
ORDINARY MEETING

OF

**PŪRORO RANGARANGA | SOCIAL, CULTURAL AND
ECONOMIC**

MINUTES

Time: 9:30am
Date: Thursday, 4 August 2022
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

PRESENT

Mayor Foster
Deputy Mayor Free (via audiovisual link)
Councillor Calvert
Councillor Condie (via audiovisual link)
Councillor Day (Chair)
Councillor Fitzsimons
Councillor Foon
Liz Kelly
Councillor Matthews
Councillor O'Neill (via audiovisual link)
Councillor Pannett
Councillor Paul
Councillor Rush (via audiovisual link)
Councillor Woolf (via audiovisual link)
Councillor Young (Deputy Chair)

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:31am and invited members to stand and read the following karakia to open the meeting.

**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 atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

(Councillor Foon joined the meeting at 9:32am)

1.2 Apologies

Moved Councillor Day, seconded Councillor Matthews

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Accept the apologies received from Liz Kelly for absence, Mayor Foster for lateness and Councillor Young for early departure.

Carried

(Mayor Foster joined the meeting at 9:33am)

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Day, seconded Councillor Paul

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Approves the minutes of the Pūroro Rangaranga | Social, Cultural and Economic Committee Meeting held on 2 June 2022, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

1.5 Items not on the Agenda

There were no items not on the agenda

1.6 Public Participation

1.5.1 Peter Hooper

Peter Hopper addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.2 Mary Hobbs

Mary Hobbs addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.3 Debbie Port

Debbie Port addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.4 Brett Rawnsley

Brett Rawnsley addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.5 Rosalina Ngakopu

Rosalina Ngakopu addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.6 Liya Lupala

Liya Lupala addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.7 Geordie Rogers

Geordie Rogers addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.8 Michael Scott

Michael Scott addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

1.5.9 Murray Edridge

Murray Edridge addressed the committee regarding Item 3.2 City Housing Sustainability: detailed CHP design and transition

Attachments

- 1 PP Rosalina Ngakopu - IRRS4ALL submission
- 2 PP Liya Lupala

(Councillor Fitzsimons left the meeting at 9:57am and returned at 9:59am.)

(Councillor Paul left the meeting at 10:11am and returned to the meeting at 10:12am.)

The meeting adjourned at 10:47am and reconvened at 11:00am with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf and Councillor Young.

2. Petitions

2.1 Petition: Call For Public Toilets at Ian Galloway BMX/Skate/Dog Park

Moved Councillor Calvert, seconded Councillor Matthews

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Receive the information and thank the petitioner.
2. **Note that a master plan for Ian Galloway Park is on Council's work programme for 2023/24 and that the installation of additional public toilets are supported as part of this.**
3. **Investigate the placement of temporary toilets within the next 12 months.**

A division was called for, voting on which was as follows:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 14:0

Carried

Attachments

- 1 Petition PowerPoint presentation

Secretarial note: The motion was moved with amendments as marked in red.

(Councillor Calvert left the meeting at 11:19am and returned to the meeting at 11:22am.)

The meeting adjourned at 11:22am and reconvened at 11:23am with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf and Councillor Young.

3. General Business

3.1 New Ground Lease - Wellington Tennis Club Incorporated

Moved Councillor Fitzsimons, seconded Councillor Day

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic:

- 1) Receive the information.
- 2) Agree that officers commence public consultation for a new ground lease for Wellington Tennis Club Incorporated at 182a Alexandra Road, Newtown, pursuant to the Leases Policy for Community and Recreation Groups and the Wellington Town Belt Act 2016
- 3) Agree that officers commence public consultation for a new ground lease for Wellington Tennis Club Incorporated at 21 Wesley Road, Kelburn, pursuant to the Leases Policy for Community and Recreation Groups and Reserves Act 1977.
- 4) Pursuant to the Wellington Town Belt Act 2016, officers will report back to **the Council** ~~Pūroro Rangaranga | Social, Cultural and Economic Committee~~ on the outcome of public consultation.
- 5) Pursuant to the Wellington Town Belt Act 2016, officers will recommend ~~that Pūroro Rangaranga | Social, Cultural and Economic Committee refer~~ the new lease to Council for approval, if no sustained objections arise from public consultation for 182a Alexandra Road, Newtown.
- 6) Note that the **Council** ~~Pūroro Rangaranga | Social, Cultural and Economic Committee~~ holds the delegation to approve leases on land managed under the Reserves Act 1977, however approval of leases on land managed under the Wellington Town Belt Act 2016 is delegated to Council.
- 7) Agree that legal and advertising costs are met by the lessee (where applicable).

Carried

Secretarial note: The motion was moved with amendments marked in red.

(Liz Kelly joined the meeting at 11:28am.)

(Councillor Matthews left the meeting at 11:59am and returned to the meeting at 12:02pm.)

(Councillor Paul left the meeting at 12:01pm and returned to the meeting at 12:03pm.)

(Councillor Young left the meeting at 12:09pm and returned to the meeting at 12:17pm.)

(Councillor Fitzsimons left the meeting at 12:23am and returned to the meeting at 12:24pm.)

The meeting adjourned at 1:04pm and reconvened at 2:13pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush and Councillor Woolf.

(Deputy Mayor Free returned to the meeting at 2:17pm.)

3.3 Better Off Funding application

Moved Mayor Foster, seconded Councillor Matthews

Resolved

Officers recommend the following motion

That Pūroro Rangaranga | Social, Cultural and Economic:

- 1) Receive the information relating to the application criteria and process for applying for Tranche 1 of the Better off Funding.
- 2) Agree that the \$14.42m available to Wellington City Council under Tranche 1 of the Better off Funding should be applied for.
- 3) Agree that ~\$4m of the Better off Funding available under Tranche 1 be applied for in relation to Project 1: **Sub-surface digital twin.**
- 4) Agree that up to \$1m of the Better off Funding available under Tranche 1 be applied for in relation to Project 2: **Johnsonville Wastewater upgrade design and project works.**
- 5) Agree that \$3m of the Better off Funding available under Tranche 1 be applied for in relation to Project 3: **Scale up community engagement activities outlined in Te Atakura.**
- 6) Agree that the balance of the Better off Funding available under Tranche 1 be applied for in relation to Project 4: **Social Housing CHP tenant support fund.**
- 7) Instruct Officers to complete the Better off Funding Package Funding Proposal in application for the above projects immediately to ensure the application can be completed in time to meet the deadlines set out by DIA.
- 8) Once review and negotiation has been completed with DIA, instruct Officers to execute Better off Funding Package Funding Agreement with DIA with the assistance of Crown Infrastructure Partners.
- 9) Delegate authority to submit Better Off Funding Package Funding Proposal and sign/authorise Better Off Package Funding Agreement to the Chief Executive.

Carried

Secretarial note: The motion was decided part by part, all clauses were carried.

(Liz Kelly left the meeting at 3:18pm.)

Motion to extend

Moved Councillor Day, seconded Councillor Foon

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

- 1) Agree to extend the meeting beyond six hours.

Carried

3.4 Actions Tracking

Moved Councillor Day, seconded Councillor Matthews

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Receive the information.

Carried

3.5 Forward Programme

Moved Councillor Matthews, seconded Councillor Day

Resolved

That Pūroro Rangaranga | Social, Cultural and Economic Committee:

1. Receive the information.

Carried

The meeting adjourned at 3:20pm and reconvened at 4:28pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush and Councillor Woolf.

(Councillor Young returned to the meeting at 4:50pm.)

(Councillor Woolf left the meeting at 4:38pm.)

The meeting adjourned at 4:53pm and reconvened at 5:03pm with the following members present: Councillor Diane Calvert, Councillor Jenny Condie, Councillor Jill Day, Councillor Fleur Fitzsimons, Councillor Laurie Foon, Mayor Andy Foster, Deputy Mayor Sarah Free,

Councillor Rebecca Matthews, Councillor Teri O'Neill, Councillor Tamatha Paul, Councillor Sean Rush and Councillor Nicola Young.

(Councillor Young left the meeting at 5:29pm).

3.2 City Housing sustainability: detailed CHP design and transition

Moved Councillor Fitzsimons, seconded Councillor Day, the following motion

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

- 1) Receive the information
- 2) Note that, in June 2022, Council adopted an LTP amendment to establish a CHP, and directed officers to report back on detailed CHP design and a plan for transition
- 3) Note Recommendations 4 to 16 seek agreement to the core governance provisions that will be included in the Trust Deed used to establish and govern the CHP

CHP purpose and objectives

- 4) Agree that the CHP is established:
 - a. to advance the charitable purposes of relieving poverty and providing benefits to the community by way of providing community housing, social housing, public housing, and/or affordable rental housing, including (but not limited to) the following activities:
 - acquiring, **developing** and leasing community housing, social housing, public housing, and affordable housing accommodation
 - providing associated housing services
 - carrying out any other activities that may assist or support community housing, social housing, public housing, and affordable housing schemes
 - engaging with local and central government authorities in relation to potential housing acquisitions or projects and
 - registering as a community housing provider under the Public and Community Housing Management Act 1992
 - b. to undertake activities:
 - for the benefit of the wider community with a focus on those who qualify for community housing, social housing, public housing and/or affordable housing as a result of their financial position and income
 - with regard to the principles of Te Tiriti o Waitangi, tikanga Māori and te ao Māori
 - **by working collaboratively with other CHPs and other housing providers**
 - **the trust will seek to enhance the rights of renters, including adopting the current RTA provisions around eviction**
 - c. to undertake these activities in New Zealand, **with a primary focus on the Wellington region throughout all areas of Wellington City, including those where social housing is not currently available.**

- 5) Note that the purpose set out in Recommendation 4 allows the CHP to support a range of future tenants, including those who may not be eligible for public housing

Governance arrangements

- 6) Agree that the CHP be registered:
- a. As a charity under the Charities Act 2005, to qualify for double income tax exemption (that is, being income tax exempt as a charity and as a CHP), for reputational advantages, for potential funding and grant advantages, and for increased ability to receive bequests from deceased estates
 - b. As a charitable trust board via the Companies Office, establishing the CHP as a separate legal entity so it can hold property and enter into contracts in its own name
 - c. As a donee organisation recorded on the Inland Revenue register of donee organisations, to allow for any donations made to the CHP to qualify for tax deductions or tax credits
 - d. As a Registered Community Housing Provider in accordance with the Public and Community Housing Management Act 1992
- 7) Note that officers are discussing governance partnership opportunities with mana whenua (i.e., through the provision of mana whenua-appointed Trustees) and will provide a further update, and any resulting changes to the advice in this paper, to the Committee in September 2022
- 8) Agree that the CHP's Board of Trustees is to have the following composition:
- a. **Number of Trustees:** A minimum of five and a maximum of nine Trustees in total
 - b. **Council-Appointed Trustees:** ~~A minimum of one and a maximum of three Council-Appointed Trustees (with the number of Council-Appointed Trustees dependent on the overall size of the Board and representing a minority of the total number of Trustees)~~ Agree to four Council appointed trustees with at least two being elected members of the Council.
 - c. **Independent Trustees:** A minimum of three and maximum of six Independent Trustees, with, subject to the outcome of conversations with mana whenua, one to two Independent Trustee(s) to be appointed by mana whenua
- 9) Agree that appointment of:
- a. Council-Appointed Trustees will be made by Council in accordance with the Council's Appointments Policy, in accordance with the requirements of the Local Government Act.
 - b. Independent Trustees:
 - i. subject to (ii) below, will be made by a Board Appointments Panel, which is likely to comprise the Chair, one other Trustee (which following appointment of the first independent Trustees, must be an independent Trustee appointed by the Board Appointments Panel), one mana whenua-appointed Trustee, and two independent governance experts, **and one of the Council appointed trustees to the Board Appointments Panel.**

- ii. may be made by mana whenua in relation to one to two Independent Trustee(s)
 - c. The Chairperson will be made initially by Council, but should in the ordinary course be appointed by the Board of Trustees (once a sufficient number of Independent Trustees form a majority of the Board)
- 10) Agree that, in appointing Trustees, the Board Appointments Panel, Council and mana whenua should have regard to specified skills and experience to ensure the Board comprises a mix of suitably skilled Trustees to meet requirements for registration and the CHP's ongoing effectiveness **and that the following skills are essential and as such must always be represented by at least one Trustee: social tenancy management, property development, strategy development and business planning, financial management and literacy, asset management, legal and risk management, and mātauranga Māori.**
- 11) Agree that, at any time, the relevant appointing party (i.e., Council, the Board Appointments Panel and mana whenua) can remove its appointed Trustees
- 12) Agree that the process for appointment of the original Trustees will be as follows:
- a. the Council will appoint one to three Council-Appointed Trustee(s)
 - b. if applicable, mana whenua will appoint one to two Independent Trustee(s)
- with the Board Appointments Panel to be constituted, and appointment of Independent Trustees made by the Board Appointments Panel, as soon as practicable following the establishment of the CHP. The Trust Deed will provide that no decision making will be able to be made by the Board until the Board Appointments Panel has appointed a sufficient number of Independent Trustees to form a majority of the Board (together with the mana whenua appointed Independent Trustees).
- 13) Agree that the CHP's Trust Deed will include a provision restricting the Trust from becoming a Council-Controlled Organisation and require that it maintains its independence from the Council and any other third party
- 14) Note that the CHP will be a Council Organisation and Council will regularly undertake performance monitoring of the CHP in accordance with the requirements of the Local Government Act to ensure it is delivering on its objectives and desired outcomes.
- 15) Agree that in the event that Trustees unanimously vote to wind up the Trust, the CHP's remaining assets:
- a. must be applied to further the specified charitable purposes set out in the Trust Deed; and
 - b. in doing so, the Trustees will offer the Council the first right to accept the transfer of such assets provided the Council applies such assets to further the Trust's specified charitable purposes
- 16) Note the Trust Deed will also contain additional procedural provisions (which are not expected to be controversial) and officers will provide further advice on these in September 2022
- CHP capitalisation
- 17) Note that, as per the LTP amendment, the CHP would be provided by Council with \$35m upfront capital (made up of \$25m cash and \$10m property) to enable it to invest in new social housing supply projects

- 18) Agree that the capitalisation is provided to the CHP as follows:
- a. Cash component – by providing the CHP with a suspensory loan that would not ordinarily require repayment, unless the CHP was wound up or other extraordinary events occurred (e.g. the CHP became insolvent).
 - b. Property component – by providing the CHP with a small number of suitable City Housing sites (indicatively three to four), in the form of a suspensory loan (i.e., a “gift”) that would not ordinarily require payment, unless the CHP was wound up or other extraordinary events occurred (e.g., the CHP became insolvent), subject to any external lender’s right to exercise any security they hold over the properties.
- 19) Note officers will report back to the Council by February 2023 on the details of the suspensory loan agreement and specific sites recommended for capitalisation

Major maintenance fund and financing the upgrade programme

- 20) Note the Council has previously agreed that the CHP would provide a “full service” offering, initially providing tenancy management and minor maintenance, with a transition to responsibility for delivery of major maintenance over time
- 21) Agree that the details of the transfer of major maintenance responsibility from the Council to the CHP will be agreed by the CHP and Council in stage 2 of the transition, through the development of the asset management strategy for the portfolio
- 22) Agree to establish a ring-fenced major maintenance fund, sitting on the Council’s balance sheet, to fund all major maintenance required on the leased portfolio
- 23) Agree the operating principles for the ring-fenced maintenance fund will be drafted into the lease agreement between the CHP and Council, including:
- a. The requirements for a joint asset management strategy
 - b. The ability for the Council to recover the following from the fund over time from surplus revenue (i.e., after the Council has met all its responsibilities e.g., insurance, major maintenance):
 - i. costs for HUP2 which exceed the \$180m Deed of Grant commitment (approximately \$106m) that the Council has prepaid into the fund
 - ii. any contribution the Council is required to make to the fund to ensure its financial sustainability
 - c. **Strict principles by which any permitted withdrawal can be made from the major maintenance fund for HUP2 cost recovery to ensure the fund is always able to meet the ongoing costs of asset ownership**
- 24) Agree that officers explore the opportunity to raise HUP2 debt as sustainable or social finance from the Local Government Funding Authority

Lease arrangements

- 25) Note, as per the LTP amendment, the Council’s preferred CHP model involves a long-term leasehold arrangement with the CHP, with the Council remaining the asset owner
- 26) Agree that the following be drafted into the lease agreement between the CHP and the Council:
- a. The term of the lease will be between 30 to 35 years
 - b. The lease can be terminated under the following circumstances:

- i. By the CHP or the Council with five years notice
 - ii. By the Council with two years notice, only in the event of a material change in government policy settings that would significantly benefit tenants **or significantly disadvantage tenants** under a Council-run housing service
 - c. Details of the Lease Payment set out in Recommendation 27
- 27) Agree that the Lease Payment to the Council will be comprised of a:
 - a. Fixed Base Payment set in year one at the rent received from the final year of the Council-operated service, indexed at CPI (or appropriate index), less the CHP's operating costs, plus
 - b. Variable Payment calculated as an agreed share of the CHP's Operating Surplus relating to the leased properties, where the Operating Surplus is split between the CHP (20%) and Council (80%)
- 28) Agree the terms of the lease agreement and suspensory loan agreement are reviewed by the CHP and Council within two years to determine whether changes are needed, with a particular focus on the following:
 - a. Lease Payment structure
 - b. Lease term and termination rights
 - c. Impact of the agreements on the CHP's ability to deliver new supply and borrow independently
 - d. Impact of the agreements on the Council's security position and any additional support provided by the Council
 - e. Allocation of risk and responsibilities between the Council and CHP
 - f. Sustainability of the ring-fenced fund.
- 29) Note officers will continue to work through the details of the lease agreement and next provide an update to the Council by February 2023

Support for existing tenants

- 30) Note all existing tenancies are secure under a CHP model as the CHP is required to meet tenancy requirements under the Residential Tenancies Act.
- 31) Agree that the following will be included in the lease agreement to provide certainty for tenants about their rental terms and conditions:
 - a. ~~The Council's current rental policy (or relevant components of the current rental policy) will, to the extent it is possible to do so, apply to existing tenants, who transfer across to the CHP at the point of establishment, as long as they remain tenants of the CHP and remain within current policy eligibility~~

The core components of the Council's current rental policy (i.e. 30% starting discount for eligible tenants, 80+ rent freeze, ARL and rent caps) will apply to existing tenants who transfer across to the CHP at the point of establishment, as long as they remain tenants of the CHP.
 - b. The Council's decision to freeze rents for 2022/23, confirming rent cannot be increased until September 2023

- c. Any review of the rental policy for existing tenants must be jointly carried out by the CHP and Council and should consider:
 - i. Any changes in government policy or other settings that have impacted (either positively or negatively) tenants' rental affordability
 - ii. The impact of the new tenant support fund (Recommendation 34)
 - iii. The financial position of the CHP
 - iv. The ongoing affordability of the rental policy for the Council, given the Council will be funding the operating shortfalls from the policy
 - v. Other factors the CHP and the Council consider to be relevant.
- 32) Note that officers will report back to the Committee by February 2023 on how the Council's rental policy will apply to the CHP through the lease agreement as referred to above, having considered various requirements, including the Residential Tenancies Act and Local Government Act.
- 33) Note the current rental policy will generate an operating shortfall over the transition period and rates funding is included in the LTP amendment to meet this shortfall
- 34) Agree to establish an additional \$8-10m tenant support fund, to be administered by the CHP, to provide rental relief and/or cost-of-living support for existing tenants who transition across to the CHP
- 35) Agree the cost of the tenant support fund will be met from Tranche 1 of the Three Waters 'Better Off' funding, which will be available, following application, from July 2022
- 36) Note the Council could contribute further to the tenant support fund in July 2024, should it choose to do so, if Tranche 2 funding is made available by the government
- 37) Note officers will work with central government to update the Deed of Grant to recognise the CHP's establishment and decisions taken in this paper
- 38) Note the transition plan for the CHP's establishment would proceed in three stages:
 - a. Stage 1: Council led – July 2022 to February 2023
 - b. Stage 2: Joint Council and CHP led – February 2023 to July 2023
 - c. Stage 3: Transition to new BAU arrangements – July 2023 onwards
- 39) Direct officers to report back to Pūroro Rangaranga in September 2022 on:
 - a. Remaining details required in the Trust Deed
 - b. Any update on partnership opportunities with mana whenua
 - c. Any remaining decisions or delegations required to enable officers to continue working in line with the transition plan between trienniums.
- 40) The September report will give further information on how the CHP will report to Council and how the monitoring and oversight framework will be monitored by the Council or relevant Committee.
- 41) Agree to establish a Tenant Public housing Advisory group with membership support from subject matter experts (eg. Community Law, City Mission). Council will support the advisory group with administrative support. This group will be established as soon

- as possible to advise through the transition process and continue once the CHP is established.
- 42) Request further advice with regards to the operation of Te Kainga in light of a CHP being established.
 - 43) Request that officer produce and publish analysis about removing the market rent structure and giving income-related rents to all existing tenants.
 - 44) Note that the Accommodation Supplement is not counted as income in the calculation of the Affordable Rent Limit Subsidy
 - 45) Request officer advice on the mechanism by which council can determine the rent setting and how this relates to Councils Significance and Engagement Policy.
 - 46) Request officers investigate a plan to keep Granville tenants together in the Berhampore community in social housing to report back by the 23/24 Annual Plan.
 - 47) Investigate retaining a percentage of the housing portfolio within the Trust Deed to dedicate to communities who are not prioritised by the MSD/Kāinga Ora waiting list to be housed by the CHP. For example, fit elderly, disabled, migrant and refugee communities
 - 48) Note officers will consider how to reflect operating principles similar to those in Tākai Here in the Trust Deed and will provide further advice to the Council on this in September 2022.
 - 49) Note officers will provide further advice on project next steps, milestones and timelines for future Council decisions and provide this to the Council in September 2022.
 - 50) Adopt recommendations from 6d in the Mayoral Taskforce on Housing.
 - 51) Agree for the Council to continue to advocate for the extension of the IRRS or an alternative funding package to allow council to provide affordable housing to the city's tenants and to allow for the construction of new public housing and access to government funded social service support.
 - 52) Note the officers will report back to council on any material issues identified with decisions made by council.

Secretarial note: The motion was moved with amendments as marked in red.

Moved Mayor Foster, seconded Deputy Mayor Free, the following amendment

Resolved

- 4b) ~~Amendment to 4 b bullet point 4 'To undertake activities that provide a tenant-centric service, actively working with tenants to sustain their tenancies'~~
- 4c) Amendment to 4 c – 'to undertake these activities in New Zealand with a primary focus on Wellington City and seeking to ensure housing is provided throughout areas of Wellington that have unmet demand'.
- 8b) ~~Amendment to 8 b – as per the officers' recommended wording~~
- 9b) Amendment to 9 b – remove words in red: "and one of the Council appointed trustees to the Board Appointments Panel."

- 41) ~~Amendment to 41 remove the words after ‘transition process’~~
- 47) Replace 47 and 50 with ‘request officers to report back by February with further advice on how the CHP could be encouraged to pursue the suggestions made in recommendation 6d of the Taskforce and ways to encourage places being provided to new tenants who are not prioritised by the MSD/ Kāinga Ora waiting list to be housed by the CHP. For example, fit elderly, disabled, migrant and refugee communities’.

Carried

Secretarial note: The motion was decided part by part, clauses 4c, 9b, and 47 were carried and clauses 4b, 8b and 41 were lost.

Moved Councillor Fitzsimons, seconded Councillor Day, the following substantive motion

Resolved

That the Pūroro Rangaranga | Social, Cultural and Economic Committee:

- 1) Receive the information
- 2) Note that, in June 2022, Council adopted an LTP amendment to establish a CHP, and directed officers to report back on detailed CHP design and a plan for transition
- 3) Note Recommendations 4 to 16 seek agreement to the core governance provisions that will be included in the Trust Deed used to establish and govern the CHP

CHP purpose and objectives

- 4) Agree that the CHP is established:
 - a. to advance the charitable purposes of relieving poverty and providing benefits to the community by way of providing community housing, social housing, public housing, and/or affordable rental housing, including (but not limited to) the following activities:
 - acquiring, **developing** and leasing community housing, social housing, public housing, and affordable housing accommodation
 - providing associated housing services
 - carrying out any other activities that may assist or support community housing, social housing, public housing, and affordable housing schemes
 - engaging with local and central government authorities in relation to potential housing acquisitions or projects and
 - registering as a community housing provider under the Public and Community Housing Management Act 1992
 - b. to undertake activities:
 - for the benefit of the wider community with a focus on those who qualify for community housing, social housing, public housing and/or affordable housing as a result of their financial position and income

- with regard to the principles of Te Tiriti o Waitangi, tikanga Māori and te ao Māori
 - **by working collaboratively with other CHPs and other housing providers**
 - **the trust will seek to enhance the rights of renters, including adopting the current RTA provisions around eviction**
- c. to undertake these activities in New Zealand **with a primary focus on Wellington City and seeking to ensure housing is provided throughout areas of Wellington that have unmet demand**
- 5) Note that the purpose set out in Recommendation 4 allows the CHP to support a range of future tenants, including those who may not be eligible for public housing

Governance arrangements

- 6) Agree that the CHP be registered:
- a. As a charity under the Charities Act 2005, to qualify for double income tax exemption (that is, being income tax exempt as a charity and as a CHP), for reputational advantages, for potential funding and grant advantages, and for increased ability to receive bequests from deceased estates
 - b. As a charitable trust board via the Companies Office, establishing the CHP as a separate legal entity so it can hold property and enter into contracts in its own name
 - c. As a donee organisation recorded on the Inland Revenue register of donee organisations, to allow for any donations made to the CHP to qualify for tax deductions or tax credits
 - d. As a Registered Community Housing Provider in accordance with the Public and Community Housing Management Act 1992
- 7) Note that officers are discussing governance partnership opportunities with mana whenua (i.e., through the provision of mana whenua-appointed Trustees) and will provide a further update, and any resulting changes to the advice in this paper, to the Committee in September 2022
- 8) Agree that the CHP's Board of Trustees is to have the following composition:
- a. **Number of Trustees:** A minimum of five and a maximum of nine Trustees in total
 - b. **Council-Appointed Trustees:** ~~A minimum of one and a maximum of three Council-Appointed Trustees (with the number of Council-Appointed Trustees dependent on the overall size of the Board and representing a minority of the total number of Trustees)~~ Agree to four Council appointed trustees with at least two being elected members of the Council.
 - c. **Independent Trustees:** A minimum of three and maximum of six Independent Trustees, with, subject to the outcome of conversations with mana whenua, one to two Independent Trustee(s) to be appointed by mana whenua
- 9) Agree that appointment of:

- a. Council-Appointed Trustees will be made by Council in accordance with the Council's Appointments Policy, in accordance with the requirements of the Local Government Act.
 - b. Independent Trustees:
 - i. subject to (ii) below, will be made by a Board Appointments Panel, which is likely to comprise the Chair, one other Trustee (which following appointment of the first independent Trustees, must be an independent Trustee appointed by the Board Appointments Panel), one mana whenua-appointed Trustee, and two independent governance experts.
 - ii. may be made by mana whenua in relation to one to two Independent Trustee(s)
 - c. The Chairperson will be made initially by Council, but should in the ordinary course be appointed by the Board of Trustees (once a sufficient number of Independent Trustees form a majority of the Board)
- 10) Agree that, in appointing Trustees, the Board Appointments Panel, Council and mana whenua should have regard to specified skills and experience to ensure the Board comprises a mix of suitably skilled Trustees to meet requirements for registration and the CHP's ongoing effectiveness **and that the following skills are essential and as such must always be represented by at least one Trustee: social tenancy management, property development, strategy development and business planning, financial management and literacy, asset management, legal and risk management, and mātauranga Māori.**
- 11) Agree that, at any time, the relevant appointing party (i.e., Council, the Board Appointments Panel and mana whenua) can remove its appointed Trustees
- 12) Agree that the process for appointment of the original Trustees will be as follows:
- a. the Council will appoint one to three Council-Appointed Trustee(s)
 - b. if applicable, mana whenua will appoint one to two Independent Trustee(s)
- with the Board Appointments Panel to be constituted, and appointment of Independent Trustees made by the Board Appointments Panel, as soon as practicable following the establishment of the CHP. The Trust Deed will provide that no decision making will be able to be made by the Board until the Board Appointments Panel has appointed a sufficient number of Independent Trustees to form a majority of the Board (together with the mana whenua appointed Independent Trustees).
- 13) Agree that the CHP's Trust Deed will include a provision restricting the Trust from becoming a Council-Controlled Organisation and require that it maintains its independence from the Council and any other third party
- 14) Note that the CHP will be a Council Organisation and Council will regularly undertake performance monitoring of the CHP in accordance with the requirements of the Local Government Act to ensure it is delivering on its objectives and desired outcomes.
- 15) Agree that in the event that Trustees unanimously vote to wind up the Trust, the CHP's remaining assets:
- a. must be applied to further the specified charitable purposes set out in the Trust Deed; and

- b. in doing so, the Trustees will offer the Council the first right to accept the transfer of such assets provided the Council applies such assets to further the Trust's specified charitable purposes

16) Note the Trust Deed will also contain additional procedural provisions (which are not expected to be controversial) and officers will provide further advice on these in September 2022

CHP capitalisation

17) Note that, as per the LTP amendment, the CHP would be provided by Council with \$35m upfront capital (made up of \$25m cash and \$10m property) to enable it to invest in new social housing supply projects

18) Agree that the capitalisation is provided to the CHP as follows:

- a. Cash component – by providing the CHP with a suspensory loan that would not ordinarily require repayment, unless the CHP was wound up or other extraordinary events occurred (e.g. the CHP became insolvent).
- b. Property component – by providing the CHP with a small number of suitable City Housing sites (indicatively three to four), in the form of a suspensory loan (i.e., a “gift”) that would not ordinarily require payment, unless the CHP was wound up or other extraordinary events occurred (e.g., the CHP became insolvent), subject to any external lender's right to exercise any security they hold over the properties.

19) Note officers will report back to the Council by February 2023 on the details of the suspensory loan agreement and specific sites recommended for capitalisation

Major maintenance fund and financing the upgrade programme

20) Note the Council has previously agreed that the CHP would provide a “full service” offering, initially providing tenancy management and minor maintenance, with a transition to responsibility for delivery of major maintenance over time

21) Agree that the details of the transfer of major maintenance responsibility from the Council to the CHP will be agreed by the CHP and Council in stage 2 of the transition, through the development of the asset management strategy for the portfolio

22) Agree to establish a ring-fenced major maintenance fund, sitting on the Council's balance sheet, to fund all major maintenance required on the leased portfolio

23) Agree the operating principles for the ring-fenced maintenance fund will be drafted into the lease agreement between the CHP and Council, including:

- a. The requirements for a joint asset management strategy
- b. The ability for the Council to recover the following from the fund over time from surplus revenue (i.e., after the Council has met all its responsibilities e.g., insurance, major maintenance):
 - i. costs for HUP2 which exceed the \$180m Deed of Grant commitment (approximately \$106m) that the Council has prepaid into the fund
 - ii. any contribution the Council is required to make to the fund to ensure its financial sustainability

- c. Strict principles by which any permitted withdrawal can be made from the major maintenance fund for HUP2 cost recovery to ensure the fund is always able to meet the ongoing costs of asset ownership

24) Agree that officers explore the opportunity to raise HUP2 debt as sustainable or social finance from the Local Government Funding Authority

Lease arrangements

25) Note, as per the LTP amendment, the Council's preferred CHP model involves a long-term leasehold arrangement with the CHP, with the Council remaining the asset owner

26) Agree that the following be drafted into the lease agreement between the CHP and the Council:

- a. The term of the lease will be between 30 to 35 years
- b. The lease can be terminated under the following circumstances:
 - i. By the CHP or the Council with five years notice
 - ii. By the Council with two years notice, only in the event of a material change in government policy settings that would significantly benefit tenants or significantly disadvantage tenants under a Council-run housing service
- c. Details of the Lease Payment set out in Recommendation 27

27) Agree that the Lease Payment to the Council will be comprised of a:

- a. Fixed Base Payment set in year one at the rent received from the final year of the Council-operated service, indexed at CPI (or appropriate index), less the CHP's operating costs, plus
- b. Variable Payment calculated as an agreed share of the CHP's Operating Surplus relating to the leased properties, where the Operating Surplus is split between the CHP (20%) and Council (80%)

28) Agree the terms of the lease agreement and suspensory loan agreement are reviewed by the CHP and Council within two years to determine whether changes are needed, with a particular focus on the following:

- a. Lease Payment structure
- b. Lease term and termination rights
- c. Impact of the agreements on the CHP's ability to deliver new supply and borrow independently
- d. Impact of the agreements on the Council's security position and any additional support provided by the Council
- e. Allocation of risk and responsibilities between the Council and CHP
- f. Sustainability of the ring-fenced fund.

29) Note officers will continue to work through the details of the lease agreement and next provide an update to the Council by February 2023

Support for existing tenants

30) Note all existing tenancies are secure under a CHP model as the CHP is required to meet tenancy requirements under the Residential Tenancies Act.

- 31) Agree that the following will be included in the lease agreement to provide certainty for tenants about their rental terms and conditions:
- a. ~~The Council's current rental policy (or relevant components of the current rental policy) will, to the extent it is possible to do so, apply to existing tenants, who transfer across to the CHP at the point of establishment, as long as they remain tenants of the CHP and remain within current policy eligibility~~

The core components of the Council's current rental policy (i.e. 30% starting discount for eligible tenants, 80+ rent freeze, ARL and rent caps) will apply to existing tenants who transfer across to the CHP at the point of establishment, as long as they remain tenants of the CHP.
 - b. The Council's decision to freeze rents for 2022/23, confirming rent cannot be increased until September 2023
 - c. Any review of the rental policy for existing tenants must be jointly carried out by the CHP and Council and should consider:
 - i. Any changes in government policy or other settings that have impacted (either positively or negatively) tenants' rental affordability
 - ii. The impact of the new tenant support fund (Recommendation 34)
 - iii. The financial position of the CHP
 - iv. The ongoing affordability of the rental policy for the Council, given the Council will be funding the operating shortfalls from the policy
 - v. Other factors the CHP and the Council consider to be relevant.
- 32) Note that officers will report back to the Committee by February 2023 on how the Council's rental policy will apply to the CHP through the lease agreement as referred to above, having considered various requirements, including the Residential Tenancies Act and Local Government Act.
- 33) Note the current rental policy will generate an operating shortfall over the transition period and rates funding is included in the LTP amendment to meet this shortfall
- 34) Agree to establish an additional \$8-10m tenant support fund, to be administered by the CHP, to provide rental relief and/or cost-of-living support for existing tenants who transition across to the CHP
- 35) Agree the cost of the tenant support fund will be met from Tranche 1 of the Three Waters 'Better Off' funding, which will be available, following application, from July 2022
- 36) Note the Council could contribute further to the tenant support fund in July 2024, should it choose to do so, if Tranche 2 funding is made available by the government
- 37) Note officers will work with central government to update the Deed of Grant to recognise the CHP's establishment and decisions taken in this paper
- 38) Note the transition plan for the CHP's establishment would proceed in three stages:
- a. Stage 1: Council led – July 2022 to February 2023
 - b. Stage 2: Joint Council and CHP led – February 2023 to July 2023
 - c. Stage 3: Transition to new BAU arrangements – July 2023 onwards

- 39) Direct officers to report back to Pūroro Rangaranga in September 2022 on:
 - a. Remaining details required in the Trust Deed
 - b. Any update on partnership opportunities with mana whenua
 - c. Any remaining decisions or delegations required to enable officers to continue working in line with the transition plan between trienniums.
- 40) The September report will give further information on how the CHP will report to Council and how the monitoring and oversight framework will be monitored by The Council or relevant Committee.
- 41) Agree to establish a Tenant Public housing Advisory group with membership support from subject matter experts (eg. Community Law, City Mission). Council will support the advisory group with administrative support. This group will be established as soon as possible to advise through the transition process and continue once the CHP is established.
- 42) Request further advice with regards to the operation of Te Kainga in light of a CHP being established.
- 43) Request that officer produce and publish analysis about removing the market rent structure and giving income-related rents to all existing tenants.
- 44) Note that the Accommodation Supplement is not counted as income in the calculation of the Affordable Rent Limit Subsidy
- 45) Request officer advice on the mechanism by which council can determine the rent setting and how this relates to Council's Significance and Engagement Policy.
- 46) Request officers investigate a plan to keep Granville tenants together in the Berhampore community in social housing to report back by the 23/24 Annual Plan.
- 47) Request officers to report back by February with further advice on how the CHP could be encouraged to pursue the suggestions made in recommendation 6d of the Taskforce and ways to encourage places being provided to new tenants who are not prioritised by the MSD/ Kāinga Ora waiting list to be housed by the CHP. For example, fit elderly, disabled, migrant and refugee communities
- 48) Note officers will consider how to reflect operating principles similar to those in Tākai Here in the Trust Deed and will provide further advice to the Council on this in September 2022.
- 49) Note officers will provide further advice on project next steps, milestones and timelines for future Council decisions and provide this to the Council in September 2022.
- 50) Agree for the Council to continue to advocate for the extension of the IRRS or an alternative funding package to allow council to provide affordable housing to the city's tenants and to allow for the construction of new public housing and access to government funded social service support.
- 51) Note the officers will report back to council on any material issues identified with decisions made by council.

Carried

(Councillor Calvert left the meeting at 5:58pm.)

The meeting concluded at 5:59 pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair

ORDINARY MEETING

OF

**PŪRORO RANGARANGA - SOCIAL, CULTURAL AND
ECONOMIC COMMITTEE**

MINUTE ITEM ATTACHMENTS

Time: 9:30am
Date: Thursday, 4 August 2021
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

Business

Page No.

Public Participation

- | | |
|------------------------------------|----|
| 1. Rosalina Ngakopu - IRRS for All | 27 |
| 2. Liya Lupala | 28 |

2.1 Petition: Call for Public Toilets at Ian Galloway BMX/Skate/Dog Park

- | | |
|--------------------|----|
| 1. Petition Slides | 31 |
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IRRS4ALL Submission to Social Cultural & Economic Committee

Background: *IRRS 4 ALL* is a council housing tenant-led, grass roots campaign fighting for Income Related Rents for council tenants in Wellington who are the only social housing tenants who do not currently get the subsidy.

IRRS 4 ALL was established in late 2021 to address the inequity in rent payments by social housing tenants depending on who their landlord is. We are driven by the need to make our rents more affordable within a two-tier system where tenants can live in identical homes with identical circumstances but pay drastically different amounts of rent because of their provider.

IRRS 4 ALL is a platform to share tenants' stories to show the reality of the inequities which exist for council housing tenants. City Housing is also going through a big period of change with the establishment of a new Community Housing Provider, the demolition of Granville Flats and different government direction.

The IRRS 4 ALL team want to see a change in this broken system.

IRRS4ALL ASK:

1. Income Related Rents for all tenants. Remove the market rent structure.
Council tenants are the only tenants who pay market rents. Council should remove these given new CHP tenants will receive the income-related rent subsidy.
2. Increase eligibility for the Affordable Rent Limit Subsidy. The Accommodation supplement, if any, should not enter the calculation for eligibility for the ARS.
3. Council to retain rent-setting powers for all tenants.
4. Establish the Tenant Union group & CHP Board, create a partnership so there is a strong representation of tenant's voice on the CHP Trust or Board.
5. Request officers bring back a plan to keep Granville tenants in the Berhampore community together in council housing.

The main points that we would like to see WCC/CHP board take in consideration in setting up the new Community Housing Provider entity at the 4 August meeting.

The IRRS4ALL team will support any conversations that need to be held with our communities once all appropriate measures have been finalised.

The IRRS4ALL team extend their appreciation for allowing this submission to come through.

IRRS 4 ALL.

Submission - Leah Lupala

WCC Housing Submission

Pūroro Rangaranga | Social Cultural and Economic committee



Housing is a human right. The Human Rights Commission has recently come out with a statement confirming they are in agreeance with this statement.

I don't have confidence in a CHP taking over the managing of housing for tenants who are already with WCC. WCC has a large housing stock worth millions of dollars and transferring this to a privately owned trust with powers to change the criteria of who and how people are housed I feel put people currently in housing at high risk. The optics are not positive from my position.

The Otautahi example has shown rent discrepancies between CHP housed tenants, and those that had been with their council housing provider previous to a CHP. Those tenants

are still struggling to make ends meet, as well as dealing with interpersonal rental discrimination between council tenants & CHP tenants on the ground. A recipe for tension.

Some WCC tenants could be kainga Ora qualifying tenants if enough Kainga Ora housing was available in Wellington. There is not enough housing. I was on the Kainga Ora waiting list, but was removed when I got a WCC tenancy. A move to a CHP does not improve my housing affordability at all, which is the reason I joined the IRRS4all campaign. Any benefits from being housed under a CHP (25% of income rental rate) go to tenants the CHP allocates off the housing register, not to current tenants of WCC.

Any extra fiscal benefits from IRRS to council, will also come from CHP tenants. Which current WCC tenants are not eligible for. If there is no moral imperative to make council housing affordable for current tenants now, where will the moral imperative be for council tenants rent affordability after the CHP is established? It's more beneficial for a CHP to have tenants entitled to IRRs.

When the rent freeze is lifted this opens tenants, like myself, to unaffordable increases in rent that put further stress & pressure on our standard of living. With a CHP, further pressure on current WCC tenants because the extra funding that the IRRS gives for housing registered tenants, is not available to us. While the council & future CHP figure out how to manage the "graph of doom" it's the tenants like us that are scapegoated with these costs when we are already on an economical knives edge.

This is not an optimistic nor sustainable scenario to be in.

I'd like to go back to my first statement: Housing is a human right. And as a right it must be accessible, sustainable, safe & warm (because this is Wellington and we are damp & cold most of the year) and lastly it should be affordable.

Our housing with all the different calculations of rent, and ARS & the coded language used, is just simply not affordable and people who are in situations like mine, a beneficiary, living with disabilities, have only one thing on their mind. Will I be able to afford my home once the rent freeze lifts?

I would like to table these suggestions/ submissions

-
- 1) A condition of setting up the CHP trust be that the Council retain the responsibility of policy for setting rent. As I believe handing this power over to a nonelected trust would we lose any hope of democratic control of the rents.
 - 2) That the accommodation supplement stops being included in any rent calculations.
 - 3) That WCC officially acknowledge that housing is a human right.
 - 4) That council continues to support IRRS for all council tenants
 - 5) The ARS calculation be standardized, simplified and to exclude any accommodation supplement.
 - 6) That council consider alternative housing options to be made available eg: including small housing zones.
 - 7) That WCC get rid of market rate structured rent, and impliment income based rent structures of their own, separate from CHP or IRRS. 70% of market rate is ridiculous in suburbs like Newtown where we are surrounded by \$900,000,00 and up housing values.
 - 8) That the council introduce rent controls
 - 9) Invest in land for more public housing subdivisions.
 - 10) If council tenants can qualify to be on the housing register, while currently housed in WCC, shouldn't we also qualify for IRRS?
 - 11) That WCC reaches out proactively to African-New Zealand communities, African-New Zealand Students, EMPLOY liaison people from different African-New Zealand communities, so they are more involved in governance procedures like this one. Then WCC can receive their opinions, experiences, & recommendations directly. Many are residents of WCC housing so these discussions & procedures will affect these residents also.



Toilets - and why Ian Galloway Park needs them

Community working together to improve facilities and petition for toilets



Call for Public Toilets at Ian Galloway BMX/Skate/Dog Park

This area should be categorised as a destination sport and recreation hub for older children and young adults and it needs TOILETS.

Background Information:

- Use of these facilities over the last year since the creation of the BMX track/dog park has skyrocketed with estimates of approximately 3000 people per week using the area.
- The area is currently completely lacking in amenities – there is no toilet, shade or shelter, and the parking is insufficient to accommodate increased use (which has been exacerbated by the popularity of the dog exercise area).
- People who live near the facility advise that they regularly see park users using the trees and bushes at the rear of the site for toileting, which is unacceptable.



Why do we want toilets ...?

- They've been on the masterplan since 2015
- West's club rooms aren't near or generally open
- Equity - evidence that female bikers & skateboarders aren't participating due to lack of facilities
- Use of the area is growing
- 3rd highest support of any petition to council in the last 7 years

Future Vision: A Sport and Recreation Hub



Southern Ian Galloway Park Sport & Recreation Hub Master Plan – March 2022

Representatives from the various user groups of Ian Galloway Park met and agreed to work together to create a masterplan for the area to bring better amenities to this highly used park in the western suburbs.

Stakeholders included in the discussions so far are:

- Capital BMX club, who lease 8000 sqm of the park and have created an UCI level BMX track and are seeking further development of the track and surrounding area to better suit members' needs and to enable a bid to host a major BMX event.
- Creweick Valley Residents Association, representing residents overlooking the park from the east and also the users of the fenced dog park, seeking public toilets and car parking.
- Karori Residents Association, representing residents overlooking the park from the west, also seeking public toilets and car parking.
- Wellington Baseball Association, who have upwards of 60 weekly participants, are growing rapidly and are seeking an all-weather baseball facility.
- Wellington & Hutt Valley Gaelic Football & Hurling association, with over 150 members using the pitches south of Waiworth Road.
- Wellington Skateboard Association, who operate the skate ramps have plans to rebuild the vert ramp & build a progression ramp.
- Western ward city councillors Simon Woolf and Diane Calvert. The area under consideration is bounded by Whitehead Rd (south), Curtis St (east), Waiworth Rd (north), and The Cage/Pitch 1 (west).

The following slide outlines the stakeholders' needs and slide 3 lists the proposals discussed by the IGP sport & recreation hub working group, and shows approximate map location.



Creating a Master Plan

Public Toilets

Enabling major BMX events & better suiting user needs

Regional Scale Pump Track

Car Parking

Baseball diamond; club rooms; lighting; playground; shade



Southern Ian Galloway Park Sport & Recreation Hub Master Plan Proposal, April 2022

1. Extend Berms 1 & 3 to have 5m wide flat top and appropriate sloped batter to provide BMX and Skate viewing area. (i) BMX spectator platform cut into bank, (4-5m width) + safety fencing, accessed from Berms 1 and top field.
 2. Extend car parking to accommodate current & future user volumes.
 3. Consider parking on Curtis St. (i) Convert 15 Field 5 to Baseball/BMX parking.
 4. Wider access to BMX area to enable 3d towne trucks/trailer units to deliver items, move accessway to dog park side and create spectator bank trackside.
 5. One from the following options, based on cost/funding and location of services at public toilets incorporated into "BMX club rooms" (back shed/viewing deck) at Finish line. (i) Public toilets only at carpark end of Dog Park, (ii) Shared club building (2 storey) with equipment storage for multiple organisations, club rooms, first aid, gym, public toilets, cafe, viewing decks.
 6. Skateboard developments: (a) install beginner skate ramp, (b) rebuilt vert ramp.
 7. Install aquaholm pump track - designed to accommodate skateboards, scooters, BMX & MTB. Multiple loops, inc. jump loop suitable for strider/balance bikes. Consider swapping skate ramps & pump track with dog park location.
 8. Install Gate Canopy - improves rider safety, reduces gate noise for surrounding properties and a requirement for hosting a major event.
 9. Redevelop straight 3 - Remove pro-straight, create development straight & swap order. Challenge straight on outside, development straight inside.
 10. Water management - resolve drainage issues across all areas, add water tap @ between straights in BMX track area to improve track management.
 11. Install lighting @ at BMX pump track & Cage to enable evening usage in winter.
 12. Plant shelter-belt trees @ for shade and wind protection; install shade structure @ in dog park and by pump track.
 13. Potential site of future neighbourhood playground.
 14. All weather baseball diamond; (i) Softball diamonds; (ii) GAA pitches (sawdust)
-



Plans and services are already in place, So use them to install temporary facilities NOW



Please:

- Amend the long term plan to allocate appropriate funding to Ian Galloway Park
- Amend this year's annual plan to fund temporary facilities
- Install temporary (e.g. portacabin style) toilets **now**, using the existing services whilst the master planning work is being undertaken

A presentation by

[Wellington Skateboarding Assn](#)

[Creswick Valley Residents Assn](#)

[Karori Residents Assn](#)

[Capital BMX Club](#)



1. Petition details

- -Ian Galloway (Skate Park/Dog Park/Bike Park):
This area should be categorised as a destination sport and recreation hub for older children and young adults and it needs TOILETS.

This is the second highest support for a petition in Wellington in recent years.

Background Information:

- Use of these facilities over the last year since the creation of the BMX track/dog park has skyrocketed with estimates of approximately 3000 people per week using the area.
- The area is currently completely lacking in amenities – there is no toilet, shade or shelter, and the parking is insufficient to accommodate increased use (which has been exacerbated by the popularity of the dog exercise area).
- People who live near the facility advise that they regularly see park users using the trees and bushes at the rear of the site for toileting, which is unacceptable.

What do we want to achieve?

An amendment to the annual plan and council work plan to bring this forward to 2023.

A temporary portacabin style solution ASAP?