

HUTT CITY COUNCILKOMITI RATONGA RANGATŌPŪ ME TE RAUTAKI |
POLICY, FINANCE AND STRATEGY COMMITTEE

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

Lower Hutt on

Tuesday 5 July 2022 commencing at 2.00pm

PRESENT:

Cr S Edwards (Chair)	Mayor C Barry
Cr G Barratt (from 4.15pm)	Cr J Briggs
Cr K Brown (until 4.10pm)	Cr B Dyer
Cr D Hislop	Deputy Mayor T Lewis (via audio-visual link)
Cr A Mitchell	Cr N Shaw
Cr L Sutton	

APOLOGIES:

Cr Milne

IN ATTENDANCE:

Ms J Miller, Chief Executive
 Mr J Griffiths, Director Strategy and Engagement (via audio-visual link)
 Ms H Oram, Director Environment and Sustainability
 Mr K Puketapu-Dentice, Director Economy and Development
 Ms J Livschitz, Group Chief Financial Officer
 Mr B Cato, Chief Legal Officer (part meeting)
 Mr B Hodgins, Strategic Advisor (part meeting)
 Ms K Pascall, Policy Planning Manager (part meeting)
 Ms K Waldegrave, Acting Head Strategy and Planning (via audio-visual link) (part meeting)
 Ms A Gordon, Senior Policy Advisor (via audio-visual link) (part meeting)
 Mr N Geard, Principal Policy Planner (part meeting)
 Mr S Davis, Intermediate Policy Planner (part meeting)
 Ms E Campbell, Pou Whakamahere Kaupapa Here (part meeting)
 Ms M Schwalger, Senior Communications Advisor (part meeting)
 Ms K Stannard, Democratic Services Manager (part meeting)
 Ms K Glanville, Senior Democracy Advisor (via audio-visual link)
 Ms J Randall, Democracy Advisor
 Ms H Clegg, Minute Taker

PUBLIC BUSINESS

1. OPENING FORMALITIES - KARAKIA TIMATANGA

<p>Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hau hū Tīhei mauri ora.</p>	<p><i>Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air A touch of frost, a promise of a glorious day.</i></p>
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2. APOLOGIES

RESOLVED: (Cr Sutton/Cr Mitchell)

Minute No. PFSC 22301

"That the apology received from Cr Milne be accepted and leave of absence be granted."

3. PUBLIC COMMENT

There was no public comment.

4. CONFLICT OF INTEREST DECLARATIONS

Cr Brown declared a conflict of interest in relation to Item 6a and took no part in discussion or voting on the item.

5. RECOMMENDATIONS TO COUNCIL - TE KAUNIHERA O TE AWA KAIRANGI - 5 JULY 2022

- a) Housing and Business Development Capacity Assessment and housing bottom lines (22/828)

The Intermediate Policy Planner elaborated on the report.

In response to questions from members, the Intermediate Policy Planner confirmed more information on the housing bottom line would be available within 18 months. He said it would be included in the District Plan review and for the three yearly reassessment.

In response to a question from a member, the Intermediate Policy Planner advised local authorities were required to ensure infrastructure could cope with housing predictions.

In response to questions from members, the Chief Executive advised Council's next Long Term Plan would include relevant housing assessment studies. The Group Chief Financial Officer added that a development contributions review would occur in early 2023.

Members requested an explanatory footnote in the District Plan to add context around Council's ability to achieve its objectives for housing bottom lines.

RECOMMENDED: (Cr Edwards/ Cr Dyer)	Minute No. PFSC 22302
<p><i>"That the Committee recommends that Council:</i></p> <p>(1) <i>notes the 2021 update to the Housing and Business Development Capacity Assessment, available from this link https://wrlc.org.nz/regional-housing-business-development-capacity-assessment-2022 as in paragraph 8 of the report; and</i></p> <p>(2) <i>resolves to alter the District Plan to insert objectives implementing the housing bottom lines required by Policy 7 of the National Policy Statement on Urban Development, as set out in Appendix 1 attached to the report, subject to amendments made at the meeting."</i></p> <p>For the reason that the change to the District Plan is required to meet Council's obligations under s55 of the Resource Management Act 1991.</p>	

- b) Recommendations from the District Plan Review Subcommittee on the Final Draft Intensification Planning Instrument (IPI) (22/1487)

The Principal Policy Planner elaborated on the report.

In response to questions from members, the Principal Policy Planner advised no significant objections were received on the inclusion of Wainuiomata, Eastbourne and Stokes Valley in High Density Activity Areas during the public consultation process. He noted if Council tried to adopt a restrictive interpretation of the IPI, the hearing panel might recommend changes back to Council. He explained officers had assessed employment, schools and community facilities at each suburban centre. He said this allowed officers to assess the appropriate building height and intensity for the level of services in those areas. He confirmed a three storey building height would be permitted in High Density Activity Areas subject to other requirements. He added larger scale developments would require resource consents due to recession plane requirements in the IPI.

Cr Brown left the meeting at 2.38pm and rejoined the meeting at 2.40pm.

In response to a question from a member, the Principal Policy Planner advised that lower maximum site coverage requirements in Hill Residential Activity areas were because of their limited potential for

development. He also noted few of these areas were within the walkable catchment of a transport hub.

Cr Hislop supported including Wainuiomata, Stokes Valley and Eastbourne suburban centres as High Density Activity Areas. She considered this would provide residents an opportunity to downsize and live closer to community facilities.

Cr Mitchell supported including Wainuiomata, Stokes Valley and Eastbourne suburban centres as High Density Activity Areas. He considered restricting development around urban centres would be contrary to climate change policies. He said restrictions would also encourage urban spread.

Cr Edwards supported including Wainuiomata, Stokes Valley and Eastbourne suburban centres as High Density Activity Areas. He believed building upwards was preferable to building out. He said this would enable existing services to be used to full potential. He expressed opposition to reducing the Walkable Distance for Petone and to reducing the Higher Density site coverage maximum to 50%.

Cr Brown opposed including the Wainuiomata town centre as a Higher Density Activity Area. She believed access to the suburb was difficult which discouraged commercial development. She also noted access to public transport was inadequate.

Cr Dyer supported the retention of Wainuiomata, Stokes Valley and Eastbourne centres in the Higher Density Activity Area. He believed if these areas were excluded Council would not be meeting its legal obligations.

The meeting adjourned at 3.25pm and reconvened at 3.45pm.

In response to a question from a member, the Director Economy and Development advised restricting development near town centres could jeopardise Council's RiverLink Infrastructure Acceleration Fund application.

The Director Environment and Sustainability noted Kāinga Ora referred a consistent Walkable Distance interpretation across the Wellington Region. She said officers had liaised with their counterparts in other local authorities.

MOVED: (Cr Briggs/Cr Brown)

That the Committee recommends that Council:

- (1) receives and notes the information contained in the report;
- (2) receives and notes the Final Draft Intensification Planning Instrument that can be viewed as Appendix 7 at this link [Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 \(huttcity.govt.nz\)](#);

- (3) directs officers to:
 - (a) notify the proposed Intensification Planning Instrument by 20 August 2022;
 - (b) prepare a formal evaluation report for the Intensification Planning Instrument; and
 - (c) make minor amendments to the proposed Intensification Planning Instrument, as necessary;
- (4) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to reducing the site coverage in the high density zone from 60% to 50%;
- (5) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to reducing the walkable catchments in Petone from 1,200 metres to 800 metres; and
- (6) adopts the final draft intensification planning instrument as Council's proposed intensification planning instrument subject to the removal of Wainuiomata, Eastbourne and Stokes Valley from enabling building heights and density commensurate with accessibility and demand (policies 3(d)).

Mayor Barry expressed concern with government's directive for a blanket approach to intensification. He noted this did not allow for the differences in amenities and services in some areas. He foreshadowed a new part (6) to the motion to change the building height requirement for Wainuiomata, Stokes Valley and Eastbourne to a maximum of four storeys rather than six storeys.

AMENDMENT MOVED: (Mayor Barry/Cr Dyer)

New part (6) to read:

adopts the final draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to the requirement of enabling a maximum of four storeys and density commensurate with accessibility and demand (policies 3(d)) for Stokes Valley, Eastbourne and Wainuiomata.

Cr Edwards expressed support for the proposed amendment as a compromise. He said this would acknowledge that not all suburban centres offered the same level of services and facilities.

Cr Brown expressed support for the proposed amendment as a compromise. She did not consider Wainuiomata had the transport infrastructure or services to support a high level of intensification.

Cr Dyer expressed support for the proposed amendment as a compromise. He reminded members that Council was required to adopt the IPI and include Wainuiomata, Stokes Valley and Eastbourne town centres.

Cr Briggs expressed support for the proposed amendment. He believed it better reflected the differences in services and amenities between suburban centres. He agreed Wainuiomata had transport issues which might prevent commercial services expanding.

Cr Shaw noted a lack of suitable transport options for the three town centres was an issue. She expressed concern that public consultation to date had not provided comments from the northern areas of the city.

Cr Sutton did not believe that Stokes Valley should be included as a High Density area. She noted it had already undergone significant intensive development. She added residents did not want further intensification in their area.

Deputy Mayor Lewis expressed support for the proposed amendment. She said the reduced building height maximum would be more suitable for Eastbourne with its significant transport issues.

Cr Mitchell expressed support for the proposed amendment. He expressed concern that Council would not meet its legal obligations if the three town centres were excluded.

Cr Hislop expressed support for the proposed amendment.

The amendment was declared CARRIED on the voices and became part of the original motion.

The motion was taken in parts. Parts (1)-(6) were declared CARRIED on the voices.

RECOMMENDED: (Cr Briggs/Cr Brown)	Minute No. PFSC 22303
<i>"That the Committee recommends that Council:</i>	
<i>(1) receives and notes the information contained in the report;</i>	
<i>(2) receives and notes the Final Draft Intensification Planning Instrument that can be viewed as Appendix 7 at this link Agenda of District Plan Review Subcommittee - Thursday, 23 June 2022 (huttcity.govt.nz);</i>	
<i>(3) directs officers to:</i>	
<i>(a) notify the proposed Intensification Planning Instrument by 20 August 2022;</i>	
<i>(b) prepare a formal evaluation report for the Intensification Planning Instrument; and</i>	
<i>(c) make minor amendments to the proposed Intensification Planning Instrument, as necessary;</i>	
<i>(4) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to reducing the site coverage in the high density zone from 60% to 50%;</i>	
<i>(5) adopts the Final Draft Intensification Planning Instrument as Council's proposed Intensification Planning Instrument subject to reducing the walkable catchments in Petone from 1,200 metres to 800 metres; and</i>	

(6) adopts the final draft intensification planning instrument as Council's proposed intensification planning instrument subject to the requirement of enabling a maximum of four storeys and density commensurate with accessibility and demand (policies 3(d)) for Stokes Valley, Eastbourne and Wainuiomata."

The Chair and Cr Dyer requested their dissenting votes be recorded against parts (4) and (5) above.

Cr Brown left the meeting at 4.10pm.

**6. RECOMMENDATIONS TO COUNCIL - TE KAUNIHERA O TE AWA
KAIRANGI - 2 AUGUST 2022**

a) Adoption of new Urban Plus Limited Constitution (22/1540)

Mr Daniel Moriarty, Chief Executive Urban Plus Limited was in attendance for the item. He elaborated on the report.

In response to questions from members, the Chief Executive Urban Plus Limited confirmed a review of the proposed constitution would occur in three to four years time. He agreed to report back on the cost of indemnity insurance for directors and officers.

RECOMMENDED: (Cr Edwards/Cr Mitchell) **Minute No. PFSC 22304**

"That the Committee recommends that Council:

(1) approves and adopts a new Constitution for Urban Plus Limited attached as Appendix 3 to the report; and

(2) notes the recent refinements made to the proposed Constitution."

b) Proposed Water Supply Bylaw 2022 (22/1492)

The Senior Policy Advisor elaborated on the report.

In response to a question from a member, the Senior Policy Advisor confirmed an advertisement had been placed in the Hutt News to publicly notify the engagement. She added Council's website had provided an email link for submissions.

RECOMMENDED: (Cr Edwards/ Cr Dyer)	Minute No. PFSC 22305
<i>“That the Committee recommends that Council:</i>	
<i>(1) receives and notes the report;</i>	
<i>(2) notes that no public submissions were received during the public consultation period;</i>	
<i>(3) determines that, in accordance with section 155 of the Local Government Act 2002, the proposed bylaw:</i>	
<i>a) is the most appropriate form of the bylaw; and</i>	
<i>b) does not give rise to any implications under the NZ Bill of Rights Act 1990; and</i>	
<i>(4) agrees to adopt the Water Supply Bylaw 2022, as attached as Appendix 2 to the report, effective from 1 September 2022.”</i>	

Cr Barratt joined the meeting at 4.15pm.

c) Three Waters Reform: Better Off Funding Application (22/1541)

The Strategic Advisor elaborated on the report.

Members agreed on the following for the first tranche of funding.

- Petone placemaking, including upgrades for Jackson Street. Ensure any streetscape improvements on Jackson Street will also enable good access to cycling and public transport.
- Upgrade for the Petone Esplanade. The area’s connection to new cycleways means improvements will deliver positive investment to the city.
- Wainuiomata placemaking - develop community facilities, amenities and services to provide for significant population growth in the area.
- Three Waters investment – leverage off opportunities the Three Waters Reform process might offer. This could include infrastructure but also other opportunities that might emerge as the new organisation was developed. Also focus on the health of waterways and working with the Ministry of Health and Regional Public Health on performance measures.
- A facility for children that provided rainy day activities.
- Acceleration of work towards climate targets. A focus on work already planned that would make Lower Hutt a more liveable and lower carbon city. An example was the southern part of The Beltway which hadn’t yet been allocated funding.

- Micromobility projects and footpath improvements. These would also support government's housing intensification objectives.
- Investment in waterways and decarbonisation using recommendations from the Whaitua Plan. Find projects that co-benefit these investments to derive the most benefit.

Mayor Barry acknowledged environmental concerns should be a priority within any projects chosen by Council. He asked officers to signal that Council would be looking at growth infrastructure for the second tranche of funding. He said this would support negotiations with Kāinga Ora related to the Infrastructure Acceleration Fund. He confirmed members would be asked for feedback before the draft application was finalised.

Members asked officers to engage with iwi partners and report back on the projects and activities if Council's first tranche funding application was successful.

RECOMMENDED: (Cr Edwards/Cr Briggs)	Minute No. PFSC 22306
<i>"That the Committee recommends that Council:</i>	
(1) <i>notes that Council is eligible to apply for up to \$33.4M of funding from government's Better Off Fund as part of its Three Waters Reform programme;</i>	
(2) <i>notes that the funding is broadly targeted to support local wellbeing outcomes and can be operational or capital expenditure projects or activities;</i>	
(3) <i>notes that applications for the first tranche of funding of \$8.357M for Lower Hutt are now open, with a closing date of 30 September 2022;</i>	
(4) <i>agrees that Council apply for the first tranche of this funding;</i>	
(5) <i>notes that the Annual Plan 2022/23 does not include Three Waters Reform Better Off Funding due to the timing of the funding application process and uncertainties as to how the funds would be applied;</i>	
(6) <i>notes the mix of projects and activities indicated at the meeting that Council wishes to prioritise to inform discussion with iwi partners prior to finalising Council's application; and</i>	
(7) <i>agrees that the Mayor, Deputy Mayor and Chairs of Standing Committees be delegated the authority to make decisions as required to finalise the funding application for Better Off Funding of \$8.357M."</i>	

7. INFORMATION ITEM

Policy, Finance and Strategy Committee Forward Programme 2022 (22/1551)

Report No. PFSC2022/3/111 by the Democracy Advisor

RESOLVED: (Cr Edwards/Cr Mitchell)

Minute No. PFSC 22307

"That the Committee receives and notes the Forward Programme for 2022 attached as Appendix 1 to the report."

8. QUESTIONS

There were no questions.

9. CLOSING FORMALITIES - KARAKIA WHAKAMUTUNGA

Unuhia!	<i>Release us from the supreme sacredness of</i>
Unuhia!	<i>To be clear and free</i>
Unuhia i te uru-tapu-nui	<i>in heart, body and soul in our continuing</i>
Kia wātea, kia māmā	<i>Oh Rongo, raise these words up high</i>
Te ngākau, te tinana, te wairua i te	<i>so that we be cleansed and be free,</i>
ara takatū	<i>Yes indeed, we are free!</i>
Koia rā e Rongo whakairihia ake ki	<i>Good and peaceful</i>
runga	
Kia wātea, kia wātea!	
Ae rā, kua wātea!	
Hau, pai mārire.	

There being no further business the Chair declared the meeting closed at 4.40 pm.

S Edwards
CHAIR

CONFIRMED as a true and correct record
Dated this 2nd day of August 2022