

HUTT CITY COUNCILCITY DEVELOPMENT COMMITTEE

Report of a meeting held in the Council Chambers, 2nd Floor, 30 Laings Road,
Lower Hutt on

Tuesday 28 November 2017 commencing at 5.30pm

PRESENT: Deputy Mayor D Bassett (Chair) Cr G Barratt
Cr MJ Cousins Cr S Edwards
Cr T Lewis Cr M Lulich
Cr G McDonald Cr L Sutton (Deputy Chair)

APOLOGIES: An apology was received from Mayor WR Wallace and Crs Barry and Milne.

IN ATTENDANCE: Mr T Stallinger, Chief Executive
Ms K Kelly, General Manager, City Transformation
Mr B Sherlock, Strategic Projects Director
Mr M Reid, General Manager, City and Community Services
Mr B Hodgins, Divisional Manager, Parks and Gardens
Mr G Craig, Divisional Manager, City Growth
Mr P Maaka, Urban Design Manager (part meeting)
Mrs H Clegg, Minute Taker

PUBLIC BUSINESS1. APOLOGIES

RESOLVED: (Deputy Mayor Bassett/Cr Barratt)

Minute No. CDC 17501

"That the apologies received from Mayor Wallace, Cr Barry and Cr Milne be accepted and leaves of absence be granted."

2. PUBLIC COMMENT

Comments are recorded under the item to which they relate.

3. CONFLICT OF INTEREST DECLARATIONS

There were no conflict of interest declarations.

4. RECOMMENDATIONS TO COUNCIL - 12 December 2017

a) Wharves Update (17/1736)

Report No. CDC2017/5/305 by the Divisional Manager, Parks and Gardens

Speaking under public comment, **Ms P Hanna, representing the Petone Community Board**, reiterated the overwhelming community support, which included a community petition for the refurbishment of Petone Wharf and support for the officers' recommendations contained within the report. She stated the organiser of the community petition was appreciative of the officers support. Ms Hanna added that Petone Wharf featured on the new Wellington version of the board game Monopoly and the community wished to see Petone Wharf opened for this summer.

Speaking under public comment, **Ms B Scott, Ms M Drayton and Ms A Patterson-Spice** supported the retention and refurbishment of the entire Petone Wharf, as it was part of Petone's history. They explained their family regularly used the wharf and requested it be opened for this summer.

The Divisional Manager, Parks and Gardens elaborated on the report. He highlighted that work was starting immediately to make Rona Bay Wharf safe, with work on Days Bay Wharf to commence in 2018. He further advised that a report would be prepared comparing the costs involved in retaining and refurbishing both part and all of Petone Wharf. It was hoped to have Petone Wharf open to the public by the end of the week, following temporary repairs.

In response to questions from members, the Divisional Manager, Parks and Gardens confirmed the upcoming report on Petone Wharf would include all associated matters concerning the retention or otherwise of the full wharf, including financial, user information and historical information. The details concerning disposal of any of the worm infested piles had yet to be determined. Consultants were investigating wrapping the piles to seal them.

In general discussion, members commended officers for the level of detail of the work undertaken to date, and for actively listening to the public. The members requested officers to take a precautionary approach.

RECOMMENDED: (Deputy Mayor Bassett/Cr Barratt)

Minute No. CDC 17502

"That the Committee recommends that Council:

- (i) notes the geotechnical report from Tonkin + Taylor on the Waiwhetu Aquifer, attached as Appendix 1 to the report, which concludes that work on the piles at Days Bay, Rona Bay and Petone Wharves are unlikely to have any impact on the aquifer;*
- (ii) notes that officers have commissioned further investigations in respect of the Point Howard Wharf, following advice that some of the piles are likely to have penetrated into the aquifer at a point which is above the transition zone of the aquifer and covering aquitard as it adjoins the greywacke bedrock along the eastern side of the harbour;*
- (iii) notes that officers will report back on future options for the Point Howard Wharf once this information is known;*
- (iv) notes that a full underwater condition assessment of piles at Days Bay, Rona Bay and Petone, have been completed which show that Rona Bay Wharf is in the poorest condition;*
- (v) notes that officers have contracted GK Shaw to undertake the upgrade works at Rona Bay Wharf following the recent completion of essential repairs to Petone and Days Bay Wharves and that these works are expected to take up to a year to complete at an estimated cost of \$1.4M;*
- (vi) notes that Council has received a petition signed by approximately 2200 people who urge Council to reconsider its decision to remove part of Petone Wharf and instead retain and refurbish the wharf in full; and*
- (vii) requests officers to provide a detailed financial analysis of the two options (retain and refurbish full wharf or partly demolish wharf head and refurbish the balance of the wharf), to assist it in making a final decision on the future of Petone Wharf as part of its resource consent application and in finalising next year's Long Term Plan."*

b) Jackson Street Streetscape Design (17/1680)

Report No. CDC2017/5/8 by the Urban Design Manager

Speaking under public comment, **Ms P Hanna, representing the Petone Community Board and the Petone 2040 Community Group and Mr T Bennion, also representing the Petone 2040 Community Group**, advised both the Petone Community Board and Petone 2040 Community Group supported the officers' recommendations. Ms Hanna added they envisaged Petone 2040 Community Group would work closely with officers in the future in time for the Long Term Plan considerations.

In response to a question from a member, Mr Bennion advised Jackson Street was under both heritage and traffic pressure and the report was a good step in managing these pressures moving forward.

Deputy Mayor Bassett advised that Harbour Ward councillors had met with the consulting group and spent time talking about the issues. He believed their concerns had been addressed within the officers' report.

Speaking under public comment, **Ms L Dobbs, representing the Jackson Street Programme**, requested clarification regarding investigating options for protection and

enhancements of heritage buildings in Jackson Street. She asked if there would be further chances to comment on these options. She requested further clarification on the new street furniture being sourced and installed.

Ms Dobbs requested that Jackson Street be retained as an example of early New Zealand heritage and any street furniture or art works should reflect New Zealand heritage, rather than overseas heritage. She added the Jackson Street Programme agreed with Mr Ian Bowman, Heritage Advisor, that there were several historical periods represented throughout the street, which should flow throughout the street and not one period should dominate.

The Urban Design Manager elaborated on the report. He explained that while streetscape was important, the emerging most important element for Jackson Street was retention of the heritage buildings, all of which were in private ownership.

The Urban Design Manager explained the extensive public consultation had been undertaken in a short time frame, since June 2017 and he believed the resulting work was reflective of the community's wishes. He acknowledged the high cost of completion of all the proposals and stressed the design principles should be adopted for the future, rather than being a contract document.

In response to a questions from members, the Urban Design Manager explained the Heritage Review of 2008/2009 listed the heritage buildings along Jackson Street. He advised that further work on that document had not occurred as Council had agreed it was not the correct time to progress that work.

The Urban Design Manager listed a range of options available to aid in the retention and enhancement of heritage buildings. Many of which could also be applied to heritage buildings across the city.

Members commended officers for their work and it was suggested a workshop on this matter be held in 2018.

RECOMMENDED: (Deputy Mayor Bassett/Cr Sutton)	Minute No. CDC 17503
<p><i>"That the Committee recommends that Council:</i></p> <ol style="list-style-type: none"> <li data-bbox="288 1435 1433 1507">1. (i) <i>endorses the Jackson Street Streetscape Design (JSSD) report as Council's long term master plan for Jackson Street, attached as Appendix 1 to (Link to full JSSD Report);</i> <li data-bbox="288 1541 1433 1644">(ii) <i>endorses that heritage buildings are the economic 'heroes' of the Jackson Street retail precinct and combined with the pedestrian environment these are the top priority for Council protection, further work, and funding;</i> <li data-bbox="288 1659 1433 1731">(iii) <i>notes that officers will investigate options for protection and enhancements of these heritage buildings and report back to this Committee at the next meeting;</i> <li data-bbox="288 1749 1433 1821">(iv) <i>endorses that any new street furniture shall be sourced and installed in Jackson Street in accordance with the JSSD;</i> <li data-bbox="288 1839 1433 1910">(v) <i>endorses that any public art shall be sourced and installed in Jackson Street in accordance with the JSSD; and</i> <li data-bbox="288 1928 1433 1993">(vi) <i>notes that staffing and funding will need to be considered to implement further work on the JSSD."</i> 	

5. **ACTIVITY REPORT: LOCAL URBAN ENVIRONMENT** (17/1679)

Report No. CDC2017/5/8 by the Urban Design Manager

The Urban Design Manager elaborated on the report.

RESOLVED: (Cr Barratt/Cr Sutton)

Minute No. CDC 17504

“That the Committee:

- (i) notes the information contained in this report;*
- (ii) notes that this review also meets the intent of section 17A of the Local Government Act 2002; and*
- (iii) agrees that a full section 17A review should not be undertaken at present for the reasons outlined in the report, at clause number 21.”*

6. **GENERAL MANAGERS' REPORT** (17/1306)

Report No. CDC2017/4/235 by the General Manager, City Transformation

In response to questions from members, the Strategic Projects Director advised the officers were not actively considering installing carparking technology to monitor how long a car was parked and who was parking in each carpark. He added technology for monitoring of carparking was rapidly advancing with many options available at a cost.

The Strategic Projects Director updated members that an acceptable tender had been received for works to continue at Avalon Park; the Riddifords Garden project was continuing as expected; and the Town Hall and Events Centre Project was progressing, with a final completion date of May 2018. He advised that when constructed, all Council buildings met the relevant earthquake strength requirements for their use.

The Strategic Projects Director further advised the completion date for the Town Hall and Events Centre Project had been pushed back due to the complexities of the work involved, which often occurred with refurbishment works rather than new developments.

The General Manager, City and Community Services highlighted that a new health initiative “Turning the Tide” had recently been launched, which involved organisations pledging to change the health statistics of the community.

The General Manager, City and Community Services advised the new Huia Pool upgrade had exceeded all expectations, with the opening hours for the new hydro-therapy pool being extended due to high demand and the Learn to Swim programme was also over-subscribed.

In response to a request for clarification from a member regarding the numbers of new businesses within the CBD, the General Manager, City Transformation advised there was

a combination of new businesses and existing businesses moving to new premises. The Divisional Manager City Growth added that retail activity was slowly growing as the city recovered from the effects of the November 2016 earthquake.

In response to a question from a member, the Divisional Manager City Growth advised a building consent had been lodged for the foundation works for the proposed hotel, and that it was being processed as expected.

The General Manager, City Transformation advised the Tech Shop initiative was no longer occurring, as there was no funding forthcoming.

In response to a question from a member, the Divisional Manager City Growth advised officers were working closely with a number of retailers and groups to promote the CBD for retailing. He added that it was a difficult task, as those retailers who were part of a national or international chain operation, were reluctant to spend any money for local advertising material. He further advised that there had been a concerted effort five years ago to put in place a CBD programme similar to the Jackson Street Programme, but that it was not well supported.

RESOLVED: (Deputy Mayor Bassett/Cr Barratt)

Minute No. CDC 17505

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

7. **TEMPORARY ROAD CLOSURE SUBCOMMITTEE MINUTES - 10 OCTOBER 2017**
(17/1681)

Report No. CDC2017/5/150 by the Senior Committee Advisor

RESOLVED: (Deputy Mayor Bassett/Cr Sutton)

Minute No. CDC 17506

"That the Temporary Road Closure Subcommittee minutes dated 10 October 2017 be received."

8. **INFORMATION ITEMS**

a) **6-Monthly report back on International Relations Work Programme** (17/1707)

Memorandum dated 7 November 2017 by the International Relations and Project Manager

The Divisional Manager City Growth elaborated on the report and explained that the expected invitation to Taizhou may be an opportunity to add that city onto the planned 2018 visit to the USA and Japan sister cities.

In response to a question from a member, the Divisional Manager City Growth explained the intent was to expand the numbers of international students in the primary and intermediate school sectors. He added the secondary schools and tertiary establishments already had good programmes in place for international student recruitment. He further advised that Wellington Regional Economic Development Agency (WREDA) had been engaged to act on behalf of the International Relations Division and that the opportunities for international students within Lower Hutt were advertised on WREDA's website.

RESOLVED: (Deputy Mayor Bassett/Cr McDonald)

Minute No. CDC 17507

"That the information is received."

b) **City Development Committee Work Programme** (17/1683)

Report No. CDC2017/5/151 by the Senior Committee Advisor

Deputy Mayor Bassett advised he had asked officers to undertake a review of Council's Archives and report back. He noted the report would include details on the adequacy of storage space and the logistics of the public display of some of the archive material on a six month rotation basis.

RESOLVED: (Deputy Mayor Bassett/Cr Barratt)

Minute No. CDC 17508

"That the Committee:

(i) receives the work programme; and

(ii) requests officers to undertake a review of the Council archives."

9. **QUESTIONS**

There were no questions.

There being no further business the Chair declared the meeting closed at 6.56pm.

Deputy Mayor D Bassett
CHAIR

CONFIRMED as a true and correct record
Dated this 12th day of December 2017