

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Ordinary Meeting of Kōrau Tūāpapa | Environment and Infrastructure Committee Rārangi Take | Agenda

9:30 am Rāpare, 17 Whiringa ā-nuku 2024

9:30 am Thursday, 17 October 2024

Ngake (16.09), Level 16, Tahiwī

113 The Terrace

Pōneke | Wellington



MEMBERSHIP

Mayor Whanau
Deputy Mayor Foon
Councillor Abdurahman
Councillor Apanowicz
Councillor Brown (Chair)
Councillor Calvert
Councillor Chung
Councillor Free
Pouiwi Hohaia
Pouiwi Kelly
Councillor Matthews (Deputy Chair)
Councillor McNulty
Councillor O'Neill
Councillor Pannett
Councillor Randle
Councillor Rogers
Councillor Wi Neera
Councillor Young

Have your say!

You can make a short presentation to the Councillors, Committee members, Subcommittee members or Community Board members at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-499-4444, emailing public.participation@wcc.govt.nz, or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.

AREA OF FOCUS

The Kōrau Tūāpapa | Environment and Infrastructure Committee has responsibility for:

- 1) RMA matters, including urban planning, city design, built environment, natural environment, biodiversity, and the District Plan.
- 2) Housing.
- 3) Climate change response and resilience.
- 4) Council property.
- 5) Waste management & minimisation.
- 6) Transport including Let's Get Wellington Moving.
- 7) Council infrastructure and infrastructure strategy.
- 8) Capital works programme delivery, including CCOs' and Wellington Water Limited's capital works programmes.
- 9) Three waters

To read the full delegations of this committee, please visit wellington.govt.nz/meetings.

Quorum: 9 members

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1. Meeting Conduct

1.1 Karakia

The Chairperson will open the hui with a karakia.

Whakataka te hau ki te uru,	Cease oh winds of the west
Whakataka te hau ki te tonga.	and of the south
Kia mākinakina ki uta,	Let the bracing breezes flow,
Kia mātaratara ki tai.	over the land and the sea.
E hī ake ana te atākura.	Let the red-tipped dawn come
He tio, he huka, he hauhū.	with a sharpened edge, a touch of frost,
Tihei Mauri Ora!	a promise of a glorious day

At the appropriate time, the following karakia will be read to close the hui.

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!	

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the hui, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

The minutes of the meeting held on 12 September 2024 will be put to the Kōrau Tūāpapa | Environment and Infrastructure Committee for confirmation.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

The Chairperson shall state to the hui:

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent hui.

The item may be allowed onto the agenda by resolution of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

Minor Matters relating to the General Business of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

The Chairperson shall state to the hui that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent hui of the Kōrau Tūāpapa | Environment and Infrastructure Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any hui of the Council or committee that is open to the public. Under Standing Order 31.2 a written, oral, or electronic application to address the hui setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the hui concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 499 4444 and asking to speak to Democracy Services.

2. General Business

TE NGĀKAU CIVIC SQUARE COMMUNITY CONSULTATION PROGRAMME AND MOB BUDGET REALLOCATION

Kōrero taunaki | Summary of considerations

Purpose

1. This report to the **Kōrau Tūāpapa | Environment and Infrastructure Committee** seeks approval for public consultation on options to remediate the City to Sea Bridge, and the future of Te Ngākau Civic Square. It outlines the communications and engagement approach for engaging with the community during the formal consultation period in October and November 2024.
2. In addition, this paper seeks approval for the reallocation of part of the Capex budget from the wider Te Ngākau Development Plan budget to Opex, which will be debt funded for the demolition of the MOB building.

Strategic alignment

3. The most relevant community outcomes, strategic approaches, and priorities for this paper include:
 - Cultural Wellbeing - a welcoming, diverse and creative city.
 - Value for money and effective delivery.
 - Revitalising the city to support a thriving and resilient economy.
 - Nurture and grow our arts sector.

Relevant previous decisions

4. In October 2020, the Strategy and Policy Committee agreed to a preferred strengthening option for Te Matapihi.
5. In October 2021, the Strategy and Policy Committee adopted the Te Ngākau Civic Precinct Framework.
6. In October 2023, Council agreed to increase funding to complete the Town Hall and to progress with a tender process for the redevelopment of the CAB and MOB sites which would deliver the Town Hall's front-of-house facilities.
7. In November 2023, the Koraū Tōtōpū Long-term Plan, Finance and Performance Committee resolved to remove \$230m Capex provision for Te Ngākau strengthening projects – including the former Capital E building, City to Sea Bridge and Te Ngākau Civic basement from the draft LTP budget, and instead include \$65m to investigate other options, including demolition.
8. In June 2024, following consultation, the Council adopted the LTP budget.
9. In April 2024, Council agreed to enter negotiations for the redevelopment of CAB and MOB.
10. In September 2024, Council approved strengthening Te Ngākau basement to 35% NBS via hollowcore retrofit from above with concrete overlay.

Significance

11. The decision sought by this paper is to commence public consultation. The matters covered by the consultation are **rated high significance** in accordance with schedule one of the Council’s Significance and Engagement Policy, according to the following criteria:
- Importance to Wellington City.
 - Community interest.
 - The impact on Council’s capacity and capability.

Financial considerations

Nil
 | Budgetary provision in Annual Plan / Long-term Plan
 | Unbudgeted \$X

12. Costs associated with engagement and analysis for the consultation will be part of business-as-usual budgets.
13. The requested reallocation of part of the Capex budget from the wider Te Ngākau Development plan budget to Opex will be debt funded, and therefore has no impact on rates or on Council’s LTP budgeted debt to revenue ratio.

Risk

Low
 | Medium
 | High
 | Extreme

Authors	Lexy Seedhouse, Engagement Manager Iestyn Burke, Manager, Property & Capital Projects Farzad Zamani, Manager Urban Regeneration & Design
Authoriser	James Roberts, Chief Operating Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.
2. Note the communications and engagement approach to this consultation explained in this report. Attachments to the report cover:
 - **Attachment one:** draft consultation document.
 - **Attachment two:** Te Ngākau Update – September 2024.
 - **Attachment three:** engineering advice City to Sea Bridge.
3. Agree to undertake public consultation on options for the City to Sea Bridge and the future of Te Ngākau Civic Square.
4. Note the current LTP provides \$65m over three years to fund exploration of options and resulting work on Te Ngākau basement, former Capital E, City to Sea Bridge and the wider Te Ngākau Development Plan.
5. Agree to reallocate \$8.3 million from the \$65m LTP allocation from Capex to Opex to fund the demolition of the MOB building. With \$5.0m allocated to Opex in the 2024/25 Financial year and \$3.3m in the 2025/26 financial year.

Whakarāpopoto | Executive Summary

Te Ngākau Civic Square Community Consultation

14. As endorsed by Councillors in September 2024 during Te Ngākau Briefing for Councillors, Officers have prepared a consultation to seek community feedback on key decisions relating to the City to Sea Bridge, and the future of Te Ngākau Civic Square.
15. The consultation period will run from 21 October until 13 November 2024. Oral hearings will take place on 22 November.
16. The consultation seeks community feedback on two key issues:
 - Two options for the remediation of the City to Sea Bridge.
 - Potential scenarios for further development in Te Ngākau Civic Square.

MOB budget reallocation

17. Following the April 2024 decision by the Council to enter negotiations for the CAB/MOB redevelopment, the demolition of MOB needs to proceed in order to enable cost savings by avoiding cost of the removal and re-assembly of the CAB demolition crane, This will ensure the demolition of MOB commences on time such that the construction of the new development will be completed to fulfil the Town Hall front-of-house requirements. This requires reallocation of \$8.3m from Capex to Opex of the \$65m Te Ngākau budget in the 2024/25 and 2025/26 financial years.

Takenga mai | Background

18. Te Ngākau Draft Development Plan has been developed to give effect to Council's Te Ngākau vision: "*Te Ngākau is the beating heart of our capital city: a thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whanganui-a-Tara*".
19. The Draft Development Plan presents scenarios such as maximising green space, maximising creative and cultural spaces, generating commercial outcomes, activation of the precinct, resilience, and climate adaptation. It builds on decisions the Council has already taken and work already underway on the Town Hall, Te Matapihi Central Library, CAB and MOB.
20. The Plan considers possible options for each site in the square but does not make recommendations or decisions on specific sites (e.g., Michael Fowler Centre, Jack Ilott Green).

Kōrerorero | Discussion

Te Ngākau Civic Square Community Consultation

21. During this consultation we are seeking input from Wellingtonians to guide the development of Te Ngākau Civic Square.
22. This is a formal consultation. The proposals outlined in this consultation are rated highly significant using the criteria and factors for rating the significance of a decision as outlined in the Significance and Engagement Policy (2018).
23. Large-scale publicity and promotion, and a formal phase of engagement are therefore required to ensure that final decisions consider the views of the community and those affected by the decisions.
24. The communications and engagement objectives for this consultation are:
 - Build awareness and understanding of the Te Ngākau Precinct Development Plan and the key issues we're seeking feedback on.
 - Understand public opinion on the two City to Sea Bridge options.
 - Understand public sentiment on the different priorities represented by the design options.
 - Encourage people to submit feedback.
25. Our overarching approach to this consultation is two pronged – we want to reach a wide and diverse audience to inform them about the project and make it as easy as possible for them to participate. At the same time, we aim to target specific groups who we know have an interest in this area and provide them with opportunities to engage in an informed, meaningful and thoughtful way.
26. A wide range of engagement methods and tools will be used to try and ensure feedback is representative of the city. These include:
 - Kōrero Mai | Let's Talk, the Council's online engagement platform. This will host the consultation document, submission form and supplementary information and documents about Te Ngākau and the consultation.
 - Print copies of the consultation document and submission forms available at all our libraries and other key Council-owned spaces.
 - Drop-in events.

- A public event which will be recorded and shared publicly via Council-owned channels for those who cannot attend in person.
 - Presentations to key groups.
 - Youth engagement activities.
 - Mana whenua engagement.
27. A draft of the consultation document appears in attachment one. This contains some placeholders for financial information we are awaiting and will be finalised in time for the consultation opening. This financial information will be available in time for this Committee meeting.
28. Our communications approach makes use of our owned channels, supplemented by targeted use of paid media channels to increase reach. Using a broad range of channels will increase our chances of reaching more Wellingtonians. Communications activity will include:
- A promotional campaign including street posters and newspaper, digital display, and radio advertising (including iwi radio).
 - Paid social advertising run in-house through our social media team.
 - Organic social media posts on our WCC channels.
 - Content on the Our Wellington online news platform.
 - Newsletter promotion including This Week in Our Wellington, and our Te Ngākau neighbours newsletter.
 - Promotional posters and brochures in our facilities including libraries, community centres, and other Council-owned locations.
 - A direct mailout to inner-city residents.
 - Press releases and proactive media engagement.
29. Following the close of engagement activity, feedback on the City to Sea Bridge options will be summarised and reported back to Council in December 2024. Further consultation summary and recommendations on the full Development Plan will be reported back to Council in early 2025.

City to Sea Bridge

30. Because of media attention, it is public knowledge that the City to Sea Bridge is earthquake prone,
31. The City to Sea Bridge poses a potential risk to the safety of the public, the traffic below, and the ability of emergency services to operate after a disaster. The City to Sea Bridge, former Capital E building and seawall are interconnected structures and would all need to be strengthened for the Bridge to be functional. One could not be strengthened without strengthening all three structures.
32. The interconnected structures of the bridge and the seismic issues of the ground beneath it means strengthening the bridge would be extremely disruptive and of significant cost. Full estimates of costs are being prepared and will appear in the consultation document.
33. Based on the information received from our team of consultants, the only reasonably practicable option is to demolish the bridge and replace it with something new. Engineering advice appears in attachment three.
34. The bridge is a unique structure that many Wellingtonians care about and enjoy. However, the Council needs to meet its safety obligations and legal requirements around earthquake resilience within affordability constraints.

-
35. The replacement options proposed in the consultation document are a new pedestrian crossing or a new pedestrian crossing and a new bridge. The estimated costs of these options will appear in the consultation document and will be available for the Committee meeting. The community will be asked to give feedback on which of these two options they prefer.

MOB budget reallocation

36. Following the April 2024 decision by the Council to commence negotiations for the CAB/MOB redevelopment, Officers must progress with the demolition of MOB as soon as possible. This requires reallocation of \$8.3m from the \$65m Capex budget to \$8.3m OPEX (\$5m in the 2024/25 and \$3.5m in the 2025/26 financial year).
37. This will enable cost savings from the CAB demolition by avoiding the removal and re-assembly of the crane. This will ensure the demolition of MOB commences on time, and the construction of the new development will be completed to fulfil the Town Hall front-of-house requirements.
38. Based on our initial cost estimates, the following projects can be delivered within our current budget envelope of \$65m as approved in the LTP:
- Basement Strengthening \$26.8m (approved by Council).
 - MOB Demolition \$8.3m.
 - City to Sea Bridge remediation \$29.9m.
39. These projects have adequate contingencies to ensure all unknown risks are considered and costed. Therefore, Officers are confident that all three projects can be delivered within the Te Ngākau Provisional budget of \$65m.

Kōwhiringa | Options

Community consultation

40. Agree to undertake public consultation on options to remediate the City to Sea Bridge, and the future of Te Ngākau Civic Square. Officers recommend this option.
41. Do not approve public consultation on options to remediate the City to Sea Bridge, and the future of Te Ngākau Civic Square. Officers do not recommend this option as it would impact Councillors' ability to consider community views and preferences when making decisions and prevent future work in Te Ngākau.

Budget reallocation

42. Approve the reallocation of \$8.3m Capex to \$8.3m Opex (\$5m in the 2024/25 and \$3.5m in the 2025/26 financial year). Officers recommend this option.
43. Do not approve the reallocation of \$8.3m Capex to \$8.3m Opex. Officers do not recommend this option as it would prevent the demolition of MOB, significantly impact negotiations with the developer, and prevent the opening of the Town Hall due to front of house facilities not being delivered.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

44. The recommendations in this paper align with the priorities in the 2024-2034 LTP – particularly the 'fit-for-purpose community, creative and cultural spaces'. This is also consistent with the Council's 'innovative, inclusive and creative city', and 'dynamic and sustainable economy' strategic priorities, and the vision and objectives in the Ngākau Civic Precinct Framework.

Engagement and Consultation

45. The approach to Engagement and Consultation is outlined above.

Māori Impact Statement

46. To realise the aspirations of our mana whenua partners we engaged Tīhei Design Consultancy, who worked to incorporate mana whenua perspectives into the design. Tīhei Design was appointed by mana whenua to represent them during the design process.
47. We will seek further input from our Tākai Here partners and hapori Māori during the consultation.

Financial implications

48. There are no financial implications for consultation. The reallocation of Capex budget to Opex for the demolition of the MOB building will be debt funded, so no impact on rates or Council's LTP budgeted debt to revenue ratio.

Legal considerations

49. The decision in this paper is about whether to commence consultation on options to remediate the City to Sea Bridge and the future of Te Ngākau Civic Square. The subject of the proposed consultation is rated high significance.
50. The Local Government Act 2002 requires Council, during its decision-making process, to consider the views and preferences of persons likely to be affected by, or to have an interest in the matter. Council's Significance and Engagement Policy identifies how these views and preferences will be obtained– for high significance matters, large-scale publicity and promotion is anticipated.

Risks and mitigations

51. Complex infrastructure projects can be difficult to communicate. In the case of Te Ngākau, this is exacerbated by the number of related projects at various stages, with feedback sought during this consultation limited to specific elements rather than the precinct as a whole.
52. We will mitigate this risk by using clear explanations of the context and the different options and scenarios, while avoiding technical jargon as much as possible. We will also provide people with a range of ways to access information and engage, including written documents, online resources, live in-person discussions, and livestreamed video. We will use visuals to bring the options to life and make the discussion more approachable.

53. While the decision to remove provision for strengthening and investigate other options including demolition was made by Councillors as part of the LTP process, it is recommended that mitigations include proactively publishing information/advice received regarding strengthening options and costs and why this is not considered reasonably practicable.

Disability and accessibility impact

54. We will provide accessible versions of the consultation document on our Let's Talk platform. Let's Talk meets accessibility requirements.
55. Physical copies of consultation materials will be available in libraries and other key Council-owned facilities.
56. We will provide multiple touch points, opportunities and channels to connect with the community (meetings, events, digital etc.)

Climate Change impact and considerations

57. The consultation process does not have any significant impact on climate change. CAB and MOB demolitions are aligned with our Climate Change policies and Waste Minimisation plans.

Communications Plan

58. Our approach to Communications is outlined above.

Health and Safety Impact considered

59. Not applicable.

Ngā mahinga e whai ake nei | Next actions

60. Next steps on the Draft Development Plan are:
- Community engagement on the scenarios in the Plan and Bridge options (21 October-13 November 2024).
 - Oral hearings are scheduled for 22 November.
 - Decision on remediation options for the City to Sea Bridge (December 2024).
 - Council consideration and adoption of the plan (July 2025).

Attachments

Attachment 1.	Draft Consultation Document  	Page 17
Attachment 2.	Te Ngākau Update – September 2024  	Page 37
Attachment 3.	Engineering Advice City to Sea Bridge  	Page 77

**MAHERE WHAKAWHANAKE
HUKIHUKI MŌ TE WHAITUA O**

TE NGĀKAU



DRAFT
TE NGĀKAU
PRECINCT
DEVELOPMENT PLAN CONSULTATION

OCTOBER 2024

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



Wellingtonians
have told us they
want a city that is
vibrant, resilient,
and creative

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Kupu Whakataki Introduction

Wellingtonians have told us they want a city that is vibrant, resilient, and creative, so we're investing in the improvements that our city needs to flourish.

Right now, Wellington/ Pōneke is in a period of transition, as we upgrade our infrastructure to create a city where people and nature thrive.

One of the most important projects is revitalising the heart of our city, the precinct around Te Ngākau Civic Square. When we finish all the work in Te Ngākau, it will be a place we can all be proud of – full of creativity, culture, and excitement, both day and night.

Over the next few years, there are some key decisions that need to be made about the remaining buildings and spaces in Te Ngākau, including the City to Sea Bridge, Michael Fowler Centre, Jack Ilott Green and City Gallery.

This consultation is a chance for Wellingtonians to have their say on the City to Sea Bridge replacement and the direction of future development in the precinct, which will be guided by the final Te Ngākau Development Plan.

Submissions open on 21 October and close on 13 November at 5pm.



Caption goes here

E pā ana ki Te Ngākau whaitua About Te Ngākau Civic Precinct

Te Ngākau Civic Precinct is a large area of land – approximately 3.36 hectares (33,600sqm) near the waterfront in central Wellington, bordered by Harris Street, Victoria Street, Wakefield Street and Jervis Quay.

The precinct is home to some of our most important cultural, creative, and civic amenities such as Te Matapihi ki te Ao Nui Central Library, Wellington Town Hall and City Gallery, and is a critical part of providing amenities and experiences for inner-city residents, Wellingtonians, and visitors.

Te Ngākau is built on reclaimed land, so earthquake resilience is particularly important for the buildings and square. Many buildings in the precinct were badly damaged during earthquakes in 2013 and 2016 and were closed for necessary strengthening or redevelopment work. These closed buildings mean a once-vibrant part of the city is no longer full of life.

In 2024, the revitalisation of Te Ngākau is well underway. Te Matapihi is scheduled to reopen in early 2026 and the restored Town Hall will reopen soon after, signalling the beginning of an exciting new era for Pōneke.

Alongside these highly significant buildings, Te Ngākau has areas of land we could use in other ways.

We believe that it is not an option to do nothing to address the damaged structures in Te Ngākau because of their importance, the number of people that use them, and the role of nearby transport routes in the functionality of the city, especially during emergencies.

Our regulatory and safety requirements mean we need to adapt, demolish or strengthen them.

In the recent Long-term Plan, \$65 million was approved by Council to strengthen the Civic Square basement and demolish the City to Sea Bridge. The final decision on the replacement for the City to Sea Bridge will be made by Council at the end of this year.

At present the other options in this consultation to further develop Te Ngākau are not funded and will need to go to Council for a decision in due course. At this time, the Council isn't in a financial position to fund large development projects alone, so we will consider partnerships with private developers to reduce or eliminate the costs for ratepayers.



Caption goes here

Caption goes here



The precinct is home to some of our most important cultural, creative, and civic amenities

Tēnei uiuinga This consultation

In October 2021, after consulting with Wellingtonians, the Council adopted the Te Ngākau Civic Precinct Framework.

The Framework sets the broader vision and objectives to guide the redevelopment of Te Ngākau over the next 20 years. The vision for Te Ngākau from the Framework is:

Te Ngākau is the beating heart of our capital city: A thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whanganui-a-Tara.

The difference between the Te Ngākau Civic Precinct Framework (2021) and the Draft Development Plan is the Framework set the broader vision for Te Ngākau, and the Plan provides options for the practical actions for achieving the goals in the Framework, which are (not in priority order):

- improve the connection between Te Ngākau precinct, the central city and the waterfront
- bring nature and biodiversity back to the precinct
- build resilience in the face of climate change and earthquake risk
- reinvigorate the precinct through a range of community, cultural and commercial activities
- support the vibrancy of the surrounding business and residential areas.

Over the next few years, there are some key decisions that need to be made about the remaining buildings and spaces in Te Ngākau, including the City to Sea Bridge, Michael Fowler Centre, Jack Ilott Green and City Gallery.

This consultation is a chance for Wellingtonians to have their say on the City to Sea Bridge and the

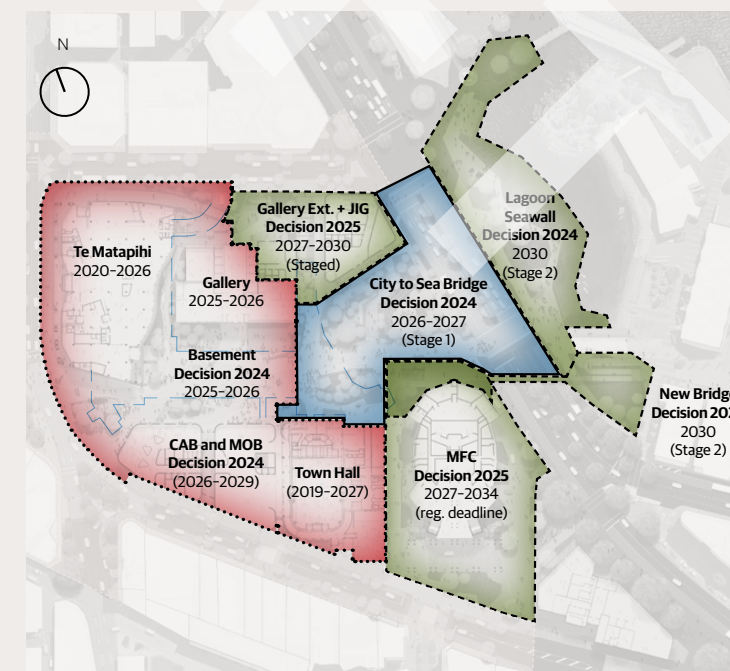
direction of future development in the precinct, which will be guided by the final Development Plan.

This consultation document highlights the key decisions that still need to be made about Te Ngākau Civic Precinct and provides further information on the options and scenarios we are proposing in this consultation.

Decision map for Te Ngākau Civic Precinct

This map shows the projects with decisions that have already been made (red), the ones with near-term decisions (blue), and the ones with medium-term decisions (green).

KEY	
Past Decisions	
Near Future Decisions	
Future Decisions	



Te whai wāhi mai How to participate

Te Ngākau Civic Precinct represents so much of what makes Pōneke great and can evolve to be our city's heart now and for generations to come. This plan is our answer to that challenge.

By providing your feedback on these options and scenarios, you're helping Council make robust decisions to help Te Ngākau Civic Precinct thrive.



You can provide feedback in the following ways

- Print a form from our website or pick a form up from any of our libraries, and
- Email your submission using the form at the end of this document or online to tengakau@wcc.govt.nz.
- Drop your completed submission form into one of the submission boxes at our libraries or service centre.
- Complete the online submission form on Let's Talk by visiting wcc.nz/te-ngakau-plan
- By post - completed forms can be returned by free post to:
Freepost 2199
Te Ngākau Civic Precinct
PO Box 2199
Wellington 6140

Submissions open on 21 October and close on 13 November at 5.00 pm.

Is there more information?

This document has the key issues that we would like your views on. Please visit wcc.nz/te-ngakau-plan for the complete set of supporting information for this consultation.

Live event and drop-in sessions

We will be holding a live in-person event and a series of drop-in sessions where you can learn more about the plan from the experts, ask questions, and chat with other residents. For more on these events, visit wcc.nz/te-ngakau-plan.

What happens next?

We appreciate your feedback and take time to consider it. We give copies of all submissions to the Mayor and Councillors, and we also prepare reports on the submissions, so Councillors know how many we received and the main themes and comments.

If you wish to speak to your submission, please tick the box on your submission form to clearly indicate that preference. The Mayor and Councillors are scheduled to adopt the final plan in July 2025.

TE MAHERE WHAKAWHANAKE HUKIHUKI



Caption goes here

DRAFT DEVELOPMENT PLAN



Te takenga Background

The Draft Development Plan celebrates Wellington's heritage and our natural environment, reflects the aspirations of our Tākai Here partners (Te Rūnanga o Toa Rangatira, Taranaki Whānui ki Te Upoko o Te Ika and Te Rūnanganui o Te Āti Awa), and embodies high-quality architecture and design.

The purpose of the Draft Development Plan is to bring together all the work currently underway and guide the development of the remaining parts of Te Ngākau that could be restored or redeveloped.

These are the City to Sea Bridge, Michael Fowler Centre, Jack Ilott Green, City Gallery, and the overall landscaping of the square itself.

The heart of the Draft Development Plan has ideas to bring nature back into the precinct and bring life to the area during the day and night.

Recentring the role of the natural environment, biodiversity and our relationship to the land (whenua) and water (moana) is an aspiration of mana whenua and the Council for the development of Te Ngākau Precinct.

Our Tākai Here partners appointed Tihei Design Consultancy to incorporate mana whenua perspectives into the design and bring a sense of nature back to Te Ngākau. Tihei is led by Rangi Kipa (Te Ātiawa, Taranaki, Ngāti Tama ki te Taihuhu). We will seek more input from our Tākai Here partners during the consultation.

To achieve the Framework's vision and objectives, the Draft Development Plan must deliver:



Te Rauora Revive

Bringing nature back into the precinct, creating a place that supports the natural environment and is adaptive to nature's challenges (climate change and resilience). The environment is of primary importance, a te taiao-first focus is reflected across the precinct.



Te Oho Awaken

Attracting people to the precinct to create an urban, civic, cultural and creative arts experience. Toi Māori is present in the co-design of the overall place through landscape, architecture and urban design.



Te Oro Amplify

Enabling commercial opportunities that attract a variety of businesses operating both day and night and investment including mana whenua.

The Draft Plan isn't a final decision on the future of the Michael Fowler Centre, Jack Ilott Green and City Gallery – it lays out potential scenarios for the future of these buildings and the surrounding spaces for you to comment on.

The final designs will take time and be subject to future Council decisions and community consultation.

This consultation is about gathering your perspectives on the Draft Development Plan to help guide the decisions that need to be made.

UIUINGA



CONSULTATION

Ngā kōrero e pīrangitia ana What we need feedback on

We need your feedback in two key areas

PART

1

The City to Sea Bridge – there are two options for you to provide feedback on.



PART

2

What to prioritise during the remaining development of the Precinct – there are three example scenarios for you to provide feedback on.



CONSULTATION PART 1

Te tāone ki te piriti moana City to Sea Bridge

Summary

- The City to Sea Bridge is earthquake-prone and poses a significant safety risk.
- We have investigated strengthening, demolition and the option of a new bridge.
- Our investigations indicate that strengthening the bridge is not reasonably practicable.
- We are asking for feedback on whether the bridge is replaced with a pedestrian crossing or a pedestrian crossing and new bridge.

Introduction

One of the important elements of Te Ngākau is the City to Sea bridge (the Bridge), opened in October 1993. Architects Rewi Thompson and John Gray won a design competition for the Bridge and collaborated with the artist Para Matchitt who created the sculptural motifs on and around the bridge. We acknowledge all the architects and artists who built this Bridge, the architectural values of the Bridge, and the value it has brought to many Wellingtonians.

The Bridge is currently the main connection between Te Ngākau Civic Square and the waterfront. The bridge consists of the main area which crosses Jervois Quay, the sea wall on the Whairepo Lagoon, and the former Capital E building.

As part of our review of Te Ngākau precinct, a detailed seismic assessment of the Bridge and former Capital E building has been carried out. This identified that the Bridge has a rating of 20% NBS – 'very high-risk' as identified by MBIE guidance. The likelihood of liquefaction – where water-saturated ground temporarily acts like a liquid during an earthquake – is the primary reason for this low rating – It could occur in a moderate earthquake, undermining the stability of the bridge.

The City to Sea bridge, former Capital E building and seawall are interconnected structures and would all need to be strengthened for the bridge to be functional. One could not be strengthened without strengthening all three structures.

In addition to the liquefaction risk, both the former Capital E building and the sea wall have low seismic ratings.

The former Capital E building is earthquake prone and must be either strengthened or removed.

The Bridge itself is built over Jervois Quay which acts as a priority transport route through the city after a seismic event. This thoroughfare is required for emergency services to move through the city.

If the Bridge failed during an earthquake, it would have a significant impact on an emergency response effort. Even if it was damaged during a moderate event, we would need to close Jervois Quay while the Bridge was investigated or demolished, causing significant disruption to the city.

Taking note of these risks, we believe remedial action needs to be undertaken on the Bridge as soon as possible. For safety reasons, doing nothing is not an option.



Strengthening the City to Sea Bridge: why this is not a practical option

Engineers and other experts have investigated several options to strengthen the Bridge and surrounding areas from both the Te Ngākau and Whairepo Lagoon sides.

The City to Sea Bridge, former Capital E building and seawall are interconnected structures and would all need to be strengthened for the Bridge to be functional. One could not be strengthened without strengthening all three structures.

The most practical strengthening solution would be to install large additional deep foundations tied into the existing foundations and install additional steel frames to strengthen the bridge structure.

It would be constructed from the roadway and would close traffic lanes on Jervois Quay in stages for several months. In addition, the former Capital-E building, which supports part of the City to Sea bridge needs significant seismic strengthening. The estimated cost for this is more than \$100m, which

is not considered feasible. The existing Bridge would therefore need to be demolished.

Based on this solution, our cost estimate for the Bridge structure, including the elements on either side, is between [TBC]. In addition, there would be months of limited access along Jervois Quay (eg lane closures) to complete the works.

Given the significant disruption to the city and high costs, the Council does not consider this to be a reasonably practicable solution. Therefore, the following alternative options are provided for your input:

City to Sea Bridge Options

We would like your feedback on two options:

- 1 Demolishing the City to Sea Bridge and constructing a pedestrian crossing (one crossing point between Te Ngākau and the waterfront) (estimated cost of \$XX million.)
- 2 Demolishing the City to Sea Bridge and constructing a pedestrian crossing and a new bridge (two crossing points between Te Ngākau and the waterfront) (estimated cost of \$XX million.)

OPTION 1

Addition of a pedestrian crossing only

This option proposes a large pedestrian crossing aligned with the eastern entrance of Te Ngākau and pedestrian routes towards Te Papa across Jervois Quay. The phasing of the crossing (ie the timings of when cars and people can cross) will give greater priority to foot traffic. The street environment will be enhanced using pavement designs, planting, and distinct road surfacing to indicate the entrance to Te Ngākau.

The design would allow pedestrians to move safely between the city and the waterfront by concentrating pedestrian movement across Jervois Quay and providing a clear, safe, and equitable route for both able-bodied and disabled users. There would be a visual connection between Te Ngākau, Te Papa, and the waterfront promenade that fosters greater movement of people into the square rather than around it.

While the existing Bridge design allows people to cross over Jervois Quay, the position of the former Capital E building and Bridge structure creates a barrier between the city and the sea. By opting not to rebuild a bridge, we can increase accessible and usable green space, which will enable more people to use the land currently occupied by the existing Bridge and its surroundings.

By removing the Bridge and reducing buildings and structures, this option aligns with two objectives and outcomes set out in the Te Ngākau Development Plan - significantly increasing public green space and revitalising the area. This solution supports the natural environment, adapts to the effects of climate change, prioritises pedestrian movement, and maximises the creation of public space and greenery.

Caption goes here



OPTION 2

Addition of a pedestrian crossing and a bridge

Caption goes here



NEED TO EXTRACT RENDER FROM FILE

In addition to the pedestrian crossing, this option proposes a new pedestrian bridge that will provide an elevated crossing over Jervois Quay. The new bridge would create a car-free connection between Te Ngākau and the waterfront, further enhancing pedestrian flow.

Positioned to align with pedestrian pathways to Te Papa and beyond, a goal of the bridge is to create a seamless connection between the city and the sea while avoiding obstruction of views between the lagoon, waterfront and Te Ngākau at street level.

Bridge access from Te Ngākau will be located next to the northern façade of the Michael Fowler Centre. There is also an option to widen a section of the bridge to create a viewing platform towards

the lagoon or the square. The new bridge would be a lightweight, simple structure and would not directly align with the pedestrian crossing, ensuring that it does not diminish sunlight to the area.

The harbour-side end of the bridge would be integrated into the green space adjacent to the former St. John's Ambulance building, creating opportunities for north-facing seating areas and elevated viewing points across the lagoon. This location also avoids adding additional load to the fragile sea wall in Whairepo Lagoon. Significant ramping would be required to ensure accessibility, which may slightly reduce the overall green space.

Positioned to align with pedestrian pathways to Te Papa and beyond, a goal of the new bridge is to

create a seamless connection between the city and the sea while avoiding obstruction of views between the lagoon, waterfront and Te Ngākau at street level.

Like Option 1, Option 2 aligns with the objectives and outcomes set out in the Te Ngākau Development Plan by significantly increasing public green space, through the removal of the current Bridge, and revitalising the area, by reducing buildings and structures. Significant ramping would be required to ensure accessibility, which may slightly reduce the overall green space.

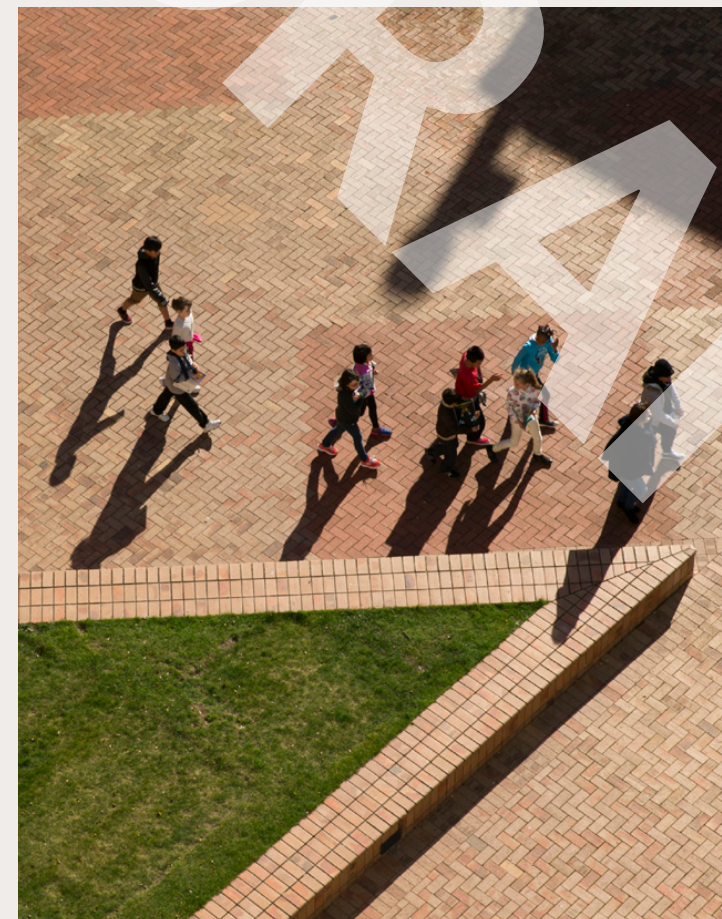
Please note that the bridge proposed in this option is a placeholder and has not yet been designed.

Tell us what development you want prioritised in the remaining parts of the precinct



CONSULTATION PART 2

Ērā atu wāhanga o te whaitua Remaining parts of the precinct



Introduction

In this part of the consultation, please tell us what development you want prioritised in the remaining parts of the precinct.

We have created three sample scenarios that give you examples of how the design could be:

- 1 Retain and restore**
- 2 Maximise green space**
- 3 More commercial activity**

There are many possible combinations of the redevelopment options, and our three sample scenarios are just a few of the possibilities.

SCENARIO

1

Retain and restore



Summary



Michael Fowler Centre
Michael Fowler Centre is strengthened and adapted for better connections with surrounding streets and the rest of the precinct.



Jack Ilott Green
Jack Ilott Green is retained and landscaped to enhance community enjoyment of the space.



City Gallery
City Gallery is retained as-is and reopened after minor strengthening and maintenance work. This work is currently in process, with the Gallery re-opening in February 2026.



City to Sea Bridge
City to Sea Bridge is demolished and replaced with a pedestrian crossing and a new bridge connecting to the Michael Fowler Centre to retain the function of the current Bridge.

SORT
KEY OR
TAKE OUT
NUMBERS?



How this combination meets the scenario goal

This scenario aims to retain and restore as much of the existing layout of buildings and structures as possible, while using the buildings through commercial opportunities to attract people to the precinct. Although restoring the City to Sea Bridge has been deemed impractical, the construction of a new bridge would retain an elevated walkway between the city and the sea. The new bridge would be accessed via a staircase and an accessible entry point by the Michael Fowler Centre, with opportunities to include elevated seating areas on both sides of Jervois Quay.

With the removal of the former Capital E building and the existing Bridge, Jack Ilott Green can be re-landscaped to improve the way this space can be used and better connect it to the overall precinct. City Gallery will be retained as an art gallery without further development, ensuring that the building reopens with minimal intervention.

In addition to the primary aim of retaining and restoring existing functions and uses, this scenario anticipates an increase of approximately 2,000 sq. m of green space in the precinct, predominantly due to the demolition of the City to Sea Bridge.

The trade-offs with this scenario

This scenario does not take advantage of the opportunity to connect and revitalise the City Gallery's access from Harris Street, which would better utilise its central location within Te Ngākau precinct, attract more people to the gallery and allow movement through the gallery to Te Ngākau.

Including a new bridge across Jervois Quay slightly reduces the overall potential for green space due to the necessary stairs and ramps for accessing the bridge.

Restoring the Michael Fowler Centre and Jack Ilott Green loses the opportunity to develop these sites through private commercial investment. Such commercial ventures could enable a variety of uses and attract further investment, including from mana whenua.

SCENARIO

2

Maximised green space



Summary



Jack Ilott Green

Jack Ilott Green is landscaped to enhance community enjoyment of the space.



City to Sea Bridge

City to Sea Bridge is demolished and replaced with a pedestrian crossing only.



Michael Fowler Centre

Michael Fowler Centre is strengthened and adapted to enable better connection with surrounding streets and the rest of the precinct.



City Gallery

A small extension is added to the City Gallery on Harris Street, creating a sheltered laneway with commercial and retail space on the ground floor.

SORT KEY OR TAKE OUT NUMBERS?



How this combination meets the scenario goal

Maximum green space is achieved by retaining Jack Ilott Green and landscaping it to make it more usable and enjoyable. A significant amount of green space adjacent to Jack Ilott Green is also gained through the demolition of the City to Sea Bridge, and additional green space is gained by not building a new bridge. This scenario improves the quality of green space, revives natural biodiversity, and promotes the rewilding of the precinct.

This scenario best aligns with the Te Ngākau development goals of placing the environment as the primary focus, with a te taiao-first (nature-first) approach reflected throughout the precinct.

The trade-offs with this scenario

Similar to Scenario 1, the main trade-off with this scenario is losing the opportunity to develop a new building on Jack Ilott Green. A new building in this location could mean new bars, restaurants, cafes, shops, events or office space. This type of activity would help us meet our goal of bringing life and energy back to the precinct, both day and night.

A building here could also play a role as a landmark for Te Ngākau, attracting people to the space and providing opportunities for the City Art Gallery to expand.

SCENARIO

3

More commercial activity



Summary



Michael Fowler Centre

Michael Fowler Centre is demolished and replaced with a new building.



Jack Ilott Green

A larger building is added to Jack Ilott Green, creating commercial opportunities and providing the opportunity for elevated views of the landscape.



City to Sea Bridge

City to Sea Bridge is demolished and replaced with a pedestrian crossing and a new bridge connecting to the new building on the Michael Fowler Centre site.



City Gallery

A large extension is added to the City Gallery, creating a sheltered laneway with commercial and retail spaces on the ground floor.

**SORT
KEY OR
TAKE OUT
NUMBERS?**



How this combination meets the scenario goal

New buildings on the Michael Fowler Centre and Jack Ilott Green sites would create commercial opportunities in Te Ngākau.

A new building on the Michael Fowler Centre site would offer significant cultural, commercial, residential, and hospitality opportunities, and create new access towards Cuba St.

There is an option for a new raised pedestrian bridge to be integrated into the design and construction of the new development on the Michael Fowler Centre site. This could potentially increase commercial activity by bringing waterfront foot traffic to the new Michael Fowler Centre building.

A new building on Jack Ilott Green could include restaurants, bars, cafes, shops, and cultural and event spaces, increasing the buzz of activity around buildings in Te Ngākau both day and night. Bringing this area to life would revitalise currently underutilised areas of Te Ngākau.

The trade-offs with this scenario

Building on Jack Ilott Green would result in an overall loss of green space compared to other options. However, the precinct will still have more green space than it currently does due to the space freed up by the removal of the City to Sea Bridge. This scenario may also take a longer time to be fully implemented as number of new buildings would need to be designed and built in partnership

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ADD AN IMAGE

Submission form

Have your say on the future of Te Ngākau Civic Precinct

All submissions must be received by **Wednesday 13 November 2024, 5pm**. You can:

- Email this form to tengakau@wcc.govt.nz
- Print and post it to the Freepost address at the end of the form, or
- Drop it off at any of our libraries.

About this consultation

We want to hear your feedback on our draft plan for Te Ngākau Civic Precinct. Over the next few years, there are some key decisions that need to be made about the remaining buildings and spaces in Te Ngākau, and this consultation is a chance for you to have your say on the City to Sea Bridge replacement and the direction of future development in the precinct. By providing your feedback on the options and scenarios, you're helping Council make informed decisions that will enable Te Ngākau Civic Precinct to thrive.

Before you start, read the consultation document which provides further details on the options and scenarios asked about in this submission form.

Privacy statement

Submissions including your name and opinions are published and made available to Wellington City Council Elected Members and to the public from our offices and on our website. Contact details provided by you may be given to Elected Members if they wish to contact you about your submission. Contact information will be used for the administration of the consultation process.

Our staff will have access to submissions in their capacity as Council employees. Besides our staff, aggregated and de-identified survey data will be shared with New Zealand-based company Global Research to undertake analysis.

With the exception of your name, personal details like contact information will be redacted prior to publishing. Please note that you should not include any personal information in the free text fields of this questionnaire if you do not wish it to be made public.

For further details around privacy please see our extended privacy statement at wcc.nz. All information collected will be held by Wellington City Council in accordance with the Privacy Act 2020. You have a right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. Please contact us at tengakau@wcc.govt.nz.

Full name:		
Email address:		
Are you are making this submission as an individual or on behalf of an organisation?		
<input type="checkbox"/> Individual	<input type="checkbox"/> Organisation:	
What is your connection to Wellington? <i>(tick all that apply)</i>		
<input type="checkbox"/> I am a Wellington City Council ratepayer	<input type="checkbox"/> I live in Wellington	<input type="checkbox"/> I work in Wellington
<input type="checkbox"/> I own a business in Wellington	<input type="checkbox"/> I study in Wellington	<input type="checkbox"/> I am a visitor to Wellington
<input type="checkbox"/> Other <i>(please specify)</i>		
Optional: Do you wish to speak to Councillors about your submission at an oral hearing?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	
If you wish to speak at an oral hearing, please leave a phone number for us to arrange a time with you.		



City to Sea Bridge

The City to Sea Bridge consists of three separate structures which are functionally and geotechnically connected – the former Capital E building, the bridge itself and the Whairepo Lagoon sea wall. Capital E also shares a loading dock with the Town Hall, which means that this issue needs to be fixed to complete the Town Hall.

A detailed seismic assessment completed on the bridge in 2024 rated it NBS 20%. The reason for this low rating is partly due to the likelihood of the surrounding ground becoming unstable during a significant earthquake due to a process called liquefaction (where water-saturated ground temporarily acts like a liquid). While strengthening the bridge is technically possible,

it is unfeasible due to the large cost and impact on traffic below on Jervois Quay. Please see page XX of the consultation document to read more about this.

Unfortunately, because of these factors, the only feasible option is to demolish the City to Sea Bridge. We are seeking your feedback on two options:

- Demolishing the City to Sea Bridge and constructing a pedestrian crossing (estimated cost of \$XX million).
- Demolishing the City to Sea Bridge and constructing a pedestrian crossing plus a new bridge (estimated cost of \$XX million).

1. Please choose your preferred City to Sea Bridge scenario:

<input type="checkbox"/> Replacement with a new bridge and pedestrian crossing	<input type="checkbox"/> Replacement with pedestrian crossing only	<input type="checkbox"/> I have no strong opinion
<input type="checkbox"/> I do not support either option	<input type="checkbox"/> I don't know	

2. If people want a new bridge, there are many things to think about when designing it. Whether you support building a bridge or not, we want to know what the most important things to consider are. Please choose up to three from the list below:

<input type="checkbox"/> Keeping the cost low and minimising impact on rates	<input type="checkbox"/> Ensuring resilience and longevity	<input type="checkbox"/> Ensuring it's easy for everyone to use (accessibility)
<input type="checkbox"/> Adding places to sit and gather	<input type="checkbox"/> Including viewing areas	<input type="checkbox"/> Adding public art and sculptures
<input type="checkbox"/> Lighting and safety after dark	<input type="checkbox"/> None of these are important to me	<input type="checkbox"/> Other (please specify)

3. Please tell us why you chose those areas.

4. Do you have any other thoughts about the City to Sea Bridge or how people can move between Te Ngākau and the waterfront?

Te Ngākau Draft Precinct Development Plan

In this part of the consultation, we want to understand what you want to be prioritised during the development of the remaining parts of the precinct. We will do this by presenting three sample scenarios. These scenarios present combinations of the remaining redevelopment options that emphasise different priorities. One combination maximises green space,

another increases commercial activity, and the other retains and restores existing structures as much as possible. There are many possible combinations of the redevelopment options, and our three sample scenarios are just a few of the possibilities. To read more detail about these scenarios, please see page XX of the consultation document.

1. Below are some potential scenarios for further development in Te Ngākau Civic Precinct. Please choose up to three that are most important to you:

<input type="checkbox"/> Keeping and restoring existing buildings	<input type="checkbox"/> Keeping or increasing the amount of open or green spaces	<input type="checkbox"/> Making open or green spaces better for people to use
<input type="checkbox"/> Adding spaces for hospitality, retail and other businesses	<input type="checkbox"/> Keeping overall costs as low as possible	<input type="checkbox"/> Improving cultural and creative opportunities in the space
<input type="checkbox"/> Lighting and safety after dark	<input type="checkbox"/> None of these are important to me	<input type="checkbox"/> Other (please specify)

2. Please tell us why you chose those areas.

3. Below are some other potential design considerations for further development in Te Ngākau Civic Precinct. Please choose up to three that are most important to you:

<input type="checkbox"/> Lighting	<input type="checkbox"/> Safety	<input type="checkbox"/> Accessibility
<input type="checkbox"/> Shelter	<input type="checkbox"/> Play areas for children	<input type="checkbox"/> None of these are important to me
<input type="checkbox"/> Other (please specify)		

4. Do you have any other thoughts about what we should be prioritising in Te Ngākau Civic Precinct?



Thank you very much for your submission!

1st fold here - fasten here once folded

Staple here

2nd fold here

Freepost Authority Number 2199



Long-term Plan
Policy and Reporting
Wellington City Council
PO Box 2199
Wellington 6140

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke



DRAFT

Te Ngākau Update

Council Briefing - September 2024



Agenda

Today's Briefing:

- Te Ngākau Development Plan and Community Engagement
- Update on the City to Sea Bridge
- Basement Strengthening
- Council Paper on 12th September on Basement Strengthening Options

Te Ngākau Master Development Plan

- Te Ngākau master development plan has been developed to give effect to the Council's Te Ngākau vision:

“Te Ngākau is the beating heart of our capital city: a thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whanganui a Tara”

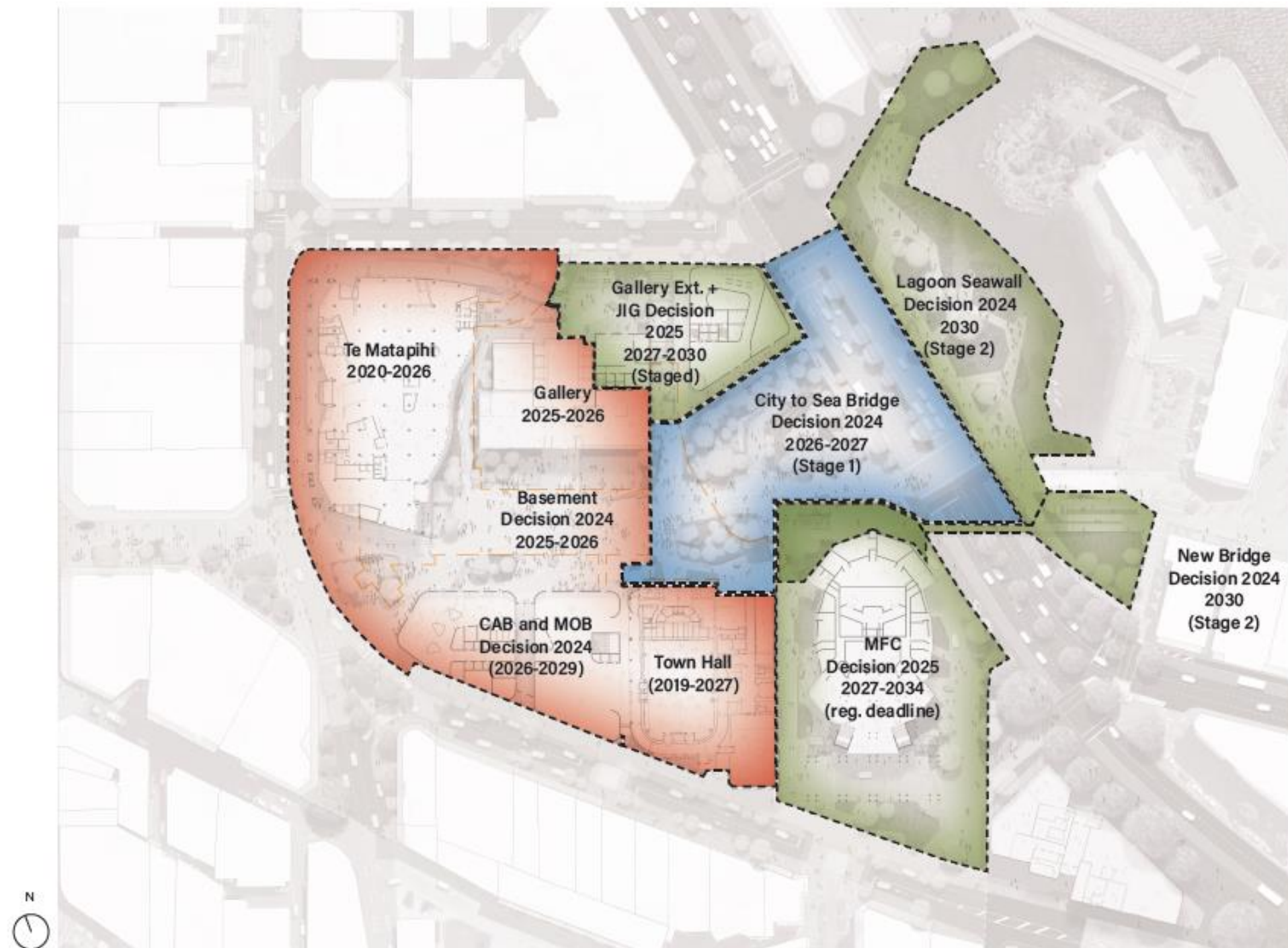
- The master plan presents scenarios such as options for **maximizing green space, maximising creative and cultural spaces, generating commercial outcomes, activation of the precinct, resilience and climate adaptation** and builds on the decisions the Council has already taken and work already underway.
- The plan considers possible options for each site in the square but does not make recommendations or decisions on specific sites (e.g., MFC, Jack Ilott green).
 - Each decision, along with relevant options, will be brought to the Council for consideration
 - Work would be phased over the next 10 years, to respond to regulatory deadlines and manage cost pressure
- Next steps on the master plan are:
 - Community engagement on the scenarios in the plan (mid-October to mid-November)
 - Council consideration and adoption of the plan (July 2025)

Decision Sequencing and Delivery Timeframes

The following diagram maps the sequencing of decision making for Te Ngākau. Substantial decisions have been made to the City side of the precinct with future decisions to be confirmed for the remaining buildings and areas.

KEY

Past or Pending Decisions	
Near Future Decisions	
Future Decisions	



Te Ngākau

Precinct Wide Draft Development Plan



WARREN AND MAHONEY



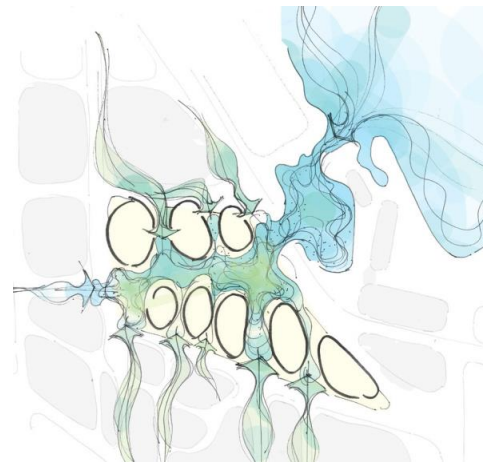
Place Collective

Ripple Resilience

Objectives and Outcomes

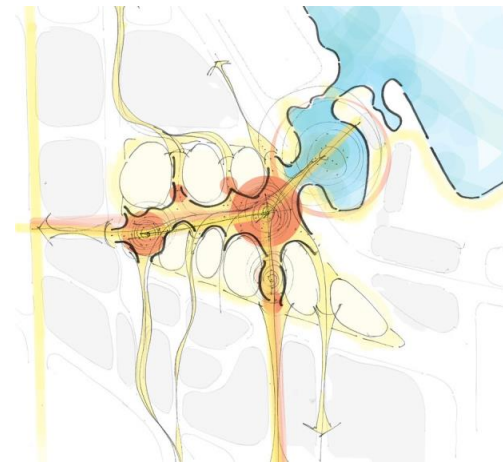
The objectives for the precinct have already been set within the Te Ngākau Framework, and are in support of the overall vision which is **“Te Ngākau is the beating heart of our capital city: A thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whanganui a Tara.”**

To achieve the vision and objectives there are three key areas of focus which the development plan will deliver.



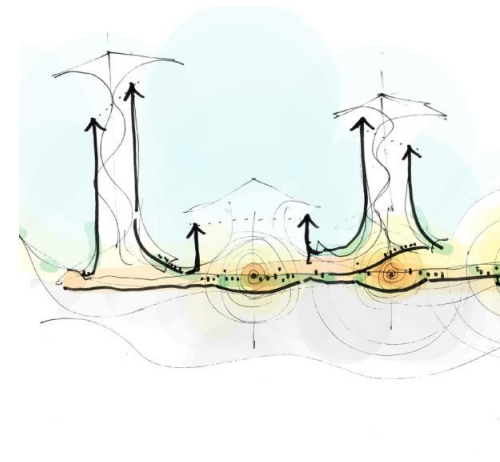
Te Rauora | Revive

Bringing nature back into the precinct, creating a place that supports the natural environment and is adaptive to nature’s challenges (climate change and resilience).



Te Oho | Awaken

Attracting public life and people to create an urban, civic, cultural and creative arts experienced. Toi maori is present in the co-design of the overall place through landscape architecture and urban design.



Te Oro | Amplify

Creating a commercial engine that enables a multiplicity of uses and attracts investment including mana whenua.

A Nature-First Approach

Our vision explores the connection between the whenua/urban forest and the coastal habitat of the moana. These two ecological systems are interlinked by the concept of Pūheke - Flow. Pūheke articulates naturally occurring movements in te taiao to show how this has shaped settlement patterns so people and place organically flow as one.

Through a nature-first approach, the interconnected dimensions of past, present and future are celebrated through a symbiotic union of the built and natural worlds.

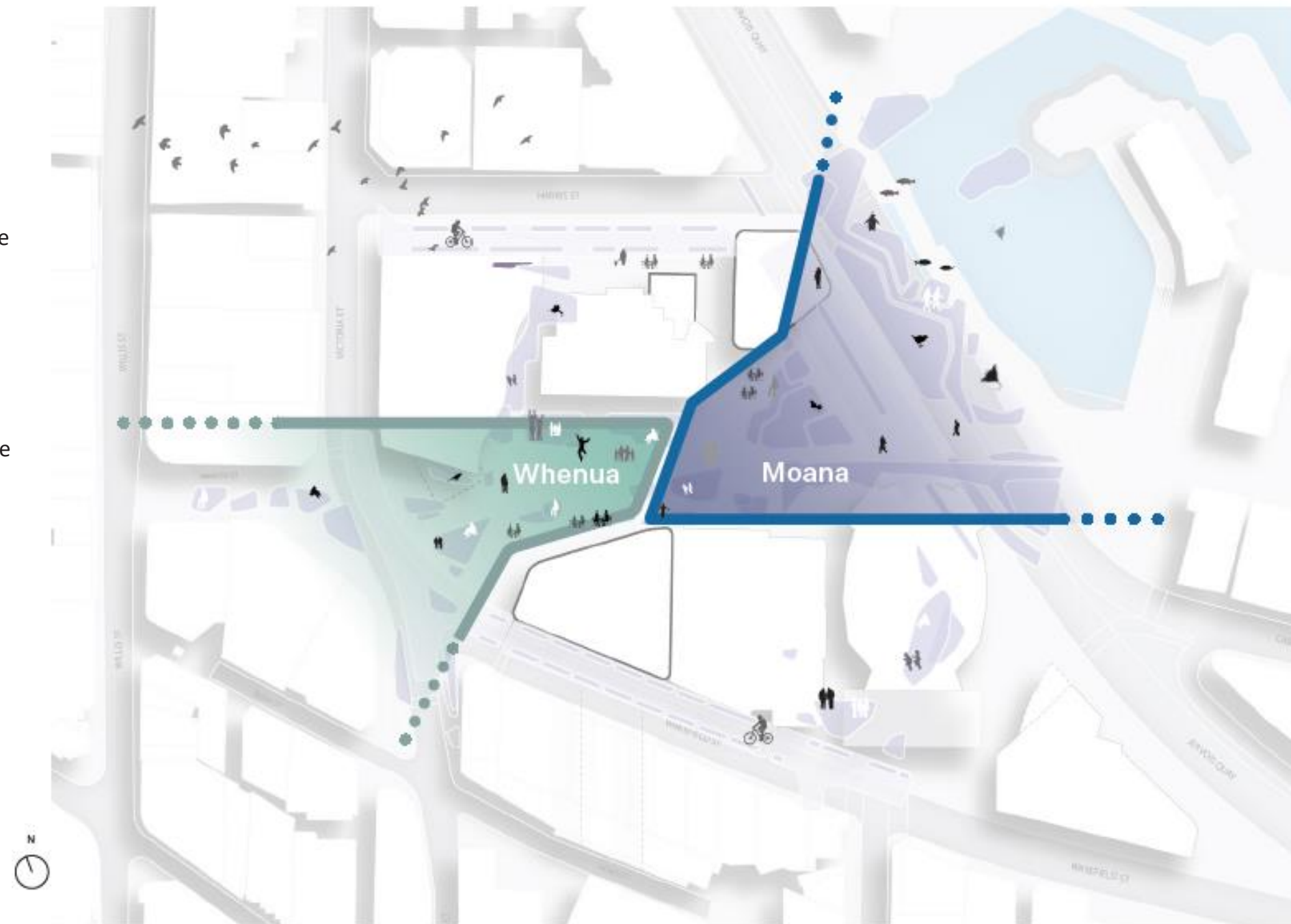


Landscape Strategy

Reviving our community's relationship with te taiao within Te Ngākau

The landscape concept for Te Ngākau seeks to give form to Mana Whenua's aspirations giving te taiao primacy within Te Ngākau embracing the Māori world view which positions us within nature, a state of taupuhipuhi: symbiosis with all flora and fauna.

A simple landscape strategy that reintegrates the landscape of the whenua and moana into our urban space has been utilised to not only provide a public realm outcome that puts te taiao first, but to deliver a sense of identity that reflects people and the land.



Measuring Outcomes

Measurements:



Public space and greening



Resilience and water responsive design



Activation and experience



Financial responsibility

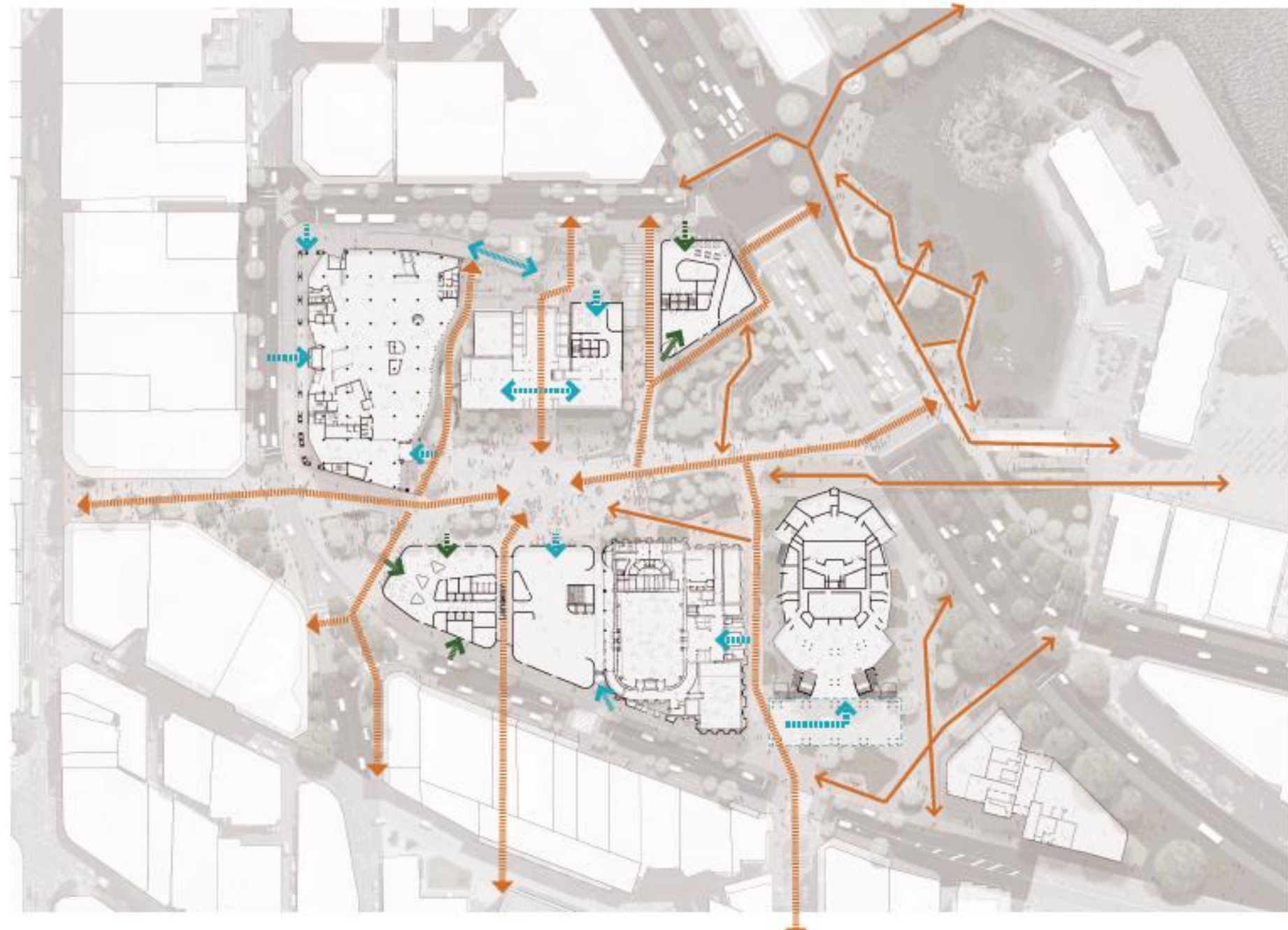
People Movement Strategy

Strategy 01 - Enhance Linkages into Te Ngākau

Strategy 02 - Improve connections around and within Te Ngākau

Strategy 03 - Increase public engagement with civic functions

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Connection to Civic Function
- Connection to Commercial Function



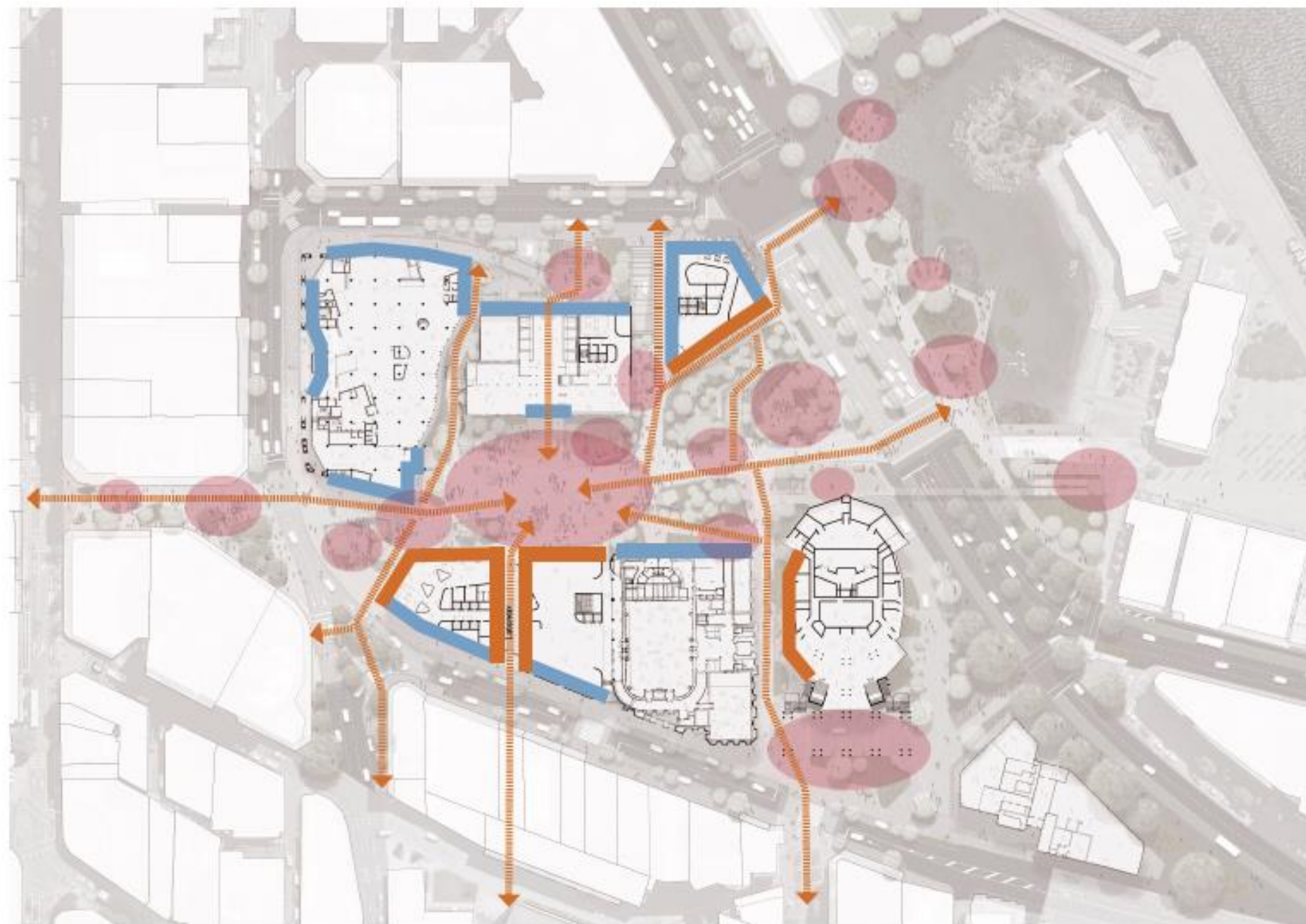
Diversity of Uses + Activity Strategy

Strategy 01 - Activate edge conditions

Strategy 02 - Increase mixed use and diversity

Strategy 03 - Improve and create gathering/ event spaces

-  Pedestrian Movement
-  Active Facade
-  Retail / F+B Opportunity
-  Gathering Spaces











Design Strategies

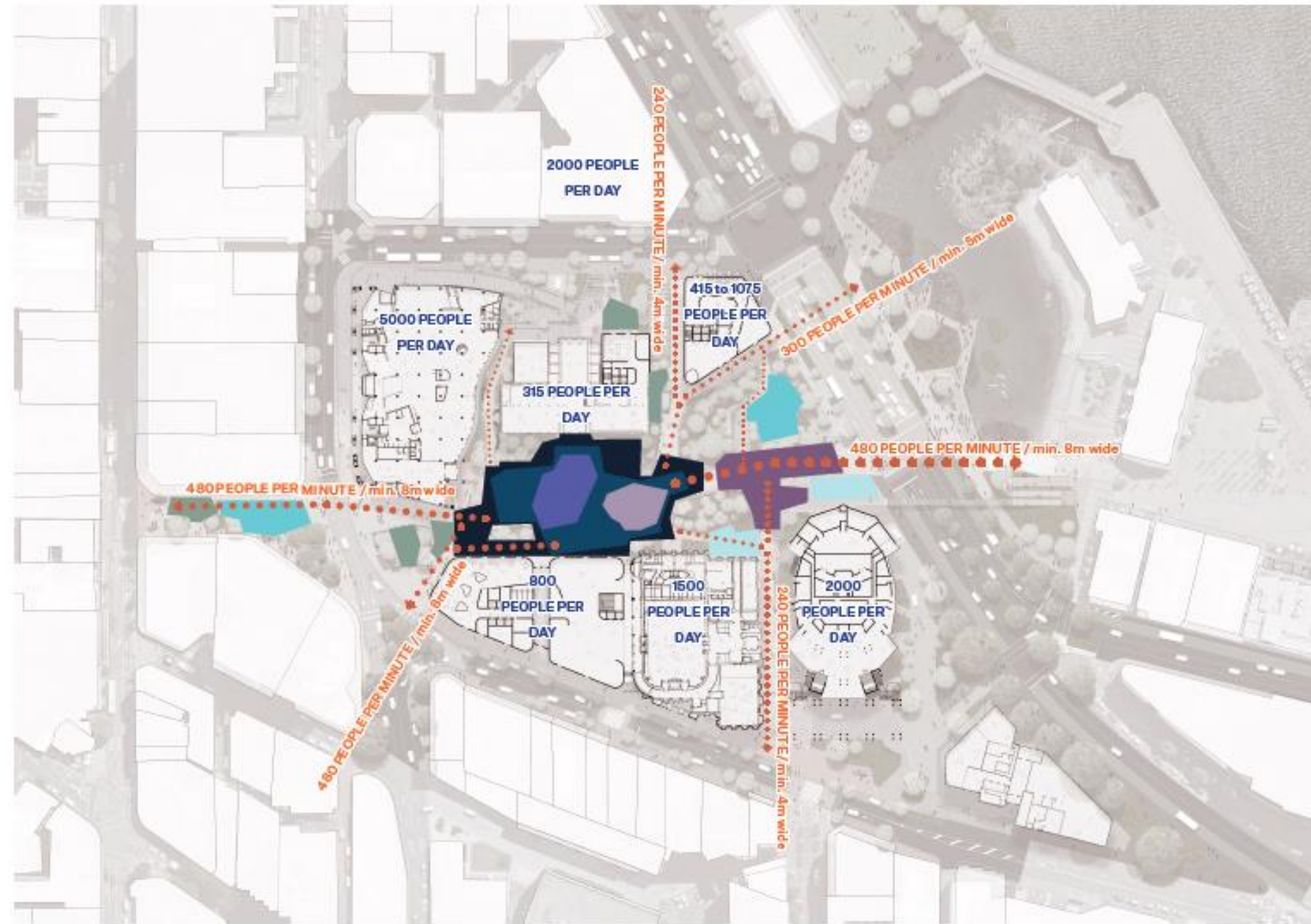
Crowd Capacity

Crowd capacity estimations are based on between 2 and 3 people per sq. metre (1-2 per sq m being a busy street, 3 per sq m typical of a demonstration crowd, 5 per sq m a crowded concert). Egress estimations are based on the clear width of the main paved surface only and 60 people per meter per minute, allowing 1.5 sq. metres per pedestrian and a 75 meter per minute walking speed.

Note: visitor numbers per day per building are approximate.

KEY

100 to 200 people	
300 to 450 people	
600 to 750 people	
600 to 900 people	
1,000 to 1,250 people	
1000 to 1,500 people	
3,400 to 5,100 people	
5,400 to 8,000 people	



Creative Arts - Response



Textural Experiences
Engaging seasonal installations and public art that enable people to discover, learn, and interact with.



Blurring the Line
Interactive edges around buildings that transforms the boundary between architecture and public space.



Flow of the Urban Context
Connect with existing creative and cultural landmarks around the city and surrounding streets.



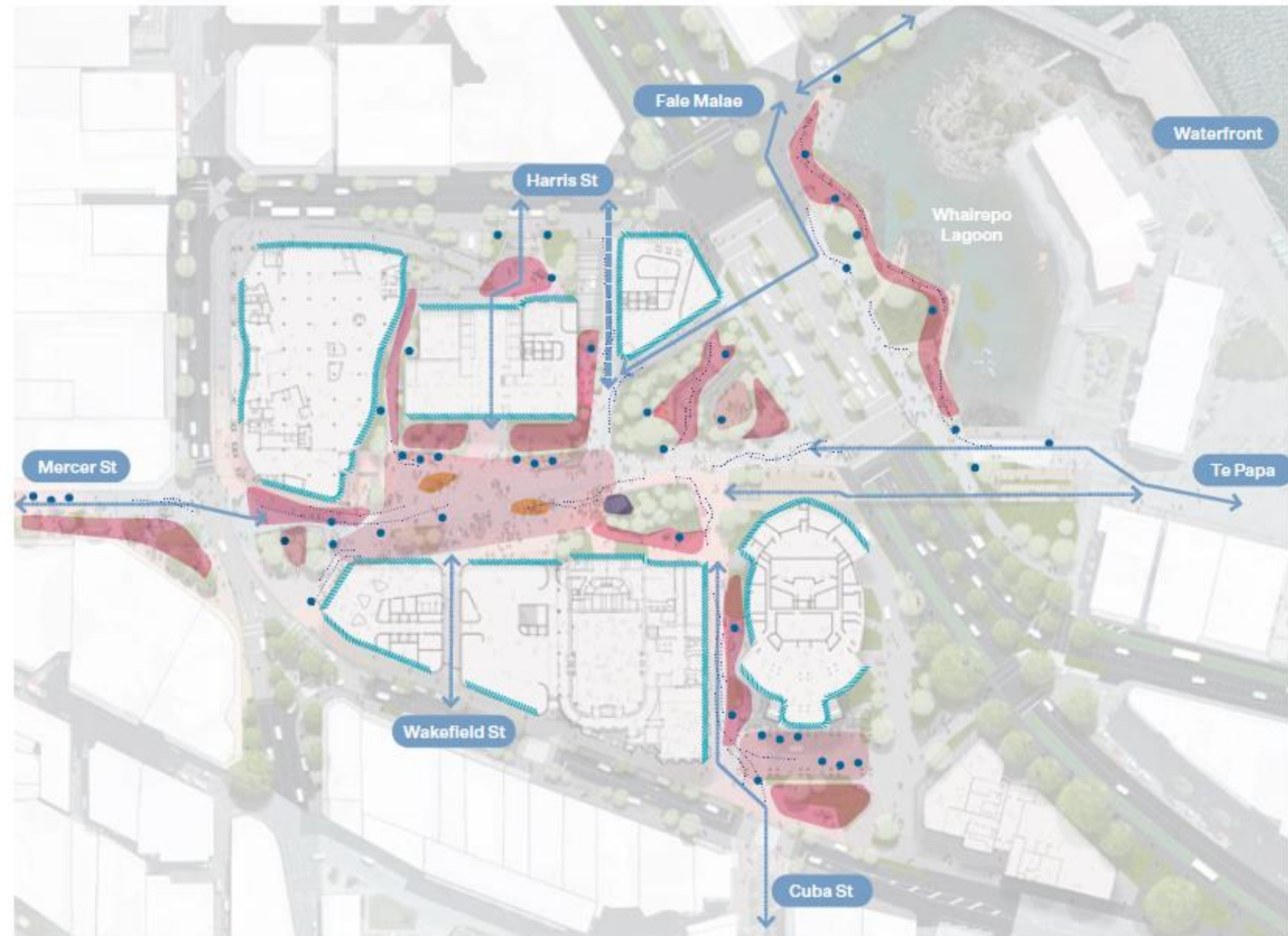
Lighting
Using marker lights within the paving design as a wayfinding tool to navigate through Te Ngākau.



Play
Utilising various natural elements, such as water, for people to engage and play with.



Linger and Discover
Creating smaller and more intimate moments within Te Ngākau for people to create their own experiences.



- Linger and Discover
- Textural Experiences
- Gather
- Blurring the Line
- Stage
- Lighting
- Play
- ↔ Urban Context Connections

Climate Change Adaptation and Resilience

Key Approaches:

- 1 Elevate critical building infrastructure above current and future floodplains
- 2 Retention and detention solutions that are floodable to provide storage capacity enabling controlled release into green infrastructure system.
- 3 Decrease runoff and flooding through nature-based solutions for infiltration and purification, such as riparian planting and buffers, bioswales and rain gardens Rain gardens and permeable green space utilised to minimise outflow to city infrastructure and maximise onsite capture and reuse.
- 4 Rainwater harvesting for buildings to maximise resilience
- 5 Rain gardens and similar solutions for public realm and streetscape
- 6 Introduction of habitat hollows that utilise salt resistant planting and enhance aquatic habitats.
- 7 Existing buildings will be retrofitted to address the design and technical challenges of adapting to the evolving risks of flooding, stormwater and heat.
- 8 Floodable waterfront park zones with multiple levels are designed to accommodate future sea levels.
- 9 Incorporation of salt-resistant native plants embedded within the landscape and infrastructure design to further reduce the impact of sea level rise on the landscape.
- 10 Flood controls incorporated into basement ramps to reduce the probability of flooding in storm surge events.
- 11 Utilisation of the existing basement under the MFC entrance for possible water capture to provide storage capacity enabling controlled release into green infrastructure system.
- 12 Green space integrated into building design to enhance the health + wellbeing of the community.

Landscape Plan 04 - Balanced 01

KEY

- flexible + event space 1
- focal feature 2
- sheltered dwell spaces 3
- gathering / meeting space 4
- coastal gardens areas 5
- ngahere / habitat planting /
raingardens 6
- open lawn spaces 7
- traffic calmed street with
pedestrian crossings 8
- lagoon edge boardwalk and
marine habitat zones 9
- indicative bridge crossing 10





Artist impression
Aerial view from Mercer St. Corner







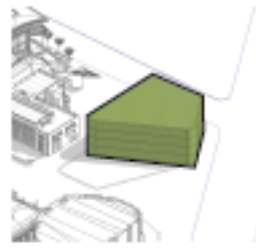
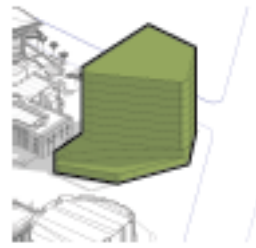



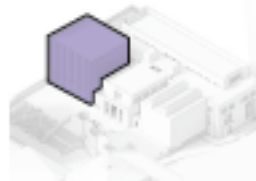


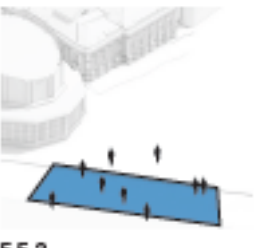




Artist impression
Pedestrian view from Mercer St. Corner

Building Development Areas

This section of the development plan identifies five development opportunities within the Te Ngākau precinct.

The options for each opportunity have been developed based on the longer-term objectives for the Te Ngākau precinct and interdependencies between options have been used to create the three resulting development scenarios.

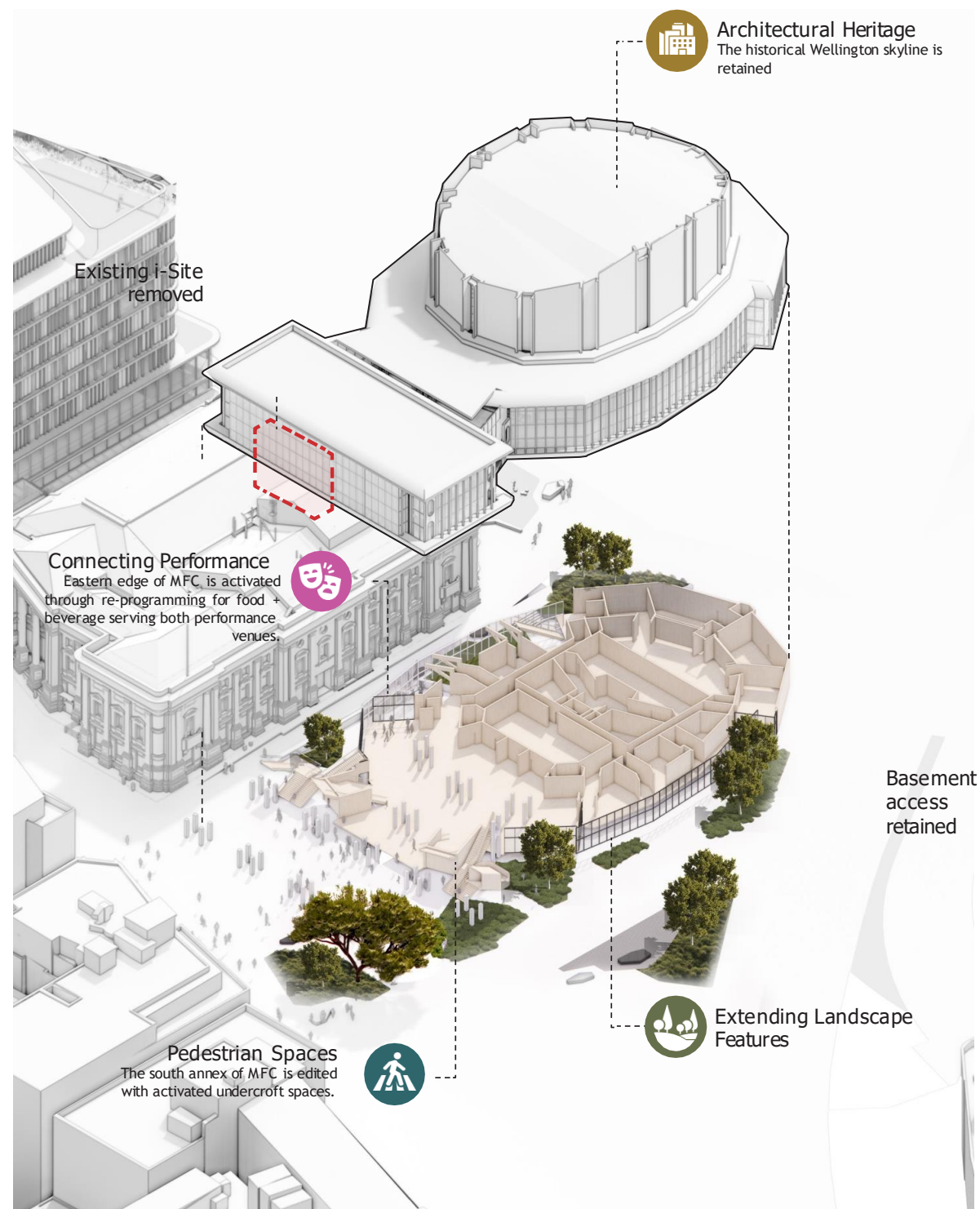
 <p>5.1 CAB / MOB</p>	 <p>5.2 Michael Fowler Centre</p>		 <p>5.3 Jack Illott Green</p>			
<p><i>(Under negotiation with developer)</i></p>	 <p>5.2.4 Option 1 Strengthen + Adapt</p>	 <p>5.2.5 Option 2 Maximised Development</p>	 <p>5.3.4 Option 1 Landscape Re-development</p>	 <p>5.3.5 Option 2 Conservative Development</p>	 <p>5.3.6 Option 3 Maximum Development</p>	
	 <p>5.4 City Gallery</p>		 <p>5.5 City to Sea Bridge</p>			
 <p>5.4.4 Option 1 No Action Alternative</p>	 <p>5.4.5 Option 2 Small Extension</p>	 <p>5.4.6 Option 3 Maximum Extension</p>	 <p>5.5.2 Option 1 Retain + Restrengthen</p>	 <p>5.5.3 Option 2 At Grade Pedestrian Crossing</p>	 <p>5.5.4 Option 3 New Bridge - MFC</p>	 <p>5.5.5 Option 4 New Bridge - New Building</p>

MFC Option 1: Strengthen & Adapt

This option considers the restoration and adaptation of Michael Fowler Centre through the opening of the ground plane programme. It considers MFC as an urban beacon at the north end of Cuba St and adapts the ground plane to prioritise pedestrian flows through the Precinct.

Building Metrics:

Ground Floor	1845.52 m ²
Level 01	m ²
Level 02	m ²
<hr/>	
Total No. of Floors	n/a
Max Height	n/a
Total Building GFA	n/a m ²



MFC Option 2: Maximum Development

The development strategy maximises commercial development on the site. The removal of Michael Fowler Centre creates a new opportunity for existing urban connections from Cuba St to extend beyond to the waterfront. This new development plays a key role in uniting the commercial, residential and entertainment precincts.

Building Metrics:

Ground Floor	2847 m ²
Level 01	2847 m ²
Level 02	1902 m ²
Level 02 (Terrace)	698 m ²
Level 03 - 08	1902 m ²
<hr/>	
Total No. of Floors	8
Max Height	31.3 m
Total Building GFA	19,706 m ²



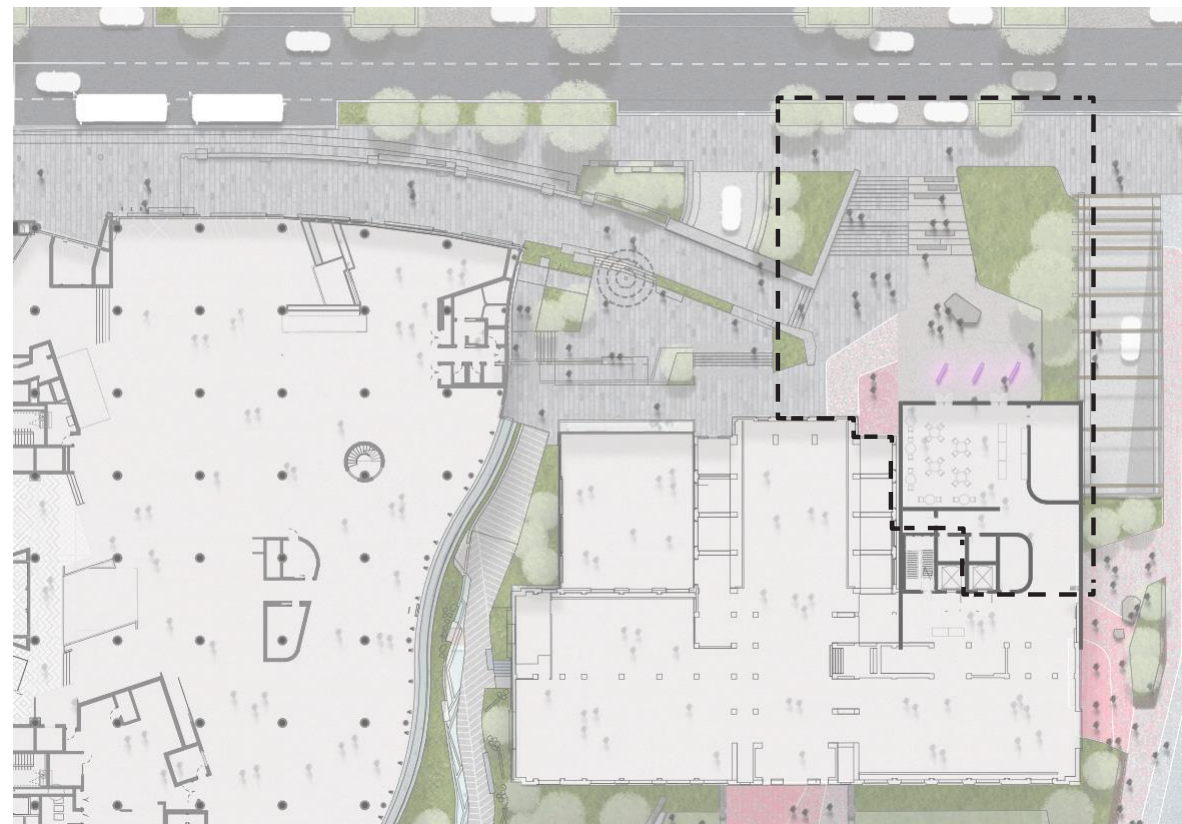
City Gallery Option 1: Structural Upgrade only

Temporary Option prior to Option 2 or 3 executed

The City Gallery is structurally upgraded. The overall landscape redevelopment of this area will be in response to the final decision for the bridge removal which includes a portion of the pedestrian linkway over the area.

Total Outdoor Space Retained (TBC)	750 m ²
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Total outdoor space area is an approximate measurement only. Area boundaries to be defined and confirmed to provide total outdoor space provisions.

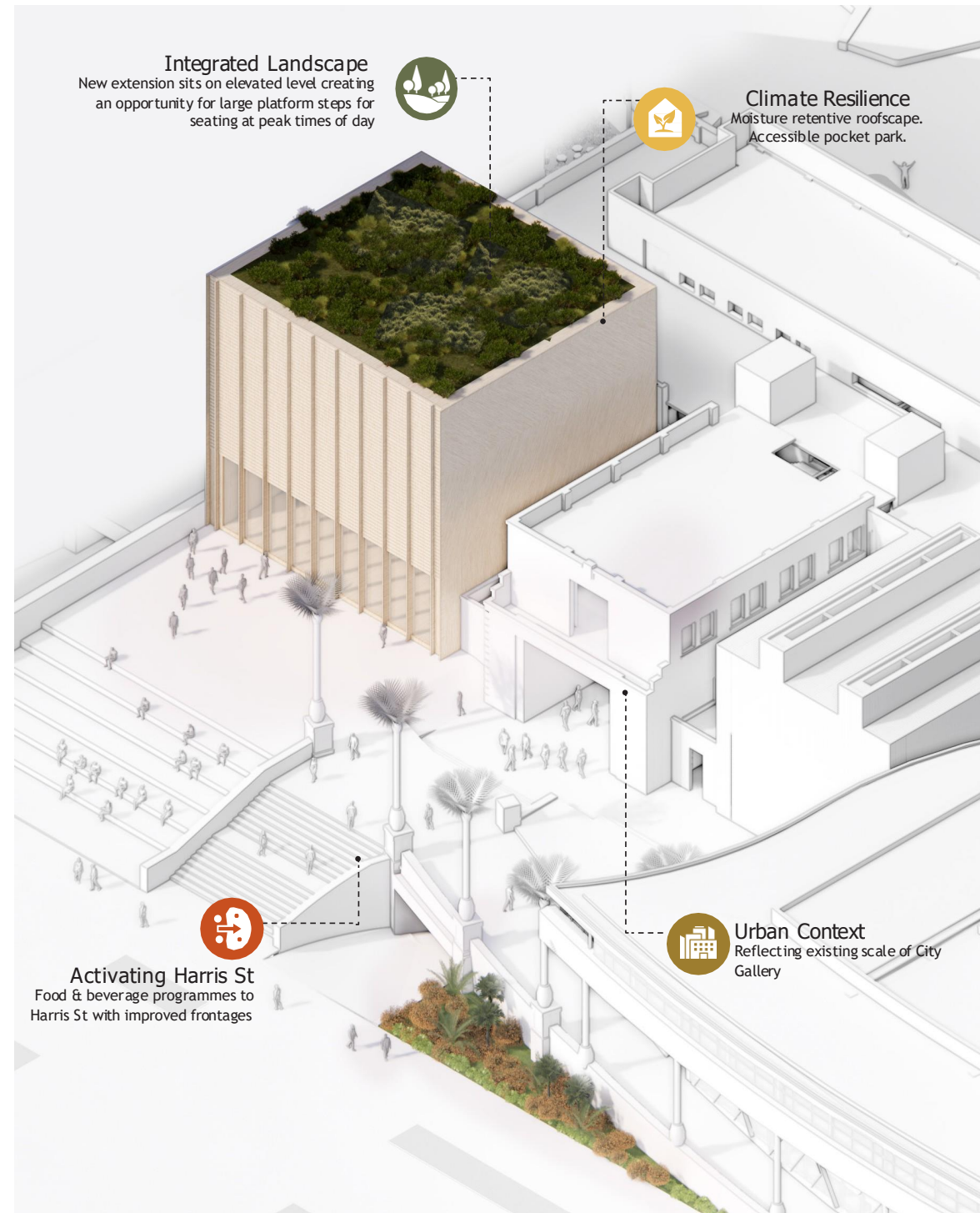


City Gallery Option 2: Small Extension

The City Gallery is transformed into a sheltered laneway with commercial and retail programmes inhabiting the ground floor. This conservative option mirrors the latest extension to the building creating a symmetrical building programme. The Harris St edge is strengthened further through the landscape design.

Building Metrics:

Ground Floor	283 m ²
Level 01	283 m ²
Level 02	283 m ²
<hr/>	
Total No. of Floors	3
Max Height	16.2 m
Total Building GFA	849 m ²



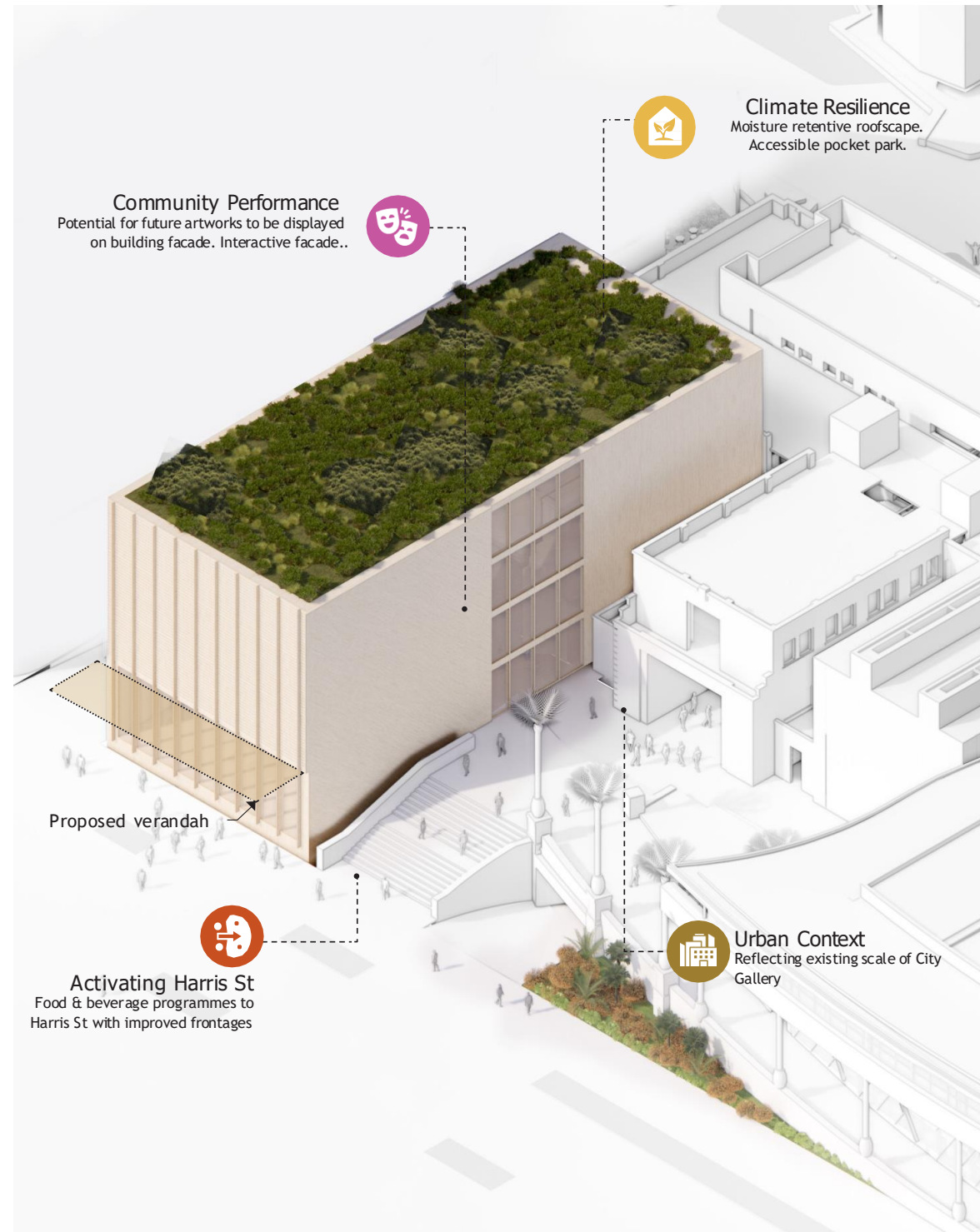
City Gallery Option 3: Maximum Extension

The City Gallery is transformed into a sheltered laneway with commercial and retail programmes inhabiting the ground floor. The lofted laneway retains existing design features and the gallery and exhibition spaces are relocated to a new building extension to the north east.

Building Metrics:

Ground Floor	283 m ²
Level 01	750 m ²
Level 02	750 m ²
Level 03	750 m ²
Level 04	750 m ²

Total No. of Floors	5
Max Height	42.6 m
Total Building GFA	3,283 m ²

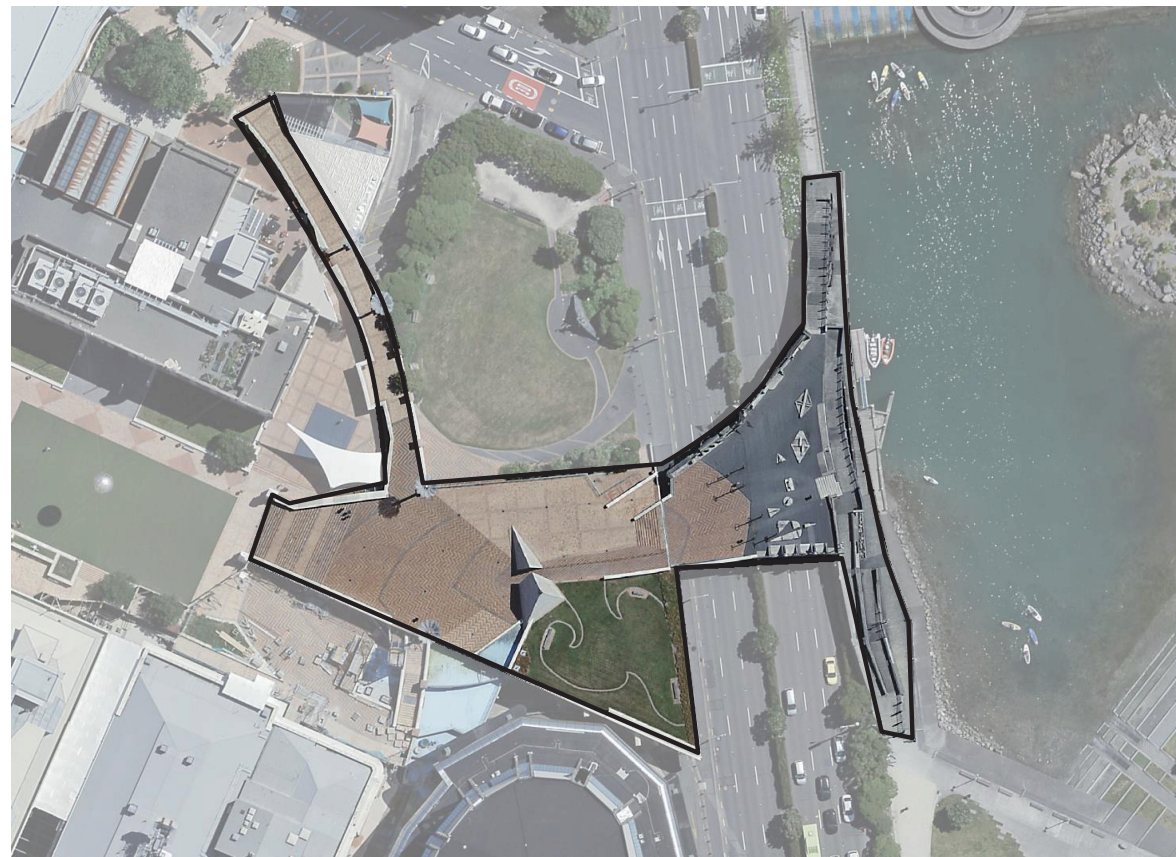


City to Sea Bridge Option 1: Retain/Strengthen

This option would have significant change to the proposed landscape strategy

The existing City to Sea Bridge is maintained and restrengthened. This option retains existing pedestrian pathways and the elevated platform views to the harbour.

Site Plan NTS



City to Sea Bridge Option 2: at Grade Crossing

This option proposes an at-grade pedestrian crossing across Jervois Quay. This is a substantial crossing space with redeveloped urban edges which integrates with the landscape proposal.

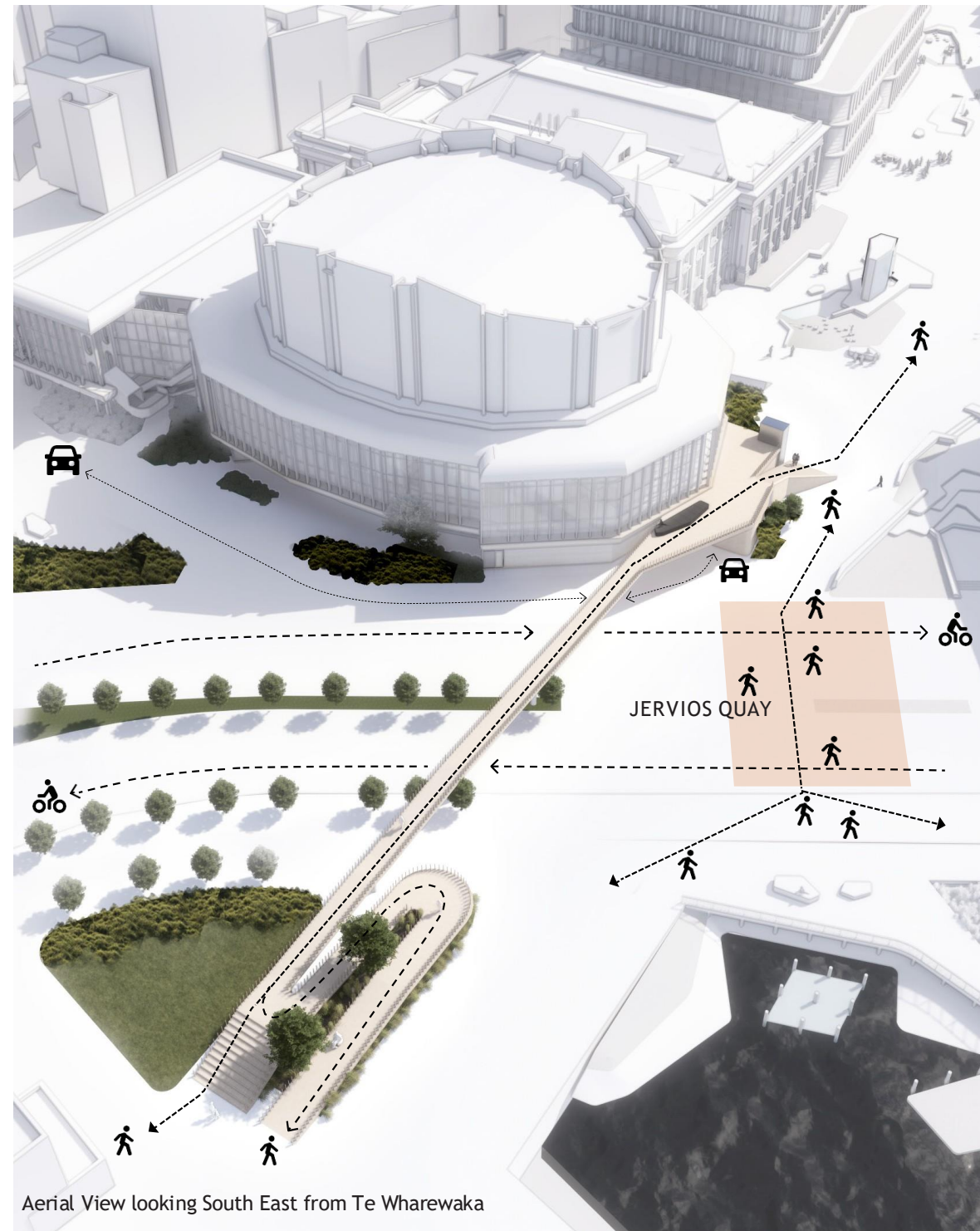
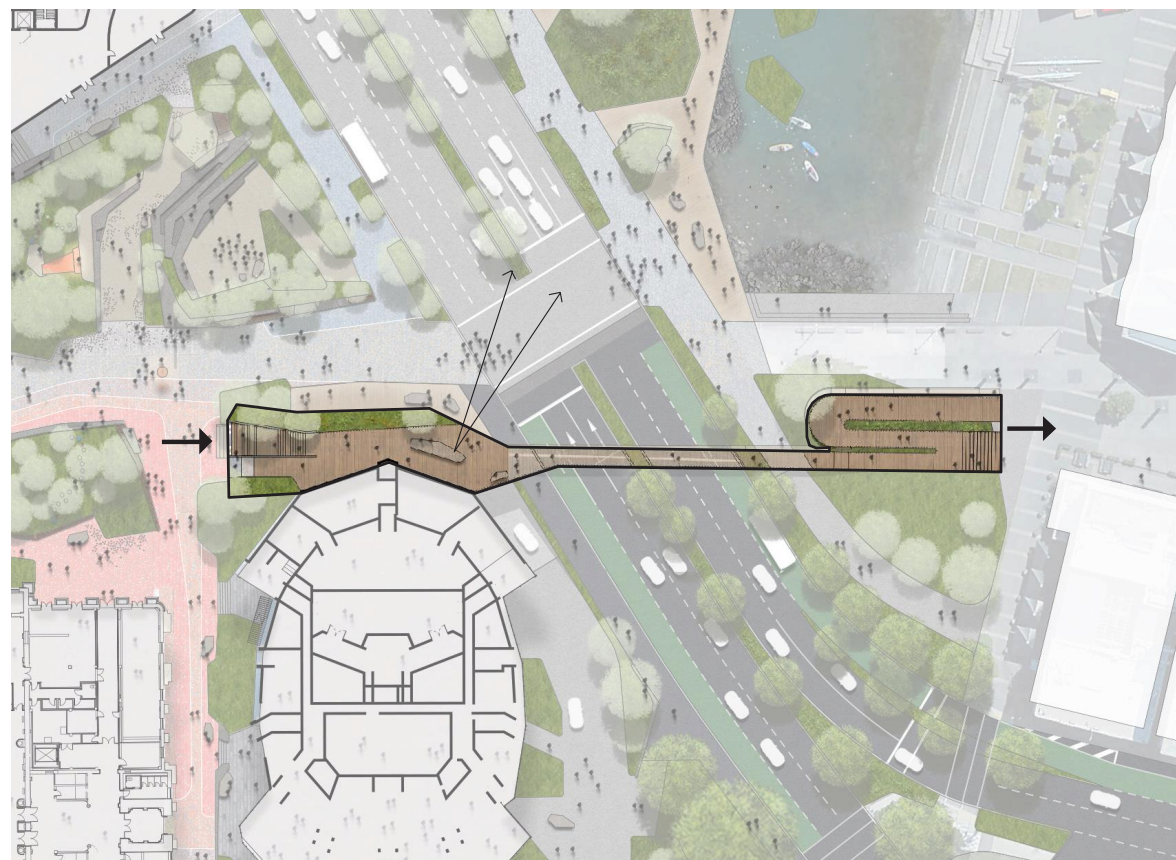


■ At Grade Pedestrian Crossing Locations →

City to Sea Bridge Option 3: New Bridge & MFC Integration

The new bridge coordinates with the MFC building, connecting city to sea. The light structure is a simple linkage for pedestrians navigating the precinct. The bridge is integrated with the existing MFC basement entry.

Site Plan NTS





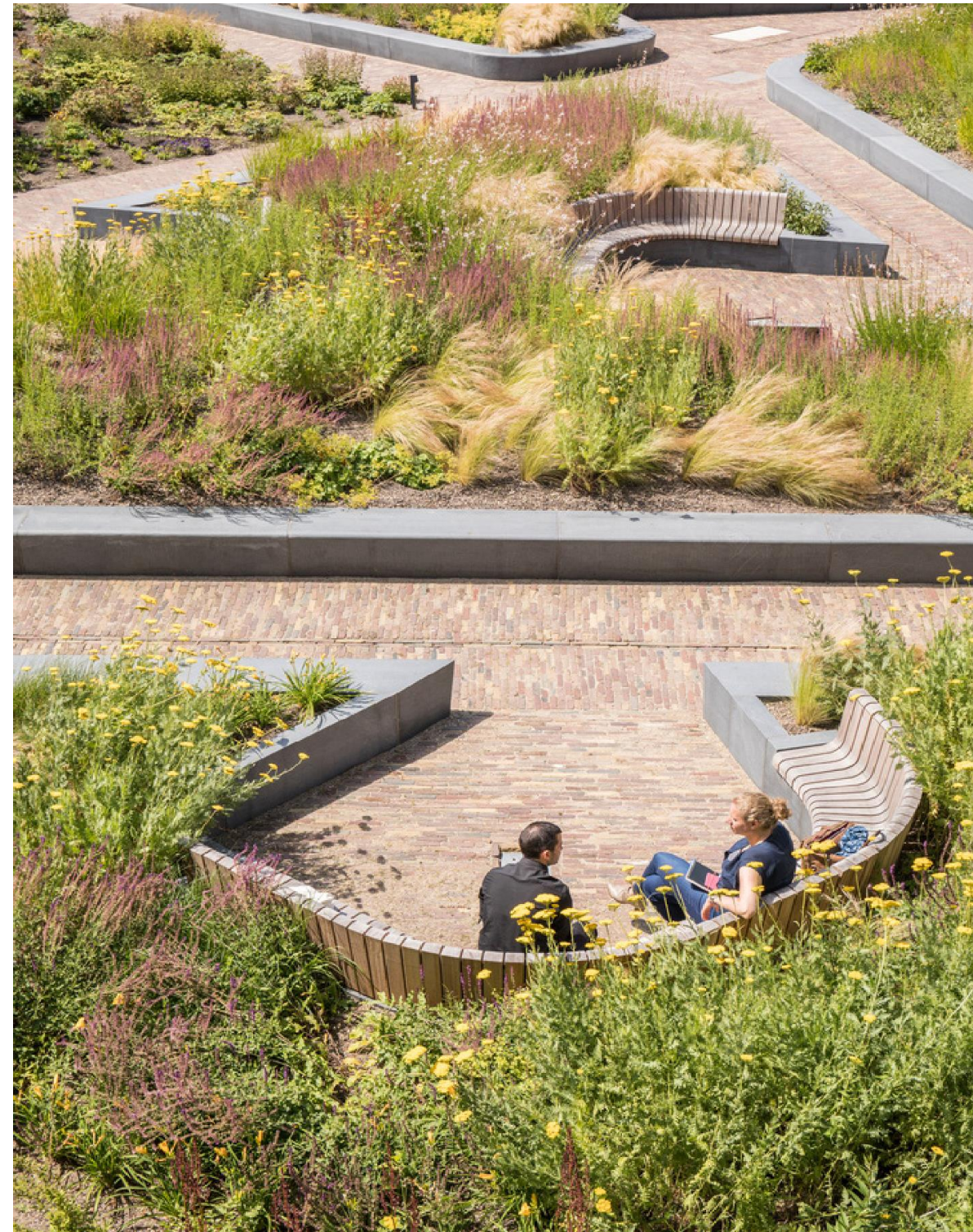
Artist impression
Aerial view of proposed Jervois Quay pedestrian crossing (Bus lane needs to be designed in coordination with Harbour Quays Project).

Jack Ilott Green Option 1: Landscape

This option is a redevelopment of the existing green space. There is an opportunity to strengthen the edges of the park and its integration to the proposed landscape scheme. The potential for this development will need to consider its relationship to the proposed bridge as well.

Total Outdoor Space Retained (TBC)	1950 m ²
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Total outdoor space area is an approximate measurement only. Area boundaries to be defined and confirmed to provide total outdoor space provisions.

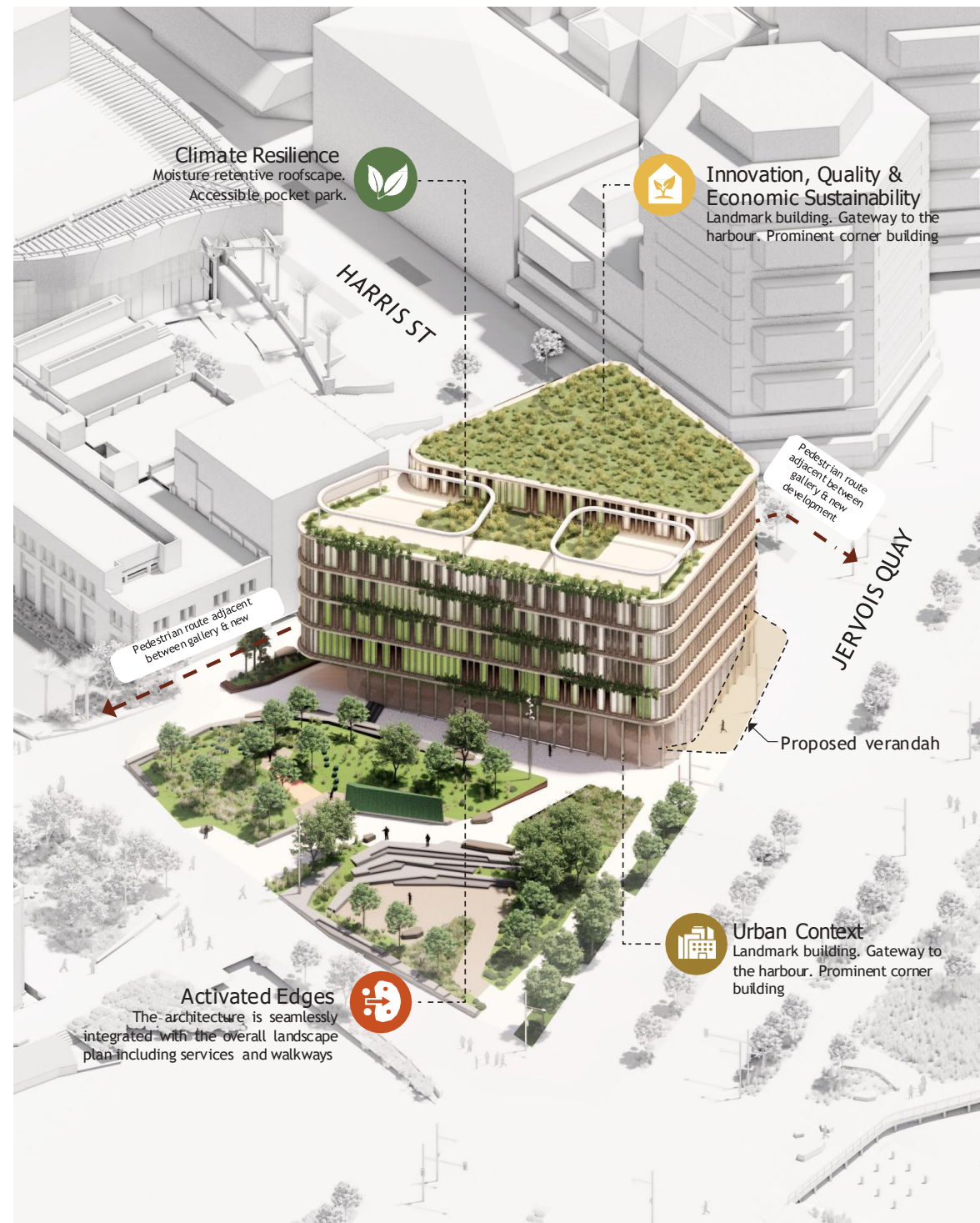


Jack Ilott Green Option 2: Conservative Development

This conservative approach to the development site extends the stepping urban forms from city central down to the waterfront. With a smaller building footprint more of the landscape becomes prominent at this section of the Precinct

Building Metrics:

Ground Floor	1139.20 m ²
Level 01	1139.20 m ²
Level 02	1139.20 m ²
Level 03	1139.20 m ²
Level 04	654.70 m ²
Total No. of Floors	4
Max Height	22.0 m
Total Building GFA	5,211.5 m²



Jack Ilott Green Option 2: Maximum Development

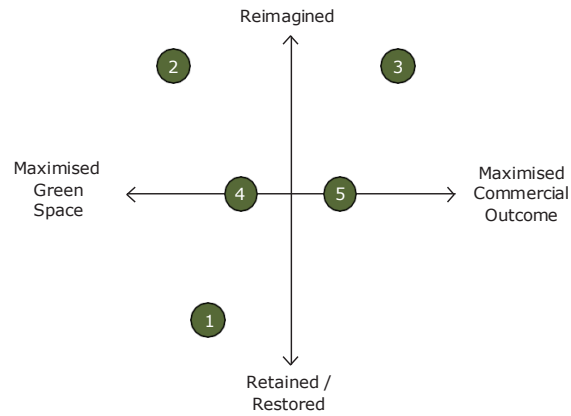
The development strategy maximises commercial development on the site. The private and public programmes are clearly demarcated however there is an opportunity for elevated landscapes to become extensions of the overall landscape plan. Verticality is key as it becomes a significant addition to the Wellington skyline.









Building Metrics:

Ground Floor	1845.52 m ²
Level 01	1845.52 m ²
Level 02	1139.20 m ²
Level 02 (Terrace)	654.70 m ²
Level 03 - 10	1139.20 m ²
Total No. of Floors	10
Max Height	42.6 m
Total Building GFA	13,459 m²

Five Scenarios built off the Options



	SAMPLE SCENARIO 1 <i>Most Restored</i>	SAMPLE SCENARIO 2 <i>Maximised Green Space</i>	SAMPLE SCENARIO 3 <i>Maximised Commercial Outcome</i>	SAMPLE SCENARIO 4 <i>Balanced 01</i>	SAMPLE SCENARIO 5 <i>Balanced 02</i>
 CAB & MOB	<i>*Under Negotiation with Developer</i>	<i>*Under Negotiation with Developer</i>	<i>*Under Negotiation with Developer</i>	<i>*Under Negotiation with Developer</i>	<i>*Under Negotiation with Developer</i>
 Michael Fowler	Retain + Restore	Retain + Restore	New Development	Retain + Restore	Retain + Restore
 Jack Ilott Green	New Landscaped	New Landscaped	Max Development	Small Development	Max Development
 City to Sea Bridge	Strengthen Existing Bridge + Capital E	New Bridge Connected to New Development on MFC + Extended Pedestrian Crossing	New Bridge Connected to New Development on MFC + Extended Pedestrian Crossing	New Bridge Connected to MFC + Extended Pedestrian Crossing	No Bridge Extended Pedestrian Crossing
 City Gallery	Strengthened	Existing Strengthened / Refurbed + Small Extension	Existing Strengthened / Refurbed + Big Extension	Existing Strengthened / Refurbed + Small Extension	Existing Strengthened / Refurbed + Big Extension
 Landscape	<i>Refer to Chapter 04 Landscape</i>	<i>Refer to Chapter 04 Landscape</i>	<i>Refer to Chapter 04 Landscape</i>	<i>Refer to Chapter 04 Landscape</i>	<i>Refer to Chapter 04 Landscape</i>

Indicative Scenario 1: Most Restored/Retained



Indicative Scenario 2: Maximised Green Space



Indicative Scenario 3: Maximised Commercial

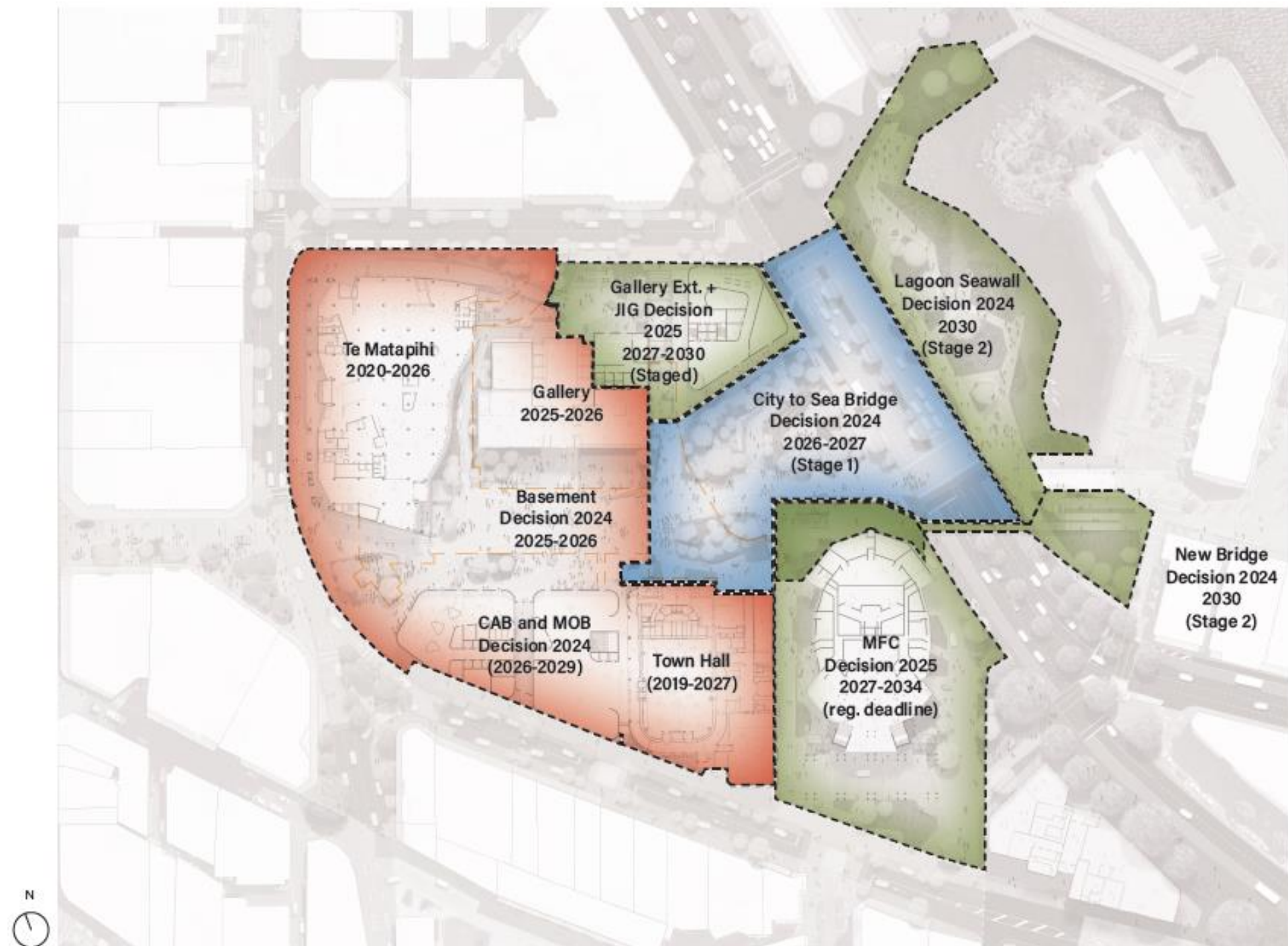


Decision Sequencing and Delivery Timeframes

The following diagram maps the sequencing of decision making for Te Ngākau. Substantial decisions have been made to the City side of the precinct with future decisions to be confirmed for the remaining buildings and areas.

KEY

Past or Pending Decisions	
Near Future Decisions	
Future Decisions	



Te Ngākau Development Plan Consultation

- Public consultation on the master plan and the City to Sea Bridge will run from mid-October to mid-November:
 - Broad and widespread communication to inform the public of the consultation and encourage input
 - Targeted communication to specific groups with strong interest in the area for more in-depth engagement
 - Public consultation on the bridge is included as it is an upcoming decision
- Key objectives for the consultation are:
 - Build awareness and understanding about the Te Ngākau development plan and possible future scenarios
 - To inform future Council decision making and understand public sentiment on the different priorities in the scenarios:
 - Restoration
 - Maximised green space
 - Generating commercial outcomes
 - Maximised creative and cultural assets
 - Balance of retaining and new development
 - Understand public sentiment on the different options for the City to Sea Bridge
 - Maintain/build relationships with key stakeholder groups
- Given the scenario-based nature of the plan, the engagement will make heavy use of visual material to show the community the range of possible futures for Te Ngākau and to gather their feedback
- Activities planned include:
 - Let's Talk online engagement platform with online submissions
 - Information material and submission forms at libraries and community centres
 - Public Q&A and presentation event with Te Ngākau team
 - Drop in events around the city/tours of the site
 - Specific engagement with mana whenua, youth, local business community

City to Sea Bridge Update

The City to Sea Bridge consists of three separate structures which are functionally and geotechnically connected – former Capital E building, the bridge and Whairepo lagoon sea wall. Capital E also shares a loading dock with the Town Hall.

- DSA was completed on the former Capital E building, showing an NBS rating of 20%. The building is deemed EQP and is stickered.
- DSA has deemed the bridge EQP with an NBS rating of 20%. This is heavily affected by the ground conditions and geotechnical analysis and the lagoon seawall is also at the risk of failure and requires strengthening.
- A life safety assessment on the Bridge has been conducted, with the below recommendation extracted from the draft report:

Having regard to the likelihood and consequence aspects outlined above, it is considered that continued use of the bridge is appropriate for the limited period of time prior to either the strengthening or demolition being planned to occur in 2026.

In considering options for the bridge, we need to note:

- Strengthening the Bridge also requires strengthening of the former Capital E and the Lagoon Seawall. This would also require a significant amount of ground improvement and work to the sea wall. In addition, this work would close Jervois Quay to traffic for an extended period
- Strengthening of the Bridge itself would also require closure of Jervois Quay for improving the ground conditions and re-piling
- Strengthening the Bridge is possible, however it will have a significant cost and impact on the traffic circulation of the central city.
- In case of a moderate or significant earthquake, if the Bridge is even moderately damaged, the Council must close the road corridor below until remediation works are completed. This will be a significant cost to the Council. Therefore, a “do-nothing option” carries significant reputational and financial costs for the Council as it risks maintaining a key road corridor.
- Given the interdependencies of the basement/loading dock and the Town Hall, we plan to consult on options and costs for the Bridge as part of the development plan consultation.

Basement Strengthening Options

- The Te Ngākau basement is a key structure that integrates with Te Matapihi, Town Hall, and CAB/MOB. It provides storage, building services, car parking and loading docks to support the operation of the precinct
- Given Te Matapihi's reliance on the basement, remediation work needs to be completed in time for the reopening of the building in early 2026. The basement DSA has been assessed at 20% NBS, which has been confirmed through a peer review process. Council's Regulatory team has issued notices to be placed in the Basement and around the Square
- A paper on 12 September will seek a decision on the Council's preferred option for basement works to enable these works to begin
- The options that will be presented for consideration are:
 1. Demolition/filling in the basement (not preferred)
 - Costlier than preferred option at \$43.5m
 - Leaves the precinct without critical service as basement permanently decommissioned
 2. Strengthening to 35% NBS - from below (not preferred)
 - Costlier than preferred option at \$44.9m
 - Retain use of basement and no need for services relocation
 3. Strengthening to 35% NBS - from the plaza above (preferred)
 - Cost \$26.8m - lowest cost option (funding available in the LTP)
 - Retain use of basement and no need for services relocation
 - Would allow vehicle traffic in the square and minimal impact on other construction projects
 4. Strengthening to 100% NBS with full structural refit
 - Highest cost option at \$65.7m
 - Prioritises protection of the basement structure in major event as well as life safety

Questions?



Programme Overview and Status

Site	Status
Projects underway	
Te Matapihi (1)	<ul style="list-style-type: none"> Due for completion Q1 2026
Town Hall (2)	<ul style="list-style-type: none"> Due for completion 2027
CAB/MOB (3&4)	<ul style="list-style-type: none"> Soft strip of CAB complete and structural demolition underway Soft strip of MOB started. Structural demolition expected to start in February 2025 Negotiation with developer ongoing (report back to Council by December)
Te Ngākau Development Plan	<ul style="list-style-type: none"> Draft plan for Council briefing on 4 September
In planning	
Former Capital E (7) and City to Sea Bridge (8)	<ul style="list-style-type: none"> Cap E 15% NBS, regulatory date June 2027 (+4 TBC) Bridge DSA at 20%. Life safety assessment underway. Report back to Council by December
Basement and square above (12)	<ul style="list-style-type: none"> Draft basement DSA at 20%, options for remediation as part of Development Plan (4 Sept)
City Gallery (11)	<ul style="list-style-type: none"> DSA at 15%, occupancy safety assessment done (safe to occupy) Deferred maintenance and seismic project expected completion Q1 2026
Creche (10)	<ul style="list-style-type: none"> Vacant. Future depends on former Cap E and bridge
MFC (5)	<ul style="list-style-type: none"> 20% NBS, regulatory date Sept 2029 (+4 TBC) Options to Council mid 2025
Jack Ilott green (13)	<ul style="list-style-type: none"> No current scope/plans



Engineering Advice City to Sea Bridge

Officers have investigated what it would take to strengthen the City to Sea Bridge. Engineering and other expert advice on this option stated:

- A detailed seismic assessment of the City to Sea Bridge indicates an earthquake rating of 20%.
- The governing factor that has determined this rating is the step change in the seismic response of the bridge and the surrounding ground when liquefaction is triggered, this includes phenomena such as lateral spreading and cyclic displacement of the ground, in addition to movement of the underlying seawall.
- To retain the bridge, both the bridge itself and the approaches on either side - both the Lagoon Sea Wall and former Capital E building would need to be resolved. These structures are interconnected, and one cannot be strengthened without the other.
- The most practical solution for the former Capital E building is to demolish the structure, build a new approach, and reinstate the landscaping and steps to the bridge. (Note: Current estimates for strengthening the former Capital E building are more than \$100m).
- Urban design compromises would be needed for this option, including losing the wide ramp and stair approach that is currently accommodated over the former Capital E building.

WCC has assessed that the most viable strengthening solution provided by engineers for the bridge, the Lagoon Sea Wall, and replacement of the former Capital E structure is therefore not reasonably practicable due to the significant costs involved to address the above issues, along with the impact on traffic along Jervois Quay for many months whilst the works takes place. It is for this reason we are consulting on different options.

DECISION REGISTER UPDATES AND UPCOMING REPORTS

Kōrero taunaki | Summary of considerations

Purpose

1. This report provides an update on which previous decisions have been implemented and which are still outstanding. It also provides a list of items scheduled to be considered at the next two meetings (hui).

Why this report is being considered

2. This report is considered at every ordinary meeting and assists in monitoring progress on previous decisions and planning for future meetings.

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.

Author	Tian Daniels, Democracy Advisor
Authoriser	Sean Johnson, Democracy Team Leader Liam Hodgetts, Chief Planning Officer

Whakarāpopoto | Executive Summary

Decision register updates

3. A full list of decisions, with a status and staff comments, is available at all times on the Council website. Decisions where work is still in progress, or was completed since the last version of this report can be viewed at this link: [Council meetings decision register \(wellington.govt.nz\)](https://www.wellington.govt.nz/council-meetings/decision-register).
4. If members have questions about specific resolutions, the best place to ask is through the written Q&A process.
5. This body passed 49 resolutions at the last meeting:
 - 26 are complete and 23 are still in progress.
6. 71 in progress resolutions were carried forward from previous reports:
 - 14 are now complete and 57 are still in progress.

Upcoming reports

7. The following items are scheduled to go to the next two hui:

Rāpare, 28 Whiringa-ā-rangi 2024 (Thursday, 28 November 2024)

- Annual Te Atakura Report
- Housing Action Plan 6-monthly
- Housing Upgrade Programme Phase 2 Business Case
- Suburban Centre Upgrades Report
- Investment options in BID areas
- Notice of Motion regarding Island Bay Carpark

Rāpare, 20 Hui-tanguru 2025 (Thursday, 20 February 2025)

- No reports currently scheduled.

Takenga mai | Background

8. The purpose of the decisions register is to ensure that all resolutions are being actioned over time. It does not take the place of performance monitoring or full updates. A resolution could be made to receive a full update report on an item, if desired.
9. Resolutions from relevant decision-making bodies in previous trienniums are also included.
10. Elected members are able to view public excluded clauses on the Council website: <https://meetings.wellington.govt.nz/your-council/decision-register>.
11. The upcoming reports list is subject to change on a regular basis.

Attachments

Nil