CITY DEVELOPMENT COMMITTEE

27 July 2017

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

Tuesday 1 August 2017 commencing at 5.30pm

Membership

Deputy Mayor D Bassett (Chair)

Cr C Barry  Cr G Barratt
Cr M Cousins  Cr S Edwards
Cr T Lewis  Cr M Lulich
Cr G McDonald  Cr C Milne
Cr L Sutton (Deputy Chair)  Mayor W R Wallace (ex-officio)

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

<table>
<thead>
<tr>
<th>Membership:</th>
<th>11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quorum:</td>
<td>Half of the members</td>
</tr>
<tr>
<td>Meeting Cycle:</td>
<td>Meets on a six weekly basis, as required or at the requisition of the Chair</td>
</tr>
<tr>
<td>Reports to:</td>
<td>Council</td>
</tr>
</tbody>
</table>

PURPOSE:

To monitor Council’s performance in promoting the on-going growth, redevelopment and improvement of the City, oversee the delivery of projects which contribute to these outcomes and to monitor the delivery of the regulatory and operational services in accordance with goals and objectives set by Council and ensure compliance with relevant legislation.

Determine and where relevant monitor:

The framework and timetable for relevant work programmes contained in Council’s policies, vision statements and strategies to ensure objectives are being met, including:

- The monitoring of key City Development Projects.
- Progress towards achievement of the Council’s economic outcomes as outlined in the Economic Development Strategy.
- To consider the monitoring and review the outcomes from the major events programme.
- Oversight of the Advisory Group for economic development and city events.
- Temporary road closures and stopping associated with events.
- Naming new roads and alterations to street names (Central, Eastern, Western and Northern Wards only).
- The effective implementation of Council policies through monitoring the achievement of stated objectives.
- Exercise of Council’s statutory and regulatory responsibilities and compliance with relevant legislation.
- Roading issues considered by the Mayor and Chief Executive to be strategic due to their significance on a city-wide basis, including links to the State Highway, or where their effects cross ward or community boundaries.
- Matters arising from issues raised relating to climate change.

Review and make recommendations to Council on:

- Plans that promote for the on-going growth, redevelopment and improvement of Hutt City
- Operational and capital projects to promote city development including associated issues such as scope, funding, prioritising and timing of projects.
• Changes to aspects of the LTP arising from issues raised before the committee in the course of its deliberations.
• Operational contracts, agreements, grants and funding for city and economic development purposes.
• Civil Defence Emergency Management Group Plan matters as required.

**General:**
• Any other matters delegated to the Committee by Council in accordance with approved policies and bylaws.
• Approval and forwarding of submissions on matters related to the Committee’s area of responsibility.

**Conduct:**
Hearing of submissions required on any matters falling under the Terms of Reference for this committee.

**Note:**
This does not include hearing objections to conditions imposed on resource consents which will be heard by the Council’s Policy and Regulatory Committee.
HUTT CITY COUNCIL
CITY DEVELOPMENT COMMITTEE

Meeting to be held in the Council Chambers, 2nd Floor, 30 Laings Road, Lower Hutt on
Tuesday 1 August 2017 commencing at 5.30pm.

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 - 15 August 2017

   Report back on Proposal for Suburban Shopping Centre Revitalisation Budget (17/1047)

   Report No. CDC2017/3/189 by the Development Liaison Manager

   CHAIR’S RECOMMENDATION:

   “That the recommendations contained in the report be discussed.”

5. PROPOSED TEMPORARY ROAD CLOSURE AND PROPOSED NO STOPPING RESTRICTION - ANDREWS AVENUE (17/1085)

   Report No. CDC2017/3/185 by the Senior Traffic Engineer

   CHAIR’S RECOMMENDATION:

   “That the recommendations contained in the report be endorsed.”

6. GENERAL MANAGERS’ REPORT (17/1043)

   Report No. CDC2017/3/186 by the General Manager, Strategic Services

   CHAIR’S RECOMMENDATION:

   “That the recommendations contained in the report be endorsed.”
7. INFORMATION ITEMS

a) Recognition of Council’s efforts in the North East (17/1036)

Memorandum dated 3 July 2017 by the General Manager Community Services

CHAIR’S RECOMMENDATION:

“That the information contained in the memorandum be received.”

b) City Development Committee Work Programme (17/1103)

Report No. CDC2017/3/107 by the Senior Committee Advisor

CHAIR’S RECOMMENDATION:

“That the information be received.”

8. 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
Report no: CDC2017/3/189

Report back on Proposal for Suburban Shopping Centre Revitalisation Budget

Purpose of Report

1. The purpose of the report is to outline the recommended use of the budget of $100,000 p.a. over the next three years allocated during the 2017/2018 Annual Plan to assist revitalisation of suburban shopping centres.

Recommendations

That the Committee recommends that Council either:

(i) approves the proposal for the Neighbourhood Precinct Placemaker role and activities for 12 months in the first instance; OR

(ii) approves the proposal for the Neighbourhood Precinct Placemaker role and activities with amendments; OR

(iii) does not approve the proposal for the Neighbourhood Precinct Placemaker and advise officers of direction that could be taken.

Background

2. Suburban shopping centres have an important role to provide a wide range of goods and services to the local neighbourhood. They also provide a sense of place.

3. Changing consumer habits have led to changed retail formats, and the role of suburban shopping centres has altered since they were first established. Many centres are struggling to identify their niche in the changed retail environment.

4. Council has previously funded Retail Co-ordinators/Mainstreet Managers work to achieve economic growth for their shopping centres by organising marketing and promotions, facilitating communications networking events, writing meetings and newsletters, advocacy or liaison between retailers and
Council or other agencies and by organising events that promote the centres and encourage community involvement.

5. Council currently funds the Suburban Shopping Centre Improvement Fund administered by the Urban Design Manager. This fund has a programme of upgrades each year to the physical environment of prioritised suburban shopping centres.

6. It was decided by the Community Plan Committee at its meeting on 8 June 2017 to allocate a budget of $100,000 per annum for three years to assist in revitalisation of suburban shopping centres.

7. In approving the budget, Councillors asked officers in conjunction with others, to advise on how best to utilise the funding to achieve the best outcome.

Discussion

8. A Neighbourhood Precinct Placemaker role is being proposed and a job description is attached as Appendix 1 to the report.

9. The purpose of this position is to assist with the strategic and operational aspects of economic development within prioritised neighbourhood precincts centred around a suburban shopping centre.

10. This includes implementation of the Economic Development Plan and Urban Growth Strategy for the Council with particular emphasis on attracting, growing and retaining businesses and residents and increasing the recognition of the Lower Hutt as a place to do business and live.

11. The role will also promote the Council’s development incentives and be involved in other economic development initiatives, particularly related to place making such as the About Space program, and other short term programmes to revitalise neighbourhood precincts centred around suburban shopping centres.

12. There are fifteen shopping centres across the City as currently defined in the councils Suburban Shopping Centres policy.

13. It is proposed that 2-3 centres should be focused on each financial year. The centres should be prioritised based on the following criteria:

   a. Medium-large scale property developments underway/proposed

   b. Other Council investment being undertaken in the centre e.g. Community Hub

   c. Area for intensification proposed in the Residential Intensification Plan Change

   d. Investment underway/proposed by other areas of council e.g. Urban Design, Roading and Traffic, Parks and Gardens, Community Art, Community Services, Safe City Ambassadors and Events Team.
e. Level of vacancy/need for assistance

f. Strategic fit within the four strategies already approved by Council
   
   i. Environmental Sustainability Strategy
   ii. Infrastructure Strategy
   iii. Leisure and Wellbeing Strategy
   iv. Urban Growth Strategy

14. By focusing our efforts on areas that already have some momentum or other projects happening we can work together to have a greater impact with the limited budget. Examples of areas include where Housing New Zealand is proposing new housing development in Naenae and Epuni.

15. This role will focus on placemaking and relationship building with business/property owners rather than large capital projects. It will leverage programmes already happening e.g. About Space

16. Targets/measures for success will be:
   a. Growth and retention of existing businesses
   b. Increase in satisfaction of suburban shopping centres by the community
   c. Increase in perception of safety with increased foot traffic
   d. Increase in private investment
   e. Raising the profile on suburban shopping centres
   f. Reduction in shop vacancies

**Options**

Options as detailed in the recommendation include:

17. Approve the proposal for the Neighbourhood Precinct Placemaker role and activities as attached, for 12 months in the first instance or

18. Approve the proposal for the Neighbourhood Precinct Placemaker role and activities with amendments, or

19. Don’t approve and advise officers of direction that could be taken.

**Consultation**

20. Should report back to the committee 6 monthly on activity undertaken

**Legal Considerations**

21. No legal considerations
Financial Considerations

22. A budget of $100,000 has been allocated in the 2017/2018 Annual Plan for each of the next 3 years.

Other Considerations

23. 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 the local government in that it with the creation of this role and the successful implementation of revitalization and development plans we can have thriving and appealing commercial centres throughout our city. It does this in a way that is cost-effective because it doesn’t involve any additional funding.

Appendices

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.</td>
<td>Job Description - Neighbourhood Precinct Placemaker July 2017</td>
<td>11</td>
</tr>
</tbody>
</table>

**Author:** Parvati Rotherham
Development Liaison Manager

**Author:** Cyndi Christensen
CBD Development Manager

**Reviewed By:** Gary Craig
Divisional Manager City Development

**Approved By:** Kim Kelly
General Manager, Strategic Services
At Hutt City Council we are committed to making a difference to people in Hutt City through what we do and how we do it. We want to deliver a better city every day by understanding our communities’ values, building strong partnerships, and delivering fresh solutions.

Every day, we provide services, facilities and programmes to Hutt City’s 100,000 residents and many thousands more people who visit or work here.

It’s truly rewarding to know that whatever our role, we can make a genuine difference to the community.

In everything we do, we demonstrate our values of responsibility, integrity, together and excellence. Our leaders paint the big picture, inspire and drive results.
ROLE PURPOSE

The purpose of this position is to assist with the strategic and operational aspects of economic development within prioritised neighbourhood precincts centred in a suburban shopping centre.

This includes implementation of the Economic Development Plan and Urban Growth Strategy for the Council with particular emphasis on attracting, growing and retaining businesses and residents and increasing the recognition of the Lower Hutt as a place to do business and live.

The role will also promote the Council’s development incentives and be involved in other economic development initiatives, particularly related to place making such as the About Space program, and other short term programmes to revitalised neighbourhood precincts centred in suburban shopping centres.

RESPONSIBILITIES

| Project Management | Develop project plans to support multiple initiatives  
|                    | Coordinate events and place making activities.  
|                    | Proactively communicate current projects, activities, and events with communities of interest |
| Relationship Management | Proactively foster collaborative working relationships with the individuals, community groups businesses and local and central Government. |
| Place Activation | Develop project and place activation plans  
|                      | Develop promotion plans for activity in the Suburban Shopping Centres and surrounds  
|                      | Work with external organisations and businesses to ensure implementation is effective  
|                      | Implement project plans in a manner that ensures outcomes and strategies are achieved  
|                      | Utilise a range of tactics as required to implement the work programmes |
| Reporting | Develop and manage working relationships with elected members and council officers.  
|                        | Prepare reports to Council as required and attend relevant meetings  
|                        | Assist with/facilitate the development and review of policy and advice for relevant parts of council. |
| Financial Management | Have clear visibility of the available budgets and raise red flags on financial resource needs as required  
|                       | Keep accurate financial records and report regularly to the steering group on spending relative to budget  
|                       | Seek relevant approval for spending on projects as required. |
## Health, Safety and Wellbeing

*Takes responsibility for health, safety and wellbeing*

- Comply with the Health & Safety at Work Act 2015 and our health & safety policies and procedures
- Take reasonable care of your own health and safety while at work
- Ensure any actions taken or omission to take action does not adversely affect the health and safety of others
- Actively contribute to the improvement of health and safety systems and practices in your work area to make Hutt City Council a safe place to work
- Manage your own wellness and take advantage of wellness opportunities provided

*These responsibilities may change from time to time to meet operational or other requirements*

## SKILLS, KNOWLEDGE AND BEHAVIOURS

Our core competencies below, outline the skills, knowledge and behaviours that are important to us

### Commitment to Hutt City

*Committed to our vision, strategies and making a difference to the people in our community*

- Aligns all work with Council vision and strategies, team goals and business plans to obtain the best outcomes
- Recognises the importance of the Te Tiriti o Waitangi Charter and applies these principles to work
- Role models our values and holds others accountable to live our values

### Customer Service Delivery

*Delivers excellent customer service to internal and external customers, in line with our Customer Commitments*

- Provides a proactive, professional and knowledgeable service
- Seeks to better understand customers’ needs and improve and enhance the services we provide
- Makes decisions and provides options to meet customers’ expectations and enhance the customer experience
- Takes ownership to resolve problems and follows through to ensure that the commitments made are met or exceeded
- Aligns processes and policies to a customer centric culture
- Works with internal and external customers in ways that positively grow our reputation

### Working together

*Works well with others, collaborating effectively as one to achieve objectives and deliver high performance outcomes*

- Communicates clearly and effectively
- Builds and maintains positive relationships
- Respects the needs and contributions of others
- Participates and shows commitment to team activities
- Manages and resolves conflict effectively
- Role models effective team behaviours
- Seeks and utilises opportunities to work across teams

<table>
<thead>
<tr>
<th>Understanding Council</th>
<th>Understands responsibilities and accountabilities within a political, legislative and regulatory environment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Understands the strategic direction of Council, its mission, customers, and processes</td>
</tr>
<tr>
<td></td>
<td>Applies industry standards and best practice, bases decisions on Council’s plans and goals</td>
</tr>
<tr>
<td></td>
<td>Understands relevant legislation, provides guidance and advice where appropriate and applies legislative concepts to actual situations</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Specialist knowledge</th>
<th>Recognises area of specialist knowledge and how it contributes to Council’s success</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Works to achieve a high level of performance and specialist knowledge in a technical or professional area</td>
</tr>
<tr>
<td></td>
<td>Provides specialist input and advice</td>
</tr>
<tr>
<td></td>
<td>Keeps up to date with current legislation, regulations, policies, practises and trends</td>
</tr>
<tr>
<td></td>
<td>Recognises own strengths and areas requiring development</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Continuous improvement and change</th>
<th>Is forward thinking, innovative and open to change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Looks for opportunities to make improvements and add value</td>
</tr>
<tr>
<td></td>
<td>Challenges where there are issues, risk or inefficiencies</td>
</tr>
<tr>
<td></td>
<td>Sees the opportunities and responds positively to change</td>
</tr>
<tr>
<td></td>
<td>Is open to feedback and seeks out personal opportunities to learn and grow</td>
</tr>
</tbody>
</table>

OUR VALUES

<table>
<thead>
<tr>
<th>Responsibility</th>
<th>We choose a positive attitude, lead by example, take ownership and challenge others to do the right thing.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Integrity</td>
<td>We do what we say we will do, we are honest, trustworthy and loyal, and we show respect.</td>
</tr>
<tr>
<td>Together</td>
<td>We communicate clearly, listen to understand and encourage and support each other. We seek opportunities to work with others, share information, show appreciation and have fun together.</td>
</tr>
<tr>
<td>Excellence</td>
<td>We are professional, focus on service, we look for success and celebrate it. We challenge processes and are innovative and creative, contributing to improvement, we take pride in our work.</td>
</tr>
</tbody>
</table>
QUALIFICATIONS AND EXPERIENCE

Essential

- Relevant qualification in business, property development, commerce or similar
- Ability to manage multiple projects
- Demonstrated ability to interact and cooperate with a large variety of people
- Willingness to work irregular hours for specific events or projects
- Experience in managing a budget and keeping financial records
- The ability to work independently
- Experience in developing, implementing and assessing economic and/or commercial programmes
- Hands on experience in working with businesses and or business organisations

Desired

- Report writing experience
- Strategic planning experience
- Community Development experience
- Public speaking experience
- Ability to create and implement communications and promotional material.
- Experience in local government or working with a large number of organisations
- Experience in establishing and managing relationship management processes

DELEGATIONS

Number of people reporting to the role: 0
Total number of people within your delegation: 0
Operating budget: $ Number
Capital budget: $ Number

Position is funded for 12 months to facilitate the regeneration of neighbourhood precincts centred in suburban shopping centres as a trial
Report no: CDC2017/3/185

Proposed Temporary Road Closure and Proposed No Stopping Restriction - Andrews Avenue

Purpose of Report

1. The purpose of this report is to seek approval, as per the authorised process, for the Temporary Closure of roads and imposition of Temporary No Stopping restrictions as required within Lower Hutt City.

Recommendations

That the Committee:

(i) agrees to approve the following proposed Temporary Road Closures subject to the conditions listed in the Proposed Temporary Road Closure Impact Reports and Plan attached as Appendix 1 & 2 to the report:

Kai On High
Andrews Avenue from Daly Street to High Street, on the third Thursday of every month from August 2017 to July 2018, from 3:00 p.m. to 10:00 p.m., for the Kai on High event;

(ii) agrees, for the Kai On High event, to temporarily rescind, for the period 3:00 p.m. to 10:00 p.m. on the third Thursday of every month from August 2017 to July 2018, all current parking restrictions applying to Andrews Avenue on both sides, from Daly Street to High Street; and

(iii) agrees, for the Kai On High event, to approve for the period 3:00 p.m. to 10:00 p.m. on the third Thursday of every month from August 2017 to July 2018, a No Stopping At All Times parking restriction for Andrews Avenue on both sides, from Daly Street to High Street.
Background

2. The Hutt City Council has received an application from the event organiser for approval to hold events involving road closures, for Andrews Avenue from Daly Street to High Street, on the third Thursday of every month from August 2017 to July 2018, from 3:00 p.m. to 10:00 p.m., for the Kai On High event. Details of these events and the expected impact on traffic are attached as Appendix 1 to the report.

3. Council at its meeting of 12 August 2008 approved a process for the Council to follow to comply with the Local Government Act 1974 (Schedule 10)(LGA) provisions for temporary road closures for events.

4. Processes have been established to implement these procedures, including the required communications and consultation prior to any approval of a closure.

5. This report has been prepared in accordance with the approved procedures.

Discussion

6. The Traffic Assets Manager, Road and Traffic, acting as Council’s Traffic Engineer, has assessed each of the proposed closures with regards to their expected impacts on traffic. The Traffic Engineer has provided a professional opinion as to whether the resulting impact on traffic is likely to be reasonable or unreasonable.

7. The proposed closures, if implemented according to the proposed Traffic Management Plans and in accordance with any specific conditions set by the Traffic Engineer, should not result in an unreasonable impact on traffic.

8. For the Kai On High event, any vehicles remaining on the road as detailed in recommendations (ii) and (iii) of the officer’s report, during this event will be a safety concern, and therefore temporary No Stopping restrictions are required to enable these vehicles to be removed.

Consultation

9. The public were notified that the Council was going to consider the proposed temporary road closures through a Public Notice in The Hutt News on Tuesday 18 July 2017. No correspondence has been received in response to the Public Notice.

10. The traffic management plans for the events record how traffic safety and flow will be managed.

11. Public notice of any decision to close roads will be advertised in The Hutt News.

Legal Considerations

12. Any approval is required from the Council, the City Development Committee, or the Temporary Road Closure Subcommittee to allow for the temporary closure of roads and for the imposition of temporary No
Stopping restrictions. This will ensure that the Hutt City Council is complying with the requirements of the Local Government Act 1974 (Schedule 10) for the temporary closure of roads within its jurisdiction.

Financial Considerations
13. For community events, the cost of the public notices in The Hutt News is paid from Council’s budget. For commercial events, the cost of the public notices is passed onto the appropriate event organiser. These events are all community events.

Other Considerations
14. 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 it complies with the requirements of the Local Government Act 1974 (Schedule 10) for the temporary closure of roads for events.

Appendices

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Kai On High Festival 2017</td>
<td>19</td>
</tr>
<tr>
<td>20</td>
<td>Proposed Temporary Road Closure Andrews Ave Plan</td>
<td>21</td>
</tr>
</tbody>
</table>

Author: Alan Hopkinson
Senior Traffic Engineer

Reviewed By: Zackary Moodie
Traffic Engineer

Approved By: John Gloag
Divisional Manager, Road and Traffic
Appendix 1

The KAI ON HIGH Event 2017 – Andrews Avenue:
Proposed Temporary Road Closure Impact Report

1. Description of Event
Rebecca King, Council’s City Events Assistant, has applied to temporarily close Andrews Avenue from Daly Street to High Street on every third Thursday of every month, from August 2017 to July 2018, from 3:00 p.m. to 10:00 p.m. for The Kai On High Event 2017.

2. City Promotions Support
The City Promotions Division has assessed the proposed event with regard to its contribution towards Council’s strategies and policies and the event is consistent with the objectives and outcomes of those strategies.

3. Proposal Notice
The public notice that the Council was proposing to consider this closure was published in The Hutt News on Tuesday 18 July 2017.

4. Consultation
There are 2 commercial properties affected by the closure, and each of these has given consent to the closure.

No objections were received in response to the public proposal notice.

5. Traffic Impact Assessment
Prior Closures
The proposed closures for this event will not result in the road being closed for an aggregate of more than 31 days this year, i.e. it does not exceed the Local Government of not more than 31 days in any year.

Traffic Impacts
In the opinion of Damon Simmons, Traffic Asset Manager, acting as Council’s Traffic Engineer, the proposed closure, if implemented according to the plans provided, is not likely to impede traffic unreasonably.

These events have become well established in Hutt City and they appear to be generally well accepted by the public who accept the traffic effects as a reasonable trade-off for the benefits provided by the events.

In this particular instance there should be little in the way of wider network effects because of the day of the week and the minor nature of the road involved.
I am of the view therefore that the proposed closure will be acceptable in terms of its traffic related effects subject to a high degree of awareness being achieved through advertising and a high standard of on street signage and traffic control at the closure points.

Damon Simmons
Traffic Asset Manager

6. Conditions of Closure

Subsequent to approval the organiser will be written to with the standard conditions that will apply, being:

- The closure shall apply only to the roads for the hours as approved.
- The applicant shall allow access for all emergency vehicles.
- The applicant will act as directed by the Police or by officers of the Road Controlling Authority (HCC). A contact name for the Police is given to the applicant.
- The applicant will be responsible for ensuring closed roads are left in a suitable clean and tidy state following completion of the event. A contact name and phone number for Intergroup Ltd., Councils Street Cleaning Contractor, is also given to the applicant.

7. Appendices

Appendix 1A: Andrews Avenue – Kai On High Temporary Road Closure Impact Plan 2017 – DOC/17/114207

Author: Alan Hopkinson, Senior Traffic Engineer
Reviewed by: Carla Steed, City Events Manager
Approved by: John Gloag, Divisional Manager – Road and Traffic
Proposed Temporary Road Closure
Every Third Thursday of every Month
August 2017 - July 2018
3:00pm - 10:00pm
City Development Committee

04 July 2017

File: (17/1043)

Report no: CDC2017/3/186

General Managers' Report

Purpose of Report

1. The purpose of this report is to provide the Committee with updates on a number of projects that it has previously identified. This will be done on a regular basis.

Recommendation

It is recommended that the Committee:

(i) notes the updates contained in the report;

(ii) endorses the decision to demolish the Stokes Valley Community House; and

(iii) notes the officers’ response to questions from this committee regarding the Walter Nash Fitness Centre.

Background

2. At the beginning of the 2013-2016 triennium, the Chair of City Development asked for a General Managers’ report to be provided at each meeting. This would mainly be for update purposes but from time to time could include items for decision making.

Discussion

3. An update of a number of projects is provided below. The items to be included were discussed by the City Development Committee and may change from time to time.

City Wide and CBD Remissions Policy and Funding.

4. A City Wide and a CBD Remissions policy have been in operation since 1 July 2012.
5. As of this financial year – 1 July 2016 to 30 June 2017 38 new applications have been received and funding provided as follows:

<table>
<thead>
<tr>
<th>CBD Remissions</th>
<th>Appns</th>
<th>Approved</th>
<th>Declined</th>
</tr>
</thead>
<tbody>
<tr>
<td>A new apartment development of at least 8 attached residential dwelling units OR of at least 500m2 in floor area</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>A new commercial development or new building extension of at least 500m2 floor area</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>A new development with a mix of apartments and commercial space of at least 500m2 in floor area</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total CBD</strong></td>
<td><strong>5</strong></td>
<td><strong>5</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Wide Remissions – anywhere in the City including the CBD</th>
<th>Appns</th>
<th>Approved</th>
<th>Declined</th>
</tr>
</thead>
<tbody>
<tr>
<td>A medium or high density residential development</td>
<td>25</td>
<td>24</td>
<td>1</td>
</tr>
<tr>
<td>New non-residential building or building extension of at least 500m2</td>
<td>9</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>A conversion of a building from any use to residential apartments</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total City Wide</strong></td>
<td><strong>34</strong></td>
<td><strong>33</strong></td>
<td><strong>1</strong></td>
</tr>
<tr>
<td><strong>Total All Policies</strong></td>
<td><strong>39</strong></td>
<td><strong>38</strong></td>
<td><strong>1</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fee type remitted 1 July 2016 – 30 June 2017</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rates</td>
<td>$166,747</td>
</tr>
<tr>
<td>Development contributions</td>
<td>$182,813</td>
</tr>
<tr>
<td>Reserve contributions</td>
<td>$278,957</td>
</tr>
<tr>
<td>Resource consent fees</td>
<td>$100,925</td>
</tr>
<tr>
<td>Building consent fees</td>
<td>$408,306</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$1,137,747</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Fees Remitted Annually From 1 July – 30 June</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY2012-2013</td>
<td>$159,000</td>
</tr>
<tr>
<td>FY2013-2014</td>
<td>$873,000</td>
</tr>
<tr>
<td>FY2014-2015</td>
<td>$712,000</td>
</tr>
<tr>
<td>FY2015-2016</td>
<td>$548,000</td>
</tr>
<tr>
<td>FY2016-2017</td>
<td>$1,137,747</td>
</tr>
</tbody>
</table>

6. The figures in the above table reflect the amount of applications for remissions received and not the total number of developments being built.
7. Additional remissions were approved for another three year period during the Annual Plan 2017-18 process including the introduction of Economic Development Grants.

Riddiford Gardens

8. Physical works commenced in November 2015 on Phase 2 of the Riddiford Gardens Landscape Upgrade project, starting with development of the north and west sides of the Administration Building.

9. The work on the front of the Administration Building and the electrical substation was largely completed within a very tight deadline to enable the building to open to customers on 22 March 2016.

10. All of the remaining work for Phase 2 has now been completed with the new toilet pavilion operational at the end of February.

11. Concept design options for Phase 3 work were prepared and considered by Council in confirming the 2016/17 budget. A meeting with key stakeholders was held on 12 July 2016 to consider the concept design before the detailed design commenced. Phase 3 design has been the subject of value engineering.

12. SLT has agreed that the Phase 3 works will be negotiated with Naylor Love, the incumbent contractor, to ensure continuity and coordination with the Events Centre work. Naylor Love is currently pricing the work, which is not expected to commence until August.

Town Hall and Events Centre

13. Since the last report, structural steel has been installed in the atrium/foyer, new auditorium, café and meeting room spaces.

14. Foundations have been laid in the above spaces, as well as in the commercial kitchen and truck dock areas.

15. Work in the Town Hall has stalled due to the discovery of asbestos in the mezzanine bleacher area. Work will recommence when this has been safely dealt with.

16. We are waiting for pricing of two major packages, which when received will provide much more certainty on the project schedule.

17. The current programme shows construction completion in February 2018, and a handover to the Manager in April after a commissioning period. We have been previously reporting a handover in March.

18. The work in the upcoming period will include:
   
   a. Completion of commercial kitchen and café design;

   b. Demolition of Horticultural Hall supper room;

   c. Installation of roof.
19. The current operational priority is on completion of a kitchen design that will enable the operator to produce high quality food to the maximum capacity of the Event Centre.

20. The project team is devoting a lot of time to value engineering without unduly comprising the design principles or operating ability. This has been challenging due to the rapid rate of inflation in the construction industry.

**Avalon Park**

21. The development of the playground area was completed in late September 2016 with the official opening held on Sunday 2 October 2016. Since then the playground has been extremely popular with large numbers of visitors over the summer and autumn months.

22. Further funding of $2M to complete the next stage of works (pond and southern entrance) was included in the 2016/17 Annual Plan. Developed design of the next stage has been completed and tendered. All tenders exceeded budget and have been declined. The scope of work is currently being reviewed and will be re-tendered in August. A carry-over of $1.7M is available to complete this stage.

**CBD Promenade - Riverlink**

23. Riverlink is the GWRC, NZTA, and HCC joint project to progress flood protection, state highway, and Making Places projects together and in order to optimise/maximise outcomes to all three agencies.
24. Negotiations continue upon the purchase of properties on Daly Street and concepts are being considered for medium density residential upon what would become residual land at Melling.

25. HCC and GWRC are working with NZTA to write the ‘Hutt Growth Story’. NZTA will use this to better understand the value of Melling Interchange (plus CVL and P2G) to the future of Lower Hutt and the Wellington Region. This will help in the prioritisation of Lower Hutt projects against all other NZTA projects nation-wide. Currently NZTA does not have a timeframe for Melling (this includes replacement of Melling road bridge).

26. Council has circa $49M in various years in the annual plan. $7M was brought forward for the purchase of properties.

Greening, Queens Drive

27. At the Community Plan Committee meeting in June 2017, officers were requested to provide further information in response to an annual plan submission on greening the business section of Queens Drive.

28. Officers previously met with the submitter to discuss his ideas in May 2015. That meeting was also attended by the Mayor and Deputy Mayor. At that time it was explained that funding was limited, that Riverlink was viewed as the strategic priority and that community consultation consistently supported this.

29. Subsequently Council has demonstrated commitment to the Riverlink partnership (with Greater Wellington Regional Council and New Zealand Transport Agency) by allocating $39M in the Annual Plan. Riverlink design to date shows that the CBD road network will change due to the partial closure of Daly Street, relocation of the Melling Bridge, strengthening of walking and cycling, and possible changes to the public transport network.

30. Whilst there is no budget to cover $1M to $2M potential cost to “Green Queens Drive” the largest risk for doing this work is that officers do not fully understand the changes required of the CBD transport and road network, how CBD car parking will work once 600 car parks are lost from the riverbank car park, and the full role of Queens Drive in the future CBD. Analysis will be done through the Riverlink detail design phase which is programmed for 2018-2020.
31. Officers advise that Council currently has no funding allocated in its 20 year plan for either investigating or undertaking such capital work.

32. Council are about to start on a review of Making Places which will include a spatial plan for the CBD going forward. Streetscape will be looked at for the whole of the CBD as part of this process.

Community Services Group and Community Facilities Trust (CFT) Significant Projects

33. The status of these projects is as follows:

Fraser Park Sportsville Stage 2 – Multipurpose Sports Building

34. Following Council approval, the CFT awarded a construction contract to Armstrong Downes Ltd and actual construction is now underway at the Fraser Park site. It is expected that the build programme will take approximately 13 months, meaning that the building will be ready for fit out by Fraser Park Sportsville in September /October of 2018 (subject to fundraising success).

35. During the above build HCC, CFT and FPS will join forces with an aggressive fundraising programme designed to raise a further $2m required to complete the funding for the project.

Walter Mildenhall Park Redevelopment

36. The main clubrooms, the three external greens, the tennis and petanque courts, landscaping, fencing and lighting are now complete and the club is operating in the new club rooms. The built space is attractive, sunny and generously proportioned and represents a huge step up on the amenities of both the legacy club facilities.

37. Work on the adjacent indoor green is nearing completion. The fabric roof is now in place and the sub-base for the indoor green is also now largely completed. It is anticipated that the indoor green will be completed by the end of July. Tidy-up site works that cannot be completed until after the indoor green is completed will be completed by Hawkins by mid-August. An official opening for the entire complex is planned for August.

38. Lastly, work on the central parking courtyard is now largely completed and will be sealed in the week commencing 18 July.

Huia Pool Development

39. The building is completed. The pools have been filled and all air and water plant has been commissioned and currently is working as designed. Adjustments are ongoing as the building is now being used and customers are providing feedback. The building was handed over in mid-July. A Mayoral opening was held on Friday 21 July, a public open day on Sunday 23 July with the whole complex open from Monday 24 July.
40. The project’s construction phase has now been completed. The project managers and QS are completing final paperwork, payment and the snag list with Naylor Love, Opus and AHDT.

**Stokes Valley Community Hub**

41. The Stokes Valley Hub project continues to remain on track with an estimated public opening of end of October. The laying of the Mauri stone in June marked an important and very special milestone. Several arts projects are underway. The build handover will take place in August, and during September and October fit out will be completed. Recruitment for the minimum new roles required to run the facility is in progress and the existing team looks forward to transitioning into the new building.

**Future of Stokes Valley Community House**

42. The Stokes Valley Community Hub will be open at the end of October 2017.

43. During the planning process, three organisations were approached as potential partners based on logical synergies present with them delivering activities and services from the hub venue.

44. One of these organisations was the Community House. The Community House has elected to migrate all of its activities across to the hub with the expectation that the current levels of support to organisations that use the house are maintained.

45. This results in the current community house facilities being obsolete.

46. Council officers’ stance on this facility was that it was preferable to be moved from the site and repurposed for another community organisation. This was due to:

   a. improving safety in the area; and
   
   b. allowing a wider look at Speldhurst Park from a reserve perspective and aligning with the wider policy of trying to reduce the number of built structures on reserves.

47. It should also be noted that the building next door, Plunket, is also planning on being removed. This is owned by Plunket.

48. The Community House Committee was asked early in 2017 to provide Council with a recommendation for the future use of the facility.

49. Two actions occurred as a result of this, firstly a report was prepared by Brittons on the viability of moving the facility. The report advises that the type of building has little resale value, and that there is a high risk that it would be damaged if moved. This view was subsequently supported by a second company Alpha, whom the Divisional Manager Community Hubs spoke to in June.

50. Secondly, a public meeting was organised in March 2017 by the Committee to hear the views of the community. Approximately 20 individuals attended, including the Ward Councillors, representatives from several community organisations and local residents.
51. Key outcomes noted were:

a. The ability to remove and resell was very unlikely given the outcome of the Britton report.

b. There is a high risk of vandalism and other safety concerns by leaving a single structure on the park.

c. The general regard was that the house has served its purpose well, but that this is the right time for it to be removed.

d. A representative of the family who owned the land prior to Council purchasing it, was present at the meeting (Harvey Watts). He gave a brief history of the building and land, and gave his blessing for it to be removed. He requested that Council takes into account the original purpose of the land being passive recreation in its future planning.

52. At this meeting there was unanimous support for the demolition of the community house by those in attendance.

53. Council’s Parks and Gardens Division has committed to prepare a concept plan with community input for this part of the park.

54. Officers have accordingly planned for the Community House building to be demolished in November 2017. This will be managed by the Parks and Gardens Division. If there is useable material within the house that community organisations can recycle, then this will be salvaged before or when the building is demolished. Officers propose that this be funded from within existing budgets.

Wainuiomata and Petone Sportsvilles

55. Due to questions raised during the Annual Plan process regarding the sportsville proposals presented by Wainuiomata and Petone, the joint Sportsville Steering Group (General Manager Community Services, Divisional Managers of Leisure Active and Parks and Gardens, and a representative from both Sportsvilles) has agreed the following process:

- July/August 2017 - Business plan development which includes ownership/governance/management modelling, operational costings and revenue generation, and asset rationalisation and staging.

- Sept/October 2017 – Presentation to club committees seeking sign off on business plans.

- October/November 2017 – Club AGMs to formally endorse business plans and concept design.

- The above stages of work will cost approximately $20k.

- November 2017 – March 2018 – Preliminary design development including community and stakeholder consultation.
56. The Sportsville Steering Group is aware of concerns raised by some clubs hence the next stage of our work is essentially aimed at addressing these concerns and specifically answering questions regarding operational and financial modeling. This is to ensure all parties are fully informed of what the redevelopment will entail for their clubs and members before committing to significant design expenditure. An independent consultant has been engaged to complete the business plan.

57. In the absence of any new information Petone Central Bowls Club and The Petone Rugby Club Executive Committee have advised Petone Sportsville of their intention to withdraw from the sportsville project.

58. While it is unfortunate that these clubs have chosen to withdraw their support for the sportsville proposal prior to all relevant information being available, the Sportsville Steering Group remains committed to completing the business plan development phase as the vast majority of clubs are still very engaged and committed. When this information is available it will be presented to all clubs, including those who have chosen to withdraw support.

59. The Steering Group is also aware of some community concerns around design elements and therefore if there is support from clubs to proceed to the next stage of design this will include community and stakeholder consultation phase.

**Healthy Families Lower Hutt**

**Smokefree Lower Hutt**

60. Hosted a successful celebratory event on World Smokefree Day (31 May) at Mo Town Cafe in Moera who are a 100% smokefree café. The celebration included attendance by the Hon Nicky Wagner (Associate Minister of Health), Marama Fox (Maori Party Co-leader), Lower Hutt Mayor and Deputy Mayor and key partners and stakeholders. This attracted positive coverage including a Beehive press release, Te Karere Maori News and Stuff.

61. A Smokefree Queen Street survey was conducted between 9 and 30 May with 489 respondents and 82% in support for a smokefree Queen Street. The survey highlighted a lack of awareness by some of current smokefree areas in Wainuiomata. The Wainuiomata Community Board resolved to do more work on raising awareness of current smokefree areas and review in six months before considering if the community is ready to embrace a smokefree town centre.

62. Resource packs have been developed for businesses with outdoor pavement dining and are being distributed by the Jackson Street Project and CBD Development Manager.

63. A Smokefree Lower Hutt webpage has been developed on Hutt City Council’s website which provides details of HCC’s Smokefree Outdoor Public Places Policy, information for the public about the policy, information about Quit support and resources available for businesses with outdoor pavement dining and others wanting to promote a smokefree environment.
Workplace Wellbeing

64. In partnership with HRINZ – Hutt Valley branch, a Workplace Health and Wellbeing Expo was held at the Dowse Art Museum in May. The exhibits and speakers covered a range of health and wellbeing topics. Over 60 people from 41 organisations attended on the day.

Naenae Village Market

65. Currently exploring and engaging with the Naenae community on the concept of a Village Market. A working group representing organisations and community has been developed to support this. An online survey has taken place throughout the months of June-July and a pop up market was held on 1 July. There is overwhelming support for a Naenae Village Market from Naenae residents and surrounding neighbourhoods. We are currently looking into developing a sustainable model for this to go ahead.

Go the H20 (water initiative)

66. Seven new water fountains will be installed in Stokes Valley (1), Naenae (2), Taita (1), Moera (1), Eastbourne (1) and Wainuiomata (1) over the months of August and September to increase access to water across the city. We will continue to work with Council colleagues to increase the number of our public water fountains so water is the easy and accessible choice of drink for our communities.

Walter Nash Centre Fitness Suite

67. The following section of this report relates to questions asked by this Committee at a recent meeting regarding the Walter Nash Centre Fitness Suite.

68. This is one of three (not including Huia) sites across Lower Hutt that Council owns and operates. Councillors asked officers to investigate the impact of offering a $5 a week membership rate for Community Service Card holders at Fitness Suites.

69. Hutt City Council Fitness Suites provide a mid-range price point gym experience for the public, while still maintaining staffed facilities. They also work with specific sectors of the community in a proactive manner such as green prescription, people with disabilities and older adults. There is a clear balance to be made between offering a service to the community, and operating a business.

70. Any discount rates need to be applied across the network to maintain consistency (memberships are primarily network memberships). We have a total current number of 112 members that fall into the category of Gold Card holders (21 at the Taita Fitness Suite).

71. The impact to revenue of implementing a Community Service Card holder rate at $5 would approximately be $57,096 to Council across the network. This would be split as follows across sites:
• Naenae $35,568 (76 members)
• Stokes Valley $11,700 (25 members)
• Taita $9,828 (21 members)

72. We estimate that there are 6,117 holders of Community Service Cards in Taita, Stokes Valley and Naenae communities respectively. 1,647 are located in Taita and 21 of these are already gym members.

73. Using participation averages noted below of 23% of population as gym members in the Taita area there is a latent potential market of 358, however some of these are likely to be members at other gym locations.

74. As a result of implementing a $5 weekly membership, numbers in this category are likely to increase from the latent potential market, however it is very difficult to predict this impact due to:

• no large scale surveying of non-users has taken place in Taita
• no national information or research is available on community card holder gym use behaviours
• we know a range of factors impact on people attending a gym and for some, price point is irrelevant. Exercise New Zealand CEO has provided feedback that time and competing demands for the dollar spend are much more important factors for people than price
• in the Naenae survey when asked why people joined the gym location and pool inclusion rated higher than price

75. A further 38 members would need to be obtained from the latent potential market to recover the revenue lost for reducing the rate to $5 at the Taita Fitness Suite. Across the network increases proportionate to the lost revenue would also be required (45 in Stokes Valley and 138 Naenae).

76. Set out below are some additional statistics and comments about the gym market used to help inform the views of officers.

77. Officers believe that it is likely that implementing the above membership rate would increase numbers across the network; however it is unreasonable to expect that by default they would increase to a level which would fully recover all lost revenue. The additional membership growth required also places additional pressures on the staff and facilities at Stokes Valley and Naenae sites which are performing well currently.

78. Prior to this request by Councillors to investigate a $5 membership level for Community Service Card holders, Leisure Active had already begun a review process on membership pricing. The outcome of this is a planned implementation from 3 August for the following membership pricing:

• A FULL membership reduces from $16.00 to $14.00 per week on a DD 12 week contract or a lump sum payment of $168.00
A Community Services Card Holder Membership reduces from $14.00 to $10.00 a week on a DD 12 week contract or a lump sum payment of $120.00

Other current memberships will also be reduced to the $10.00 a week pricing schedule.

79. Officers at this time would not recommend implementing a $5 membership rate for Community Service Card holders, however we would recommend that the Taita Fitness Suite is given a further 12 months with the proposed membership changes above.

80. If, after this time membership levels have not increased to a desired level, then we would recommend a review is undertaken to investigate operating model changes to the business to make it more cost effective.

**Supporting Information**

81. Currently, there are 1300 members across the network, split across the three sites as follows:

   a. Walter Nash - 205
   
   b. Stokes Valley - 195
   
   c. Naenae – 900

82. Total revenue across the fitness suite network for the 2016/17 year will be approximately $600,000 gross (budgeted gross $720,000). The differential is primary attributable to the Walter Nash Centre Fitness Suite. The Walter Nash Centre Fitness Suite was expected to reach 400 members after several years of operation to meet budget, however currently fluctuates between 195 and 220 monthly.

83. The impact of the Huia Pool Fitness Suite on the existing members network when operational is expected to be minimal due to a different catchment population of potential members.

84. The Walter Nash Centre Fitness Suite team have been doing a number of incentive based and promotional activities to try and attract new members. While some short term successes have been seen, retention of these members has been an issue. Maximum membership reached since opening peaked at 250.

85. Hutt City data suggests that up to 23% of the adult population are members of gym type facilities (Communitrak survey 2015). National figures corroborate with this percentage (24.2% of population in urban locations like Lower Hutt, Active NZ Survey 2013/14 - Sport NZ).

86. Reasons why people join and leave gyms are well documented (2013 Australian & New Zealand Fitness Industry Survey): The top three reasons why respondents joined a fitness club:
1. Location 33%
2. Value for money 13%
3. Different type of exercise 7%

87. Naenae Fitness Suite Survey (2015) reasons people joined the gym (sample 183)

1. Close to where I live or work – 42%
2. Includes a swimming Pool – 30%
3. Cost – 17%
4. Atmosphere/ambience – 5%
5. Other - 5%
6. Council owned facility – 1%

88. Other considerations to take into account include the overall purpose of this venue and the market impact.

89. Market impact in this case specifically relates to Council operating a gym in a competitive market, and being seen to be fair and reasonable in its delivery of this service.

90. The purpose of this service currently is to provide a low-mid range gym experience within the Taita community. This is currently being achieved, but not at the levels of membership expected.

91. Long term, an investigation of the operating model will take place if membership trends do not improve by 30 June 2018. This could include looking at hours of operating, staffing levels, different product (ie focusing only on group exercise or small group training) etc.

Science & Technology (STEMM) Funding and Activity

92. Council allocated $115,000 in the 2016/2017 budget for projects related to STEMM. Projects include:

- Scholarships for the Open Polytechnic Graduate Certificate in Primary Science Teaching; Weltec Engineering School and Postgraduate Certificate in Applied Practice by the Mind Lab.
- Hutt Science Programme. 40 primary schools in Lower Hutt and 3 in Upper Hutt (on trial) are currently enrolled in the Hutt Science Programme and the resource centre has been expanded at Naenae Primary School. A professional development programme for primary and secondary school teachers is now well developed along with a mentoring programme for secondary school science Scholarship students. Hutt Science successfully applied for further funding totaling approx. $60K from MBIE to run a science programme in schools in the North East in late 2017.
- Innovative Young Minds (IYM) programme developed and underway in July 2017 – programme for 40 senior secondary school female students
are immersed in STEMM experiences throughout a weeklong programme of organisational visits and structured programmes.

- STEMM Festival – 3rd year of this growing event showcasing the best in science and technology in the city. Run over a 2 weeks period and incorporated in the national Tech week a full programme of events was well supported across the business and education communities. International guests (NASA scientists) were a key new element.

93. 1st Assembly – Innovation Hub

Further funding was approved at the Annual Plan for the continuation of 1st Assembly – the Innovation Hub based at 125 High Street operated by Creative HQ.

The space now accommodates six ventures Conduce, Makegood, Fre3Formd, Quamcom, Yali, Simutech.

Regular mentoring clinics are being held with established but early stage businesses as they focus on growth.

A regular programme of workshops and events is in place.

Officers and Creative HQ staff are presently reviewing the first year of operation to better position the centre for the technology sector into the future.

94. Maker - Space (Techshop) Feasibility - TechShop makerspace market assessment

A facilitated workshop was held with proposed stakeholders and representatives from industry in March with the intention of finding common goals for a TechShop and establishing a group to help move the project forward and create individual business cases.

Initial feedback from the session suggested WelTec would like to be included in an establishment group.

**Urban Growth Strategy Implementation**

95. The Urban Growth Strategy 2032 was adopted in 2014.

96. Implementation projects being worked on include:

- Wainuiomata - extension of Wise Street – This work has been undertaken enabling the start of a consented 31 lot private subdivision on one of the landholdings along the extension. Other landholdings along this extension are considering future residential development.

- Upper Fitzherbert, Wainuiomata

  Officers have invited Expressions of Interest from selected providers with the skills and experience to prepare a best practice framework for the urban development of Upper Fitzherbert Road, Wainuiomata.

  Shortlisted respondents will be invited to provide detailed fee proposals.
Upper Kelson – extension of Major Drive – currently working with owner on proposed plan change to enable this site to be developed into approx. 90 lots and brought to market.

Kaitangata Crescent, Kelson – existing consent for approx. 140 lots – Owner is preparing a resource consent for a development proposal increasing the number of lots to be developed to approx. 180.

Stokes Valley – extension of Shaftsbury Grove – Urban Plus is continuing to complete conditions of transfer of this parcel to an experienced developer. Offer back requirements for adjacent parcels have now been completed and a final survey plan is being conducted currently to amalgamate titles into one parcel.

District Plan Work Programme - work continues on the residential intensification changes required for the UGS.

Council approved continuing the Development Incentives and Rates remission schemes until 30 June 2020.

CBD

97. Current CBD Development activity includes:

- Hotel development – a new resource consent has now been issued. A building consent for the foundations is imminent now that an engineering solution has been determined by the developer.

- 2 Connelly Street – Construction of a large commercial building is currently underway due for completion last quarter 2017.

- Ex Post Office Building – Completed and retail/commercial tenancies leased.

- Gibson Sheat Building – Car parking building completed

- Ex Evan’s building under fitout for new tenant – Premier Hair Academy

- Centre City Plaza – reoccupied after earthquake repairs

- 531 High Street – 6-year lease to Kiwibank

98. Retail activity in the CBD showed a -2.7% decline in spending for the quarter ended 30 June 2017 reflecting the reduced capacity of the Queensgate Shopping Centre until early April, following the Nov earthquake and the closure of Briscoes and Rebel Sports.

99. A new large format Big Save furniture store is locating in the space vacated by Briscoes and Rebel Sports and has opened 21 July. Other retailers will occupy part of the space and will open later.

100. The Queensgate Shopping Centre reopened the remaining retail space on April 6 after completion of the demolition of the Event Cinemas and associated carparks building. It has recently been announced that
international retailer H&M will be opening its 2nd New Zealand store in the Centre later this year. Building works have commenced to accommodate them.

CBD Car Parking


102. The city-wide parking review is progressing with a strategy to be brought to Council’s Policy Committee; a new parking app to be launched in next quarter; and a parking demand study undertaken with results due.

Suburban Shopping Centres

103. Waterloo Shopping Centre footpath and street furniture upgrades were completed at Trafalgar Square and at Birch Street (both sides of railway line) during 2017-2018.

104. Stokes Valley Stage 4 footpath improvements were completed in June 2017 (Evans Street and the shopping walk through immediately northwest of New World).

Petone 2040 Spatial Plan

105. The Petone 2040 final report (Stage Two) was approved by Council on 23 May 2017.

106. Council endorsed the P2040 community group and approved $50K funding to progress a Jackson Street Streetscape Design and $50K to progress the Strategic Infrastructure Project (Petone to Grenada and Cross Valley Link).

Options

107. There are no options. Information is for noting only.

Consultation

108. No consultation was required for this report. Consultation relevant for the specific projects outlined above have been undertaken as required

Legal Considerations

109. There are no legal considerations.

Financial Considerations

110. There are no financial considerations. All funding discussed in this paper has been approved at previous meetings or were reported as budget implications to Council on 16 February.

Other Considerations

111. 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 the local government in that it is mostly a noting paper on current activity. It does this in a way that is cost-effective because it provides timely information to Council.

**Summary Table**

The table below provides an overall summary of the timing and status of each of the projects mentioned in this report.

<table>
<thead>
<tr>
<th>Project</th>
<th>To be completed by 30 June 2017</th>
<th>Project completion date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Events Centre</strong></td>
<td>Significant progress in the structural construction of the Event Centre. Significant progress in the reinstatement of the Town Hall. Operational fit-out agreed.</td>
<td>Early 2018</td>
<td>Revised</td>
</tr>
<tr>
<td><strong>Riddiford Gardens</strong></td>
<td>Phase 2 works are now completed. Phase 3 works design complete and with Naylor Love for pricing.</td>
<td>March 2018</td>
<td>Awaiting Naylor Love to complete Phase 3 pricing. Work expected to commence in August.</td>
</tr>
<tr>
<td><strong>Avalon Park</strong></td>
<td>Hawkins has completed work on playground space. Design and estimates for next stage completed and tendered with all tenders rejected.</td>
<td>June 2018</td>
<td>Design being reviewed and will be retendered in August.</td>
</tr>
<tr>
<td><strong>CBD Promenade - Riverlink</strong></td>
<td>Design and Costing stage</td>
<td>July 2017</td>
<td>On track</td>
</tr>
<tr>
<td><strong>Regional Bowls Centre</strong></td>
<td>Design complete. Fundraising 95% achieved</td>
<td>Target: Mid 2017</td>
<td>Late</td>
</tr>
<tr>
<td><strong>Huia Pool Development</strong></td>
<td>Construction 50% complete</td>
<td>July 2017</td>
<td>On track</td>
</tr>
<tr>
<td><strong>SV Community Hub</strong></td>
<td>Construction underway</td>
<td>September 2017</td>
<td>On track</td>
</tr>
<tr>
<td><strong>Fraser Park Sportsville Stage 2</strong></td>
<td>Detailed design 95% complete</td>
<td>2016/17 (funding dependent)</td>
<td>Late</td>
</tr>
<tr>
<td>UGS – Wainuiomata Wise St</td>
<td>Draft design and cost estimates completed. Discussions with residents commenced</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>UGS – Upper Kelson</td>
<td>Revised design and cost estimates completed. District Plan team to progress Plan Change</td>
<td>June 2020 On track</td>
<td></td>
</tr>
<tr>
<td>UGS – Stokes Valley</td>
<td>Draft design and cost estimates to be completed. District Plan team to progress Plan Change</td>
<td>Possible private sector development</td>
<td></td>
</tr>
</tbody>
</table>

### Appendices

There are no appendices for this report.

### Author: Kim Kelly
General Manager, Strategic Services

### Approved By: Tony Stallinger
Chief Executive
MEMORANDUM

Our Reference 17/1036

TO: Chair and Members
City Development Committee

FROM: Matt Reid

DATE: 03 July 2017

SUBJECT: RECOGNITION OF COUNCIL’S EFFORTS IN THE NORTH EAST

Recommendation
That the Committee receives the report.

Purpose of Memorandum
1. The Chair of the City Development Committee has requested a brief report on the recent external recognition of Council’s efforts in the North East.

Background
2. Council is committed to making a positive difference across all of Hutt City and has recognised that additional efforts are required in various communities that are challenged by high deprivation.

3. Significant Council resource, effort and energy has been put into the North East – especially with regards to empowering tamariki for a brighter future.

4. ‘Empowering tamariki for a brighter future’ – we are increasingly using this short statement as the headline that summarises our many different initiatives and projects.

5. Whilst the changes and outcomes we seek are much longer term and require the ongoing strongest leadership, courage and innovation, it is pleasing to see Council’s efforts being recognised by others.

Information
6. The following information highlights three awards, the first two of which Council was the winner, and the third where Council is a finalist with results yet to be announced.

7. While the recognition is great, our motivation regarding these awards is predominantly to leverage opportunities to grow awareness and our increasing family of partners.

8. These awards are a real credit to many very talented, passionate and incredibly dedicated staff at Council. Our talent (staff) has been prepared to push boundaries, innovate and give things a go (mahia atu).
9. Really pleasing to me is an underlying attitude from our talent that what success we have had is not yet enough – there is much more to be done.

10. The awards also reflect extremely well on the elected Council’s leadership – current and previous, as well as our many partner organisations and private individuals that support us, including with funding.

**Sport NZ Community Impact Award**

11. At the recent national Sport NZ industry awards, Hutt City Council’s Northeast Pathways Project (NEPP) was successful in winning the Community Impact Award.

12. This award celebrates, promotes and encourages collaborative projects that will have a positive impact on the community and community sport.

13. Centered upon Avalon Intermediate and Taita College, NEPP ties together education, whanau and sports organisations across Taita, Stokes Valley and the Pomare area. This accolade comes off the back of success in using sport as a tool to grow student engagement and achievement in education which NEPP has clearly done for all of our North East kids who were involved.

14. We are delighted for our partners and friends in the education and sport sectors.

**LGNZ Excellence Awards**

15. At the LGNZ Excellence Awards held on 25 July, Council was the winner of the Community Engagement category, for its integrated community services being offered in and around Taita – which has loosely been called ‘Transformation Taita’.

16. Aiming to create a brighter future for our tamariki while building a stronger community, Transformation Taita offers access to facilities, resources and activities that matter, to those that need it most.

17. We are passionate about helping secure positive futures for our community and the children within it and believe we can, by creating access to a wide range of activities, services, and resources that we think matter. We have concentrated our efforts, partnerships and relationships to contribute to a
range of projects which focus on world-class facilities, recreation, literacy, and the arts.

18. These integrated activities, services and resources include the Walter Nash Centre (facility, services and programmes), magic cards, transport services, support and offerings from corporate and private partners, North East Pathways Project, Taita Computer Clubhouse, Action Replay project, targeted core Council services (literacy, arts and recreation), Westpac Stadium professional sporting events and other.

19. The long-term goal of this work is to readily provide kids with easy access to these facilities, services, and resources while giving them options that will help to realise their dreams and break out of the cycle of poverty.

20. Already we have seen a substantial increase in participation and community pride, with visible signs of increasing social capital.

21. Put simply, more Taita kids and the wider community are able to access stuff that matters.

Beyond Sport Global Awards

22. Again for various efforts, projects and initiatives (predominantly around sport, recreation and leisure) with North East Kids, HCC is a finalist for the Beyond Sport Global Awards 2017 (26 July 2017) for the Sport for Sustainable Cities and Communities Award – selected from more than 300 entries worldwide. Entries showcased work from over 70 countries, with work focussing on topics such as health, gender, STEM education, equality, climate change, accessibility and inclusion, technology and employability.

23. Council is the first New Zealand finalist at these Awards. In their ninth year, the awards celebrate, support, raise awareness and provide funding for ways sport is being used to help make the global goals for sustainable development a reality.
24. Beyond Sport is the global organisation for sustainable social change through sport. They convene and build networks, celebrate and fund projects, promote and advocate key social issues and advise and develop strategy.

25. Partnered by UNICEF and TIME Magazine, Beyond Sport have built a network of over 2000 organisations reaching 140 countries using sport as a catalyst for change, facilitated and funded projects, built safe sport spaces, facilitated policy and research on sport’s impact on meaningful subjects from girls’ education to child protection to the refugee crisis, raised awareness and prompted inspiration of thousands through high profile ambassadors eg Rt Hon Tony Blair, Michael Johnson, Desmond Tutu, Dame Kelly Homes, Lord Sebastian Coe, to name a few.

26. Council is a finalist for its integrated efforts in and around the Walter Nash Centre, its partnerships, the North East Pathways Programme, magic cards and other initiatives.

Appendices

There are no appendices for this report.

Author: Matt Reid
General Manager Community Services

Approved By: Tony Stallinger
Chief Executive
City Development Committee Work Programme

Recommendation
That the work programme be received.

Appendices

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>City Development Committee Work Programme - August 2017</td>
<td>45</td>
</tr>
</tbody>
</table>

Author: Kate Glanville
Senior Committee Advisor

Approved By: Kathryn Stannard
Divisional Manager, Secretariat Services
<table>
<thead>
<tr>
<th>Description</th>
<th>Author</th>
<th>September 2017</th>
<th>November 2017</th>
<th>Pending</th>
</tr>
</thead>
<tbody>
<tr>
<td>GMF Report</td>
<td>K. Kelly</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Avalon In-line Skating Rink</td>
<td>B. Hodgins</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Hutt Valley Chamber of Commerce - 6/12 month progress report</td>
<td>G. Craig</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Jackson Street Programme - 6/12 month progress report</td>
<td>G. Craig</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seaview Working Group - 6/12 month progress report</td>
<td>G. Craig</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Activity Report: Local Urban Environment</td>
<td>P. Makana</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>International Relations Six Month Update</td>
<td>J. Lamb</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Options for Use of Land at 105 Western Hutt Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>