

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

# Ordinary Meeting of Kōrau Tūāpapa | Environment and Infrastructure Committee Ngā Meneti | Minutes

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



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## **PRESENT**

Mayor Whanau  
Deputy Mayor Foon  
Councillor Abdurahman  
Councillor Apanowicz  
Councillor Brown (Chair)  
Councillor Calvert  
Councillor Chung  
Councillor Free  
Councillor Matthews (Deputy Chair)  
Councillor McNulty  
Councillor O'Neill (Via audio visual link)  
Councillor Pannett  
Councillor Randle  
Councillor Rogers (Via audio visual link)  
Councillor Wi Neera (Via audio visual link)  
Councillor Young

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## 1. Meeting Conduct

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### 1.1 Karakia

The Chairperson declared the meeting (hui) open at 9:30am and read the following karakia to open the hui.

**Whakataka te hau ki te uru,  
Whakataka te hau ki te tonga.  
Kia mākinakina ki uta,  
Kia mātaratara ki tai.  
E hī ake ana te atākura.  
He tio, he huka, he hauhū.  
Tihei Mauri Ora!**

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

### 1.2 Apologies

**Moved Councillor Brown, seconded Councillor Apanowicz**

#### **Resolved**

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Accept the apologies received from Councillor Randle and Councillor Wi Neera for lateness.

**Carried**

### 1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

### 1.4 Confirmation of Minutes

**Moved Councillor Brown, seconded Councillor Matthews**

#### **Resolved**

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Approves the minutes of the Kōrau Tūāpapa | Environment and Infrastructure Committee Meeting held on 12 September 2024, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

**Carried**

### 1.5 Items not on the Agenda

There were no items not on the agenda.

### 1.6 Public Participation

There were no requests for public participation.

## 2. General Business

(Councillor Apanowicz left the hui at 10:00am)  
(Councillor Apanowicz rejoined the hui at 10:01am)  
(Councillor Wi Neera joined the hui at 10:05am)

The meeting adjourned at 10:07am and returned at 10:20am with the following members present: Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wī Neera, Councillor Young.

(Councillor Calvert rejoined the hui at 10:25am)

### 2.1 Te Ngākau Civic Square Community Consultation Programme and MOB Budget Reallocation

**Moved Councillor Brown, seconded Councillor Matthews**

#### **Resolved**

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 that the consultation material will:**
  - a. Be clear that the Council is working in a highly constrained financial environment and is embarking on an LTP amendment process which could result in further changes
  - b. Note that none of the proposals for consultation commit the Council to any more funding for Te Ngākau above the \$65m already allocated within the current LTP
  - c. Note that resolving the City to Sea bridge, including Capital E, is necessary in light of earthquake-prone building requirements, life safety assessment and risk of collapse on a key arterial, and project interdependencies with the Town Hall completion
  - d. Note that funding for proposed demolition of the bridge is contained within the existing LTP allocation
  - e. Include that there are options for reutilising or relocating the bridge artwork according to Council Public Art Policy and these are currently being actively worked on with whanau and representatives of the artists
  - f. Include a narrative on the various art works on the bridge and note that there are options (as per 4e) for dealing with each individual work.

5. Note officers recommend that any new funding for the project is not likely to be a priority until the later years of the LTP.
6. 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.
7. Note this funding is already allocated in the following way:
  - a. Basement strengthening and plaza reinstatement: \$26.8m
  - b. Bridge, Walkway, Seawall, and Capital E demolition and remediation: \$30m
  - c. MOB demolition: \$8.3m
8. 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.

**Carried**

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

**For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

**Against:**

**Absent:**

Holden Hohaia, Liz Kelly

Majority Vote: 16:0

**Carried**

**Secretarial Note:** The motion moved differed from the recommendations in the officer's report, the changes are marked in red.

**Tabled Documents – Item 2.1**

**Attachments**

- 1 Q&A Document

(Councillor McNulty left the hui at 10:46am)

**2.2 Decision register updates and upcoming reports**

**Moved Councillor Brown, seconded Councillor Matthews**

**Resolved**

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.

**Carried**

The hui concluded at 10:49am pm with the reading of the following karakia:

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

Authenticated: \_\_\_\_\_  
Chair



# Ordinary Meeting of Kōrau Tūāpapa | Environment and Infrastructure Committee

## Minute item attachments

9:30 am Thursday, 17 October 2024  
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**Business**

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**2.1 Te Ngākau Civic Square Community Consultation Programme  
and MOB Budget Reallocation**

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## Questions & Answers

### Kōrau Tūāpapa | Environment and Infrastructure Committee

#### 17 Whiringa-ā-nuku 2024 (17 October 2024)

##### Item 2.1 Te Ngākau Civic Square community consultation programme and MOB budget reallocation

1. In light of the decisions councillors now need to review the LTP, should this not be put on the back burner until we have firm decisions on the way forward and the resetting of the budgets?

The amended substantive motion addresses this point and the consultation material will also be clear that the consultation and options does not commit the council to any future expenditure. Any future expenditure can be considered in future long-term plans.

##### MFC

2. What estimations do we have to strengthen this?

Currently we are working on strengthening or redevelopment options of MFC and associated costs. Under the 2024–34 Long-term Plan, it was agreed that WCC will “explore potential options for earthquake-prone venues, including the Michael Fowler Centre, Bond Store, and Opera House” with the options analysis work required to be complete by June 2025 to inform the decision-making process for the 2027-2037 Long-term Plan.

3. Why is there not been an option to not re-strengthen it?

Draft Development Plan considers two options for MFC; strengthening option or redevelopment option.

4. Does the redevelopment of MFC imply a public/private partnership?

Yes, that would be a possibility but would be something the Council would need to consider and take a decision on a future point.

##### Art works on City To Sea Bridge

5. I couldn't see a narrative about the artworks on the bridge in the consultation document, is there a reason for not doing so.

Yes, currently we are discussing all the options with whanau and representatives of the artists.  
We have had the first hui with all whanau and representative and awaiting their feedback on possible options available to us under our Public Art Policy.

6. Can we add a narrative about the artwork on the bridge to the consultation document?

Yes, we will do that.

7. Is there costs factored into the budget to save these?

Yes, if the bridge is to be demolished, the cost of decommissioning, relocation or return of the artworks will be factored into the costs of the project.

#### **City to Sea Bridge**

8. How much are the estimates on page 25?

\$90-120M.

9. How many people cross the city to the sea bridge per day?

Based on 2023 Pedestrian Survey, approximately 200 ppl will cross the bridge both ways per hour. However, since most of the Te Ngākau Civic Square has been closed in recent years, these numbers may not depict an accurate picture of potential demand.

10. Has there been any modelling on what this amount of pedestrian traffic will mean to traffic flow at 50k per hour?

Will we be able to slow speeds to 30K per hour to accommodate for the pedestrian traffic increase? Based on our initial traffic assessment, instatement of at grade pedestrian crossing will not have a significant impact on the vehicle and public transport traffic timeframes as the traffic lights will be phased to respond to both pedestrian traffic increase and minimise impact on vehicular traffic.

11. Can you re confirm that the CAB and MOB sites are being looked at by the same developer?

We are still progressing with negotiations with Precint Properties for CAB and MOB sites redevelopment.

12. Have mana whenua indicated any interest in investing in buildings around Te Ngākau?

There are some obvious opportunities here. We have had conversations with mana whenua and so far we do not have any specific interest in the buildings themselves. However, mana whenua aspirations are carefully considered through a co-design process in the preparation of the Draft Development Plan.

13. Has anyone talked to the national cultural institutions about their hopes here too?

We had discussions with both New Zealand Symphony Orchestra and National Music Centre stakeholders to ensure their requirements are met within Te Ngākau Civic Precinct.

14. What is the exact object of consulting on future scenarios when they are some way off and there is no funding allocated? Why do we need to consult when we have already done so in 2021?

The purpose of consultation on the master plan is to seek community views on the overall vision for Te Ngakau in the future, and how we might give effect to the Te Ngakau framework, which was the subject of the 2021 consultation. Specific consultation on the bridge is included because of its interdependency to the completion of the Town Hall, earthquake prone deadlines, and results of a life safety assessment which raises implications for the security of the major road below.

15. What does “endorsed” mean in a workshop context? As officers know, decisions can’t be made in a workshop.

The paper should say that the consultation was discussed with Councillors in the briefing and this paper brings back the decision to proceed, following that briefing. The paper is not meant to imply that the decision was taken in the briefing.

16. Why does demolishing MOB meet our climate and waste policies?

As part of our procurement process, we require all the tenderers and their subcontractors to provide us with detail Waste Minimisation Plans. Through the CAB Demolition we have recycled most of the material to minimise waste according to our Waste Minimisation Plan.

17. Any building on Jack Illott Green will block views of the waterfront, why is this viewshaft not being protected?

The view from Chews Lane down Harris Street is protected by Viewshaft 5 in the District Plan 2024. Jack Illot Green is adjacent to this protected view but not a part of it. As part of the District Plan review process no view shaft protections were proposed to be applied to the Jack Illott Green, and no submissions seeking view shaft protections here were received. Therefore, regulatory view shaft protections do not apply here.