasing kerbside recycling tonnages, and undertaking community recycling awareness programmes.
3. Activities related to *collection of rubbish and recycling* include investigating options and costs of a two-stream recycling collection, investigating use of wheelie bins for kerbside recycling, , promotion of the free e-waste collection, and maintaining an annual or biennial Hazmobile collection day.
4. Activities related to *landfill infrastructure*, investigating measures to prevent recyclables being put into the landfill, investigating the establishment of a recycling facility and shop before the landfill gates, reviewing recycling stations, maintaining public recycling bins, and increasing landfill waste diversion.

You can find more information and read the draft Plan at wgtregionwasteplan.govt.nz.

Council would welcome your feedback on the proposed regional target and actions and the proposed Local Action Plan for Hutt City Council.

Go to huttcity.govt.nz/annualplan to read background information about the items featured in this consultation document.

HOW YOU CAN HAVE YOUR SAY

- complete the enclosed freepost questionnaire
- visit huttcity.govt.nz/annualplan and make an online submission
- write to us and deliver or post your comments to:

- your local library
- Hutt City Council, 30 Laings Road, Lower Hutt
- Annual Plan, Freepost 100039, Private Bag 31912, Lower Hutt 5040.

We need your feedback by 28 April 2017.

If you want to present your submission to the Mayor and Councillors in person, there will be an opportunity for this on 16 and 17 May, if you ask to do this in your submission.

Council will meet to make final decisions on 8 June 2017.

SUBMISSION FORM

Contact details panel to be added

QUESTIONNAIRE**REJUVENATION OF LOWER HUTT**

Council's decision in 2014 to embark on a period of investment to rejuvenate and revitalise the city has seen an unprecedented level of investment by Hutt City Council into Lower Hutt. Completed rejuvenation projects in recent years include the Walter Nash Centre, the playground at Avalon Park, Hutt Recreation Ground improvements and the second stage of the Riddiford Garden project. In 2017 Council will complete the Huia Aquatic and Fitness Centre, Walter Mildenhall Park, and the Koraunui Stokes Valley Community Hub, with the Lower Hutt Events Centre scheduled for completion in early 2018.

Do you agree with Council continuing to invest in rejuvenation and infrastructure projects as outlined in the Long Term Plan?

<i>Strongly Disagree</i>	<i>Disagree</i>	<i>Neutral</i>	<i>Agree</i>	<i>Strongly Agree</i>
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GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

VARIATIONS FROM YEAR 3 OF THE LONG TERM PLAN 2015-2025

See pages XXX for information about the significant variations that are proposed to the budget for 2017-2018 compared to what we forecast in our Long Term Plan.

Please indicate whether or not you agree with Council's decision to prioritise spending on these projects.

<i>Page No.</i>	<i>Project</i>	<i>Strongly Disagree</i>	<i>Disagree</i>	<i>Neutral</i>	<i>Agree</i>	<i>Strongly Agree</i>
	RiverLink Promenade Project					
	Sportsvilles					
	Wainuiomata Community Hub					
	Naenae Community Hub					
	Lower Hutt Events Centre					
	Naenae Pool					
	Petone Library					
	Development Incentives and Remissions Policies					
	Hutt Recreation Ground					
	The Dowse Art Museum					
	Silverstream Landfill					
	1 st Assembly					
	Water Supply					

	District Plan Work Programme					
	Stormwater					

GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

FINANCIAL STRATEGY

See page XXX for information about Council's Financial Strategy and the changes suggested to enable the proposed major projects to proceed.

Do you agree with the proposed changes to Council's Financial Strategy, which funds rejuvenation projects through increased debt levels, while holding rates increases to inflation?

<i>Strongly Disagree</i>	<i>Disagree</i>	<i>Neutral</i>	<i>Agree</i>	<i>Strongly Agree</i>
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If you disagree, please tell us your reasons:

<p>a) Projects should be funded more by rates increases, reducing future debt limits accordingly: Option 1: Extend the extra 1 per cent 'rejuvenation' rates increase planned for 2017-2018 by one extra year Option 2: Extend the extra 1 per cent 'rejuvenation' rates increase planned for 2017-2018 by two extra years</p>
<p>b) The proposed rejuvenation projects should not proceed</p>
<p>c) Other:</p>

GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

OPTIONS FOR COUNCIL-OWNED WHARVES

See page XXX for information about the city's four wharves, and give us your feedback on the following questions.

Do you use one or more of the wharves?

	Daily	2 – 3 times a week	Once a week	1 – 2 times per month	1 – 2 times per year	Never
Rona Bay						
Days Bay						
Pt Howard						
Petone						

Please indicate your preferred option for each of the wharves (one choice for each line)

Wharf	Fully Refurbish	Remove, don't replace	Partially remove and refurbish	Remove and replace
Rona Bay	\$1,370,000 <input type="checkbox"/>	\$200,000 <input type="checkbox"/>	\$580,000 <input type="checkbox"/>	\$1,500,000 <input type="checkbox"/>
Days Bay	\$2,076,000 <input type="checkbox"/>	Not applicable	Not applicable	\$2,000,000 <input type="checkbox"/>
Pt Howard	\$2,306,000 <input type="checkbox"/>	\$400,000 <input type="checkbox"/>	Not applicable	\$3,000,000 <input type="checkbox"/>
Petone	\$4,758,000 <input type="checkbox"/>	Not applicable	\$3,415,000 <input type="checkbox"/>	\$8,200,000 <input type="checkbox"/>

GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

DEVELOPMENT INCENTIVES AND REMISSIONS

See page XXX for information about proposed changes to Council's development incentives and remissions policies.

Do you agree with the proposed Hutt City Development Charges and Rates Remissions Policy?

<i>Strongly Disagree</i>	<i>Disagree</i>	<i>Neutral</i>	<i>Agree</i>	<i>Strongly Agree</i>
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Do you agree with the proposed policy on Rates Remissions and Grants for Economic Development?

<i>Strongly Disagree</i>	<i>Disagree</i>	<i>Neutral</i>	<i>Agree</i>	<i>Strongly Agree</i>
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GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

SEAVIEW TREATMENT PLANT RESOURCE CONSENTS

See page XXX for information about the options for resource consents for the Seaview Treatment Plant, which will expire in early 2018. Please give us your feedback on these options.

	Please tick one box only for each of the four options below		
As a resident of Lower Hutt, how acceptable to you are each of these options?	Acceptable	I could live with it	Not acceptable
Option 1 – re-consent existing discharge			
Option 2 – new discharge and structure into the Hutt River			
Option 3 – new discharge and structure into the harbour			
Option 4 – new discharge and structure near Hutt River/Waiwhetu Stream confluence plus additional storage			

Based on the information provided, which of the four options would be your No. 1 preference?	Please tick one box only of the four options below		
Option 1 – re-consent existing discharge			
Option 2 – new discharge and structure into the Hutt River			
Option 3 – new discharge and structure into the harbour			
Option 4 – new discharge and structure near Hutt River/Waiwhetu Stream confluence plus additional storage			

GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

GENERAL RATE SHARE PAID BY RESIDENTIAL PROPERTIES

See page XXX for information about the effect of property revaluations on residential properties in particular.

Do you agree with the proposal to freeze the rates differential transition for one year?

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

JOINT WELLINGTON REGION WASTE MANAGEMENT AND MINIMISATION PLAN

See page XXX for information about the new Plan that has been developed by the councils of the Wellington region. Please give us your feedback below.

Do you agree with the following?	Agree	Don't agree
Proposed Primary Regional Target		
Proposed Regional Actions:		
- No. 1		
- No. 2		
- No. 3		
- No. 4		
- No. 5		
- No. 6		
- No. 7		
- No. 8		
- No. 9		
- No. 10		
Hutt City Council's Local Action Plan		

GO TO THE END OF THE QUESTIONNAIRE IF YOU WISH TO COMMENT

Are there any other areas or activities that you would like to bring to our attention?