URBAN DEVELOPMENT

CLYDE QUAY
We completed the first stage of improvements to Clyde Quay, improving the access to the area in front of the boatsheds, and finalised the plan for improved lighting in the area.

WATERFRONT
The ice-skating rink returned in late March and has once again already proven to be a successful attraction. It will operate until 5 May and will include both Easter and the end of term school holidays.

COLONIAL COTTAGE
Work commenced on the strengthening of the Colonial Cottage Chimney and will be completed early in next quarter.

OPERA HOUSE LANE
We completed the final design for work for improvements to Opera House Lane.
Our focus is on enhancing Wellington as a compact, vibrant, and attractive safe city

What we do

- Built heritage
- Urban planning policy
- Public space and development
- Waterfront development
- Building control and facilitation (building consents)
- Development control and facilitation (resource consents)
- Earthquake risk mitigation
- Weathertight homes.

Highlights this quarter

**Heritage**

- The District Plan heritage listing upgrade project is on track. Research on earthquake-prone buildings in the central city is completed. Work has started on researching and assessing both commercial and residential earthquake-prone buildings in the suburbs.

- We are coordinating an extension of the recent Victoria University student project on Cuba Street. The objective is to continue research on the street and working towards identifying possible results in regard to earthquake strengthening projects.

- The Thematic Heritage Study of Wellington has been completed and will be available on the Council’s website. The study provides a framework which will be used to assess District Plan heritage listings and ensuring that listings represent Wellington’s diverse heritage.

**Urban planning policy**

- We made progress on the upgrades of McMillan Court in Newlands and Bay Road in Kilbirnie.

- We completed the first stage of improvements to Clyde Quay, improving the access to the area in front of the boatsheds, and finalised the plan for improved lighting in the area.
- We have completed the final design for work for improvements to Opera House Lane.

- We undertook a desk-top review of existing information to inform the development of our Green Network Plan.

- We reviewed the feasibility of upgrading Molesworth Street, and assessed other options for improving the area around Parliament.

- The upgrade of the Miramar Town Centre was delayed while we confirmed an alternative location for the new toilet. The target finish date is mid-July.

**District Plan Area**

- The submissions period for DPC77 (Curtis Street Business Area) closed on 11 March 2013. There was significant interest with some 75 submissions received.

- The final appeal on DPC48 (Central Area Review) has been settled and signed off by the Environment Court. This is a significant milestone for this Plan Change which was notified in September 2006.

- Preparatory work for the District Plan review has continued with background work and liaising with key stakeholders including Port Nicholson Block Settlement Trust, Ngati Toa Rangatira, Wellington International Airport and other councils in the region.

- Preparatory work for an Environment Court hearing with the Johnsonville Community Association on DPC73 has continued. The hearing is scheduled for June.

**Waterfront development**

- The draft Kumutoto public space masterplan was completed and has been reviewed by the Technical Advisory Group.

- Nine developers from the expressions of interest campaign for sites 9 and 10 were selected to participate in a RFP process.

- The Thursday night summer food market was successfully launched in late January accompanied by entertainment from local musicians and a Latin American salsa dance group. The concept has proven to be both popular and successful and will return next summer.

- The ice-skating rink returned in late March. It will operate until 5 May and will include both Easter and the end-of-term school holidays.
- WWL commenced wharf fendering repairs and replacement along the Taranaki Street Wharf promenade.

- The motorhome park had its best ever trading period, achieving an occupancy rate of 78% over the summer months.

- WWL assisted the Wellington Writers Walk organisation to install four new ‘quotations’ across the waterfront. They were officially unveiled by Governor-General Sir Jerry Mateparae.

**Building control and facilitation**

- We have issued five building consents for the Christchurch City Council and are in negotiations regarding ongoing work.

- We provided an introduction to the new fire compliance documentation.

- 100% of land information memorandums (LIMs) were issued within 10 working days with an average of 4.5 days.

**Development control and facilitation**

- The application to demolish the Harcourts building was declined by independent commissioners. The decision has since been appealed by the applicant to the Environment Court.

- Consent has been granted for seismic strengthening and refurbishing of Bats Theatre - another of the city’s listed buildings.

- The Council made a submission on the Ministry’s discussion paper ‘Improving our Resource Management system’. The proposed changes in this discussion document represent the most significant changes to the RMA since it was enacted in 1991.

- Nine notices have been served by the enforcement team to ensure compliance: 6 abatement notices (2 District Plan breaches and 4 resource consent breaches) and 3 infringement notices (1 District Plan breach and 2 breaches of resource consent conditions).

- We successfully prosecuted a property owner for illegal building works where an addition was constructed above a garage in Mt Victoria. Apart from being illegal, the addition was an eyesore and not in keeping with the Mt Victoria streetscape.

**Earthquake risk mitigation**
Building assessments for pre-1976 buildings continued during this quarter. A further 122 buildings were identified as quake-prone making a total of 719 identified during the programme. A total of 3853 buildings have been assessed with 1025 remaining. We will meet our target of 700 buildings assessed in the full year and will now complete this programme of work during 2013/14.

We began planning for the ‘Wellington Rocks’, earthquake building safety expo on 26 and 27 April in the Town Hall. With the support of MBIE, BRANZ, GNS and EQC, we expect around 50 suppliers of products to the earthquake strengthening industry to be on display for the benefit of building owners, professional sector, home owners and the public. The industry response to this Expo is extremely positive.

Work continued on the Town Hall strengthening project. The design review will be completed in the next quarter along with the review of the foundation design. Relevant recommendations to Council will be made during the last quarter.

The Colonial Cottage Museum closed on 25 March to enable the earthquake strengthening of the chimney. The Museum will reopen on 1 July. Strengthening work on Rugby League Park stand was completed as well as demolition of unused toilet block in Brooklyn.

Key projects planned for next quarter

Heritage

- We will develop heritage advice brochures to address issues frequently raised by the public. They will be available on the Council website.
- The Built Heritage Incentive Fund applications closed on 31 March. Some 18 applications have been received and are being assessed.

Urban planning and policy

- We will complete the work in McMillan Court in Newlands and Bay Road in Kilbirnie.
- We will complete the lighting improvements planned for Clyde Quay.
- We will start the upgrade of the Miramar Town Centre.
- In consultation with retailers, we will finalise the details for improvements to the Tinakori Road village.
- We will approach interested parties to discuss trial ‘green walls’ in the CBD.
Waterfront development

- WWL will undertake the re-roofing of Shed 5 while the restaurant and bar are closed for major internal remodelling.
- WWL will continue to undertake further wharf pile and wharf deck repairs and renewals over the next quarter.
- WWL will receive preliminary proposals from developers for site 9 and 10 and consider a final short list from which to select a preferred project.

District Plan Area

- DPC77 (Curtis Street Business Area) will proceed further through the statutory RMA process with a summary of submissions to be notified in the next quarter followed by a further submissions process. Potentially the Council hearing may also occur in the next quarter.
- With the resolution of all appeals on DPC48 a Council resolution to make this Plan Change fully operative will be sought in this quarter or the next.

Building control and facilitation

- International Accreditation New Zealand will complete their bi-annual assessment of our building consenting functions in May.

Development control and facilitation

- We will complete the widening of Ohariu Valley Road near the Mill Creek wind farm.
- We prosecuted a property owner in Lyall Bay for non-consented earthworks which resulted in a 4 metre cut. We are concerned about the effects on an adjacent property caused by the possible instability of the bank. As the owner is in breach of court orders we are due to return to Court on 11 April.

Earthquake risk mitigation

- Our IEP assessments will continue and we expect to slightly exceed our target of 700 assessments for this year.
- The ‘Wellington Rocks’ Earthquake Building Safety Expo will have been held.
## How we performed

<table>
<thead>
<tr>
<th>Activity</th>
<th>Measure</th>
<th>YTD</th>
<th>Target YTD</th>
<th>Variance</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1</td>
<td>Initial assessments of quake-prone buildings completed</td>
<td>472</td>
<td>525</td>
<td>(10%)</td>
<td>The backlog of responses from engineers relating to 2011/12 has now been cleared, allowing focus to shift to completing this year’s assessments. It is expected the full-year target will still be achieved.</td>
</tr>
<tr>
<td>6.1</td>
<td>Built Heritage Incentive Fund – grant distribution (total number of grant applicants)</td>
<td>40</td>
<td>No Target</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.2</td>
<td>Resource consent applications received</td>
<td>566</td>
<td>656</td>
<td>(13%)</td>
<td>41 consent applications were received this quarter which is much lower than anticipated and is at odds with the trends shown over the last 3 years. Year to date there are 90 fewer resource consents than budgeted.</td>
</tr>
<tr>
<td>6.2</td>
<td>Building consents issued within statutory timeframes (20 working days) (%)</td>
<td>100%</td>
<td>100%</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>6.2</td>
<td>Code compliance certificates issued within 20 working days</td>
<td>98%</td>
<td>100%</td>
<td>(2%)</td>
<td></td>
</tr>
<tr>
<td>6.2</td>
<td>Resource consents (non-notified) issued within 20 working days</td>
<td>100%</td>
<td>100%</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

## What it cost

<table>
<thead>
<tr>
<th>Net expenditure/(revenue) by activity</th>
<th>Act</th>
<th>Bud</th>
<th>Var</th>
<th>Bud</th>
<th>Variance Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1.1 Urban Planning and Policy</td>
<td>1,635</td>
<td>1,766</td>
<td>131</td>
<td>2,368</td>
<td>Under budget due to lower professional costs incurred than budgeted.</td>
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</tbody>
</table>
### Capital expenditure $000

<table>
<thead>
<tr>
<th>Section</th>
<th>Urban Planning and Policy</th>
<th>Waterfront development</th>
<th>Public space and centre development</th>
<th>Earthquake risk mitigation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1.1 Urban Planning and Policy</td>
<td>307</td>
<td>1,494</td>
<td>1,187</td>
<td>1,494</td>
<td></td>
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<tr>
<td>6.1.2 Waterfront development</td>
<td>3,033</td>
<td>3,345</td>
<td>312</td>
<td>4,460</td>
<td></td>
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<tr>
<td>6.1.3 Public space and centre development</td>
<td>1,572</td>
<td>2,944</td>
<td>1,373</td>
<td>3,551</td>
<td></td>
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<tr>
<td>6.2.3 Earthquake risk mitigation</td>
<td>1,810</td>
<td>2,264</td>
<td>454</td>
<td>3,019</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>6,722</td>
<td>10,048</td>
<td>3,326</td>
<td>12,524</td>
<td></td>
</tr>
</tbody>
</table>

Under budget due to construction of the Kilbirnie town centre upgrade being later than anticipated. Works are scheduled to be completed within the 2013 financial year.

Under budget due to timing variances on the Waterfront Development Plan.

Under budget due to slower than anticipated progress on the Tinakori Village, Miramar and Central City upgrade. The Newlands town centre upgrade is scheduled to be completed this financial year.

Under budget due to expenditure occurring later than expected.