

HUTT CITY COUNCILCITY DEVELOPMENT COMMITTEE

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

Tuesday 16 July 2019 commencing at 5.30pm

PRESENT:

Deputy Mayor D Bassett (Chair)	Cr G Barratt
Cr C Barry (from 5.36pm)	Cr M J Cousins
Cr S Edwards	Cr T Lewis
Cr M Lulich	Cr G McDonald
Cr C Milne	Cr L Sutton
Mayor W R Wallace	

APOLOGIES: There were no apologies.

IN ATTENDANCE:

Ms J Miller, Chief Executive
 Ms H Oram, Acting General Manager, City Transformation
 Mr M Reid, General Manager, City and Community Services
 Mr M White, RiverLink Project Director
 Mr P Maaka, Urban Design Manager (part meeting)
 Mr Z Moodie, Traffic Engineer – Network Operations (part meeting)
 Ms D Male, Committee Advisor

PUBLIC BUSINESS1. **APOLOGIES**

There were no apologies.

2. **PUBLIC COMMENT**

Comments are recorded under the item to which they relate.

Cr Barry joined the meeting at 5.36pm.

3. **CONFLICT OF INTEREST DECLARATIONS**

There were no conflict of interest declarations.

4. **RECOMMENDATIONS TO COUNCIL - 30 July 2019**

a) **Recommendations from the District Plan Subcommittee on the Private Plan Change Request 47 Major Gardens (19/883)**

Speaking under public comment, **Mr B Desmond** expressed dismay that Significant Natural Areas (SNAs) had been raised again. He thanked Council for supporting private landowners and for its apology. He added he did not wish to see the issue raised again.

The Chair said that officers would be in contact with the landowners and were awaiting the result of the Court action. He hoped that next month a dialogue could commence.

At the request of the Chair, the Acting General Manager, City Transformation responded to Mr Desmond. She advised that SNAs had been mentioned by the developer within the Private Plan Change (PPC) document. She said that the officer's recommendation was to accept the PPC. She added that officers would need to ensure that any part of the PPC, which did not fit into the Lower Hutt District Plan (District Plan), would be amended, working with the developer.

Mayor Wallace asked that officers write to the landowners group to clarify that the reference to SNAs was raised by the private developer.

Speaking under public comment, **Mr C Innes** advised he was a member of the Wainuiomata Rural Community Association and spoke about SNAs being raised again. He said that he had spoken to the Strategic Advisor, City and Community Services in relation to ecology and landscapes and the Annual Plan. He had been advised that the Annual Plan process could not trigger a District Plan change. He added that he had not received any contact from Council's District Plan officers prior to the Community Plan Committee meeting held on 11 June 2019.

At the request of the Chair, the Acting General Manager, City Transformation responded to Mr Innes. She advised that Council's decision was appealed to the Environment Court. She said that non-District Plan work was run by the Strategic Advisor, City and Community Services. She added that officers were waiting for the Court decision, before any District Plan action could be taken. She further advised that the District Plan Review would take five years, with work to begin in the new year. She further added that consultation with the community would be undertaken as part of the review process.

Cr Cousins commented that there may be some confusion between the Annual Plan process and the process for District Plan changes. She advised that the non-District Plan measures were included within the Annual Plan. She added that a District Plan change was a long process and could not be actioned in time for an Annual Plan process.

The Acting General Manager, City Transformation elaborated on the memorandum.

In response to a question from a member, the Acting General Manager, City Transformation advised that the developer was supported by a planning consultant. She added that a Council officer would attend the public meeting to be arranged with the Kelson Community Association.

In response to a further question from a member, the Acting General Manager, City Transformation summarised the process for a District Plan change.

RESOLVED: (Deputy Mayor Bassett/Cr Sutton) **Minute No. CDC 19301**

"That the Committee:

- (i) notes and receives the recommendations on the District Plan Review referred to the Committee from the District Plan Subcommittee (the Subcommittee) to be circulated when available; and*
- (ii) notes and receives the report referred to the Subcommittee attached as Appendix 1 to the memorandum."*

RECOMMENDED: (Deputy Mayor Bassett/Cr Sutton) **Minute No. CDC 19302**

"That the Committee recommends that Council:

- (i) notes that Urban Edge Planning Ltd on behalf of F.L.Y Building Ltd has lodged a private plan change request, attached as Appendix 1 to the report, seeking amendments to the zoning of adjoining properties adjacent to Major Drive and Kaitangata Crescent, Kelson;*
- (ii) accepts the private plan change request in whole;*
- (iii) asks officers to formally ask the developer to arrange a public meeting to be hosted by the Kelson Community Association to ensure the people of Kelson can be informed, aware and have an understanding of the Private Plan Change; and*
- (iv) asks officers to put it on the District Plan Subcommittee work schedule how to enable track connectivity in the city at the time of district plan changes."*

b) **Hutt Cricket Academy Lease Request - Hutt Recreation Ground (19/854)**

The Chair advised that there had been issues raised in relation to this item.

In response to a question from a member, the Chair advised that elected members would not be involved in any negotiations on the matter. He said that they would only be involved in the discussion and consultation.

RESOLVED: (Deputy Mayor Bassett/Cr Cousins)

Minute No. CDC 19303

"That the matter lie on the table:

- (i) to allow for further discussions and consultation with the relevant parties;*
- (ii) that the Chair and Deputy Chair of the Committee, Central Ward Councillor, Cr Edwards and Cr Cousins be involved in the discussions; and*
- (iii) that the matter be referred back to the Committee."*

The motion was declared CARRIED on a show of hands with eight for and two against.

5. PROPOSED NEW PRIVATE STREET NAME - SUBDIVISION OF 157 HILL ROAD, BELMONT (19/279)

Report No. CDC2019/3/145 by the Traffic Engineer - Network Operations

The Traffic Engineer - Network Operations elaborated on the report.

In response to questions from members, the Traffic Engineer - Network Operations elaborated on the criteria for naming a street after a person. He added that the Reserved Street Name list review was a work in progress which required assistance from other Council divisions with research.

Members expressed support for the motion and confirmed that relatives of Dr Sadler and Ms Smith approved the use of their names.

RESOLVED: (Deputy Mayor Bassett/Cr Cousins)

Minute No. CDC 19304

"That the Committee approves the names for the new private roads at 157 Hill Road, Belmont, Lower Hutt attached as Appendix 1 to the report as:

- (i) Richard Sadler Way for the new private road (1); and*
- (ii) Valerie Smith Lane for the new private road (2)."*

RESOLVED: (Mayor Wallace/Cr Barratt)

Minute No. CDC 19305

"That the Committee asks officers to continue work on the Reserved Street Name list."

6. GENERAL MANAGERS' REPORT (19/687)

Report No. CDC2019/3/142 by the Acting General Manager, City Transformation

Speaking under public comment, **Mr D Innes** expressed concern that Council was gambling with ratepayers money by subsidising developments. His view in relation to the Urban Growth Strategy was that developments would come on the market at the same time, which would create a bust, from the boom. He said that

the infrastructure for the new developments was lacking and the streets were gridlocked due to poor planning. He added that Council should look after the existing ratepayers.

Cr Milne explained the development remissions scheme process and that it had closed on 31 December 2018. He said there was a pipeline of development in the city now, with residential and commercial premises to give the city a boom, with the developments to continue until 2027.

Speaking under public comment, **Mr M Young** queried the process that led to Court proceedings in relation to properties in Daly Street. He asked for clarification on the cycleways cost pressures and predicted costs.

The Chair asked officers to respond to Mr Young's queries or to email him a response within 10 working days.

The Urban Design Manager advised that the current property owners in Daly Street were challenging Council. He added that Council decided that properties identified as important for RiverLink required the control of use of these properties. He noted that the Public Works Act had been used in relation to Daly Street and it was now subject to judicial review.

In response to a question from a member, the General Manager, City and Community Services advised that existing budgets were being used in relation to the upgrade of laneways.

In response to a request from a member, the RiverLink Project Director summarised his professional background.

In response to questions from members, the RiverLink Project Director highlighted his view of the positive points of the project and the challenge of the delay with the New Zealand Transport Agency (NZTA) decision on funding. He advised that the NZTA detailed business case was being progressed. He said the decision was likely to be made by the NZTA Board in February or March 2020. He added that Council and Greater Wellington Regional Council would then need to review the decision if two Councils continued alone with the project.

In response to a question from a member, the RiverLink Project Director advised that a further briefing with the Hutt Valley Chamber of Commerce was planned. He added that a newsletter was being created, to be promoted on social media, which would include photographs of the current geo technical work being carried out.

In response to questions from members, the General Manager, City and Community Services advised that there was pressure on the cycleways budget. He added that work continued with consultants on the cost implications with a timeframe of two to three months.

In response to questions from members, the General Manager, City and Community Services advised that the 14% increase in retail spend in the north east suburbs was very positive. He added there was a 3% decrease in Naenae, which was hoped to increase with the activation money recently approved by Council.

Cr Barratt commented that she knew of people travelling from Wellington to visit Naenae and supported the shop local signs.

Mayor Wallace encouraged members to promote Naenae using social media.

Cr Lulich expressed support for Naenae and hoped to see health initiatives introduced with the Central City Transformation Plan work.

The Chair thanked officers for the comprehensive report.

RESOLVED: (Deputy Mayor Bassett/Cr McDonald) **Minute No. CDC 19306**

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

7. INFORMATION ITEM

a) City Development Committee Work Programme (19/686)

Report No. CDC2019/3/73 by the Committee Advisor

Speaking under public comment, **Mr M Young** requested an update on the city bus hub discussions with Greater Wellington Regional Council and timeline for reporting on the matter to the Committee.

RESOLVED: (Deputy Mayor Bassett/Mayor Wallace) **Minute No. CDC 19307**

"That the work programme be noted and received."

8. QUESTIONS

There were no questions.

There being no further business the Chair declared the meeting closed at 6.43pm.

Deputy Mayor D Bassett
CHAIR

CONFIRMED as a true and correct record
Dated this 30th day of July 2019