

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

Ordinary Meeting of Te Kaunihera o Pōneke | Council

Ngā Meneti | Minutes

9:30 am Rāpare, 22 Haratua 2025

9:30 am Thursday, 22 May 2025

Ngake (16.09), Level 16, Tahiwi

113 The Terrace

Pōneke | Wellington



PRESENT

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

TABLE OF CONTENTS

22 MAY 2025

Business	Page No.
<hr/>	
1. Meeting Conduct	5
1.1 Karakia	5
1.2 Apologies	5
1.3 Announcements by the Mayor	5
1.4 Conflict of Interest Declarations	5
1.5 Confirmation of Minutes	5
1.6 Items not on the Agenda	6
1.7 Public Participation	6
2. General Business	6
2.1 Decision Register Updates and Upcoming Reports	6
3. Committee Reports	7
3.1 Report of the Kōrau Tōtōpū Long-term Plan, Finance, and Performance Committee Meeting of 22 May 2025	7
4. Public Excluded	14
4.1 Public Excluded Report of the Kōrau Tōtōpū Long-term Plan, Finance, and Performance Committee Meeting of 22 May 2025	14

1 Meeting Conduct

1.1 Karakia

The Chairperson opened the meeting at 9.30am with the following 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

1.2 Apologies

No apologies were received.

1.3 Announcements by the Mayor

The Mayor made no announcements.

1.4 Conflict of Interest Declarations

No conflicts of interest were declared.

1.5 Confirmation of Minutes

Moved Mayor Whanau, seconded Deputy Mayor Foon

Resolved

That Te Kaunihera o Pōneke | Council:

1. Approves the minutes of the Ordinary Te Kaunihera o Pōneke | Council Meeting held on 30 April 2025, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

A division was required under Standing Order 27.6(d), voting on which was as follows:

For:

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, Mayor Whanau, Councillor Wi Neera, Councillor Young

Against:

Majority Vote: 16:0

Carried

1. 6 Items not on the Agenda

There were no items not on the agenda.

1. 7 Public Participation

There were no requests for Public Participation.

The hui adjourned at 9:32am and returned at 4:51pm with the following members present: Mayor Whanau, Deputy Mayor Foon, Councillor Abdurahman, Councillor Apanowicz, Councillor Brown, Councillor Calvert, Councillor Chung, Councillor Free, Councillor Matthews, Councillor McNulty, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera.

(Councillor Young joined the hui at 4.52pm)

(Councillor O'Neill joined the hui at 4.54pm)

2. General Business

2.1 Decision Register Updates and Upcoming Reports

Moved Mayor Whanau, seconded Deputy Mayor Foon

Resolved

That Te Kaunihera o Pōneke | Council:

1. Receive the information.

Carried

A division was required under Standing Order 27.6(d), voting on which was as follows:

For:

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

Against:

Absent:

Councillor O'Neill

Majority Vote: 15:0

Carried

3. Committee Reports

3.1 Report of the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee Meeting of 22 May 2025

Moved Mayor Whanau, seconded Councillor Matthews

Resolved

3.1.1 Local Water Done Well - Confirmation of Water Services Delivery Model

That Te Kaunihera o Pōneke | Council:

1. Agrees to jointly establish and co-own a new water CCO (water organisation) for three waters together with Upper Hutt City Council, Hutt City Council, Porirua City Council and Greater Wellington Regional Council.
3. Notes the intention to transfer its assets, debt, liabilities and services in relation to drinking water, wastewater and stormwater to the new jointly owned water organisation by 1 July 2026.
4. Requests officers to develop a joint Water Services Delivery Plan and foundation documents for Council's approval in August prior to submission to the Secretary of Local Government (Department of Internal Affairs) by 3 September 2025, and in doing so:
 - 4.1 Direct officers to provide advice by the end of July on how the management of stormwater can be reinforced through the foundational documents and SoE to ensure appropriate personnel are employed, appropriate levels of investment are made and that collaborative working relationships are maintained with WCC staff.
 - 4.2 Note the expectation that stormwater services are not funded through volumetric charges.
 - 4.3 Note the expectation that the new water entity is established on a cost reflective pricing model that keeps affordability for Wellington City residents at the forefront of decision making.
 - 4.4 Direct officers to provide advice by mid-August on how a consumer advocacy group could be established and funded to scrutinise the water entity and provide financial support to renters and those on low incomes during the switch to a user charges model, including the potential to:
 - require the regional water entity to provide requested information on its activities and funding.
 - require the regional water entity, to provide a forward-looking five year investment and revenue plan for scrutiny and review.
 - Monitor the consequences for residents of water charges, and to use this information as the basis of advice to Council on any adverse impacts and suggested ways to mitigate these.

4.5 Note Council's strong preference that the Shareholders Agreement and / or Constitution (as applicable) for that Regional Water CCO includes provisions:

- Prohibiting the use of a shareholders committee. Instead, Council will have a direct relationship with the board of the Regional Water CCO.
- Requiring the agreement of both WCC and any one other voting shareholder on any matter which requires a shareholders' resolution.
- Matters that require a shareholders' resolution to include, at a minimum:
 - The appointment of directors.
 - The skills matrix used to select applicant directors put forward for shareholder support (other than the establishment directors) and the process that is to be followed for the selection of individuals to be put forward for shareholder support as directors.
 - The Investment and Revenue Plan that will be required from the Regional Water CCO as soon as practicable after its formation.

4.6 Note the expectation that an equitable debt transfer position is agreed ahead of transferring water assets, revenue and debt to the new entity and that the agreement ensures Wellington city ratepayers are in a 'no worse off' position as a result.

4.7 Note the expectation that the WSDP will not oblige Wellington city ratepayers (through water charges) to service debt assumed from other co-owner councils.

4.8 Note that the expectation that the foundational governance arrangements and documents will confirm how councils and mana whenua partners will work together to determine the Regional Water CCO's ongoing goal setting, monitoring, and direction. Request that as soon as practicable, officers arrange a meeting between Wellington City Councillors and representatives of Council's Tākai Here partners to discuss how the above objectives will be achieved.

3.1.2 Deliberation of the Long-term Plan amendment and 2025/26 Annual Plan

That Te Kaunihera o Pōneke | Council:

- 1.1 Receive the information.
- 1.2 Note that the financial information included in this paper, includes the recommended approach to metered motorcycle parking; the proposed sale of the ground lease at 68 Jervois Quay; and the water services delivery model for which there are separate agenda items at this committee meeting. Any amendments to those agenda items may have consequential impact to the financial information included in this agenda item – LTP Amendment and 2025/26 Annual Plan.

Process and consultation results

- 1.3 Note that the Committee deliberations are the final decision stage for developing the 2024-34 LTP amendment and 2025/26 Annual Plan and their respective budgets. After these deliberations, there is a final review by Audit NZ and then formal adoption at Council on 26 June. Any changes that occur after these committee deliberations other than editorial changes and those that respond to Audit NZ feedback will mean that the Council is not able to adopt the Annual Plan and LTP Amendment by the statutory deadline of 30 June.
- 1.4 Note the consultation process, engagement tools and consultation and survey results for the 2024-34 LTP amendment and 2025/26 Annual Plan as outlined in Attachment 1. All submissions are available online.

LTP Amendment

- 1.5 Agree to proceed with Option 1 from the Consultation Document - Large debt headroom and small investment fund, to help mitigate under insurance and lack of investment diversity risks.
- 1.6 Agree to create the increased debt headroom with the following options from the Consultation Document:
 - 1.6.1 Begonia House – Option C: Do minimum (increase budget from \$8.1m to \$11m) and agree to commence work on the Begonia House project
 - 1.6.2 Karori Event Centre: Agree to offer the Karori Event Centre back to the Karori Community Hall Trust for the Trust to remediate the building and complete the fit out with the following support and conditions to be agreed with the Trust and satisfied:
 - 1.6.2.1 WCC financial contribution to complete remediation of the building of up to \$1m of debt funded opex being the amount currently provided for in WCC's capital programme.
 - 1.6.2.2 A further WCC financial of \$0.9m of debt funded opex brought forward from Te Awe Mapara outyear funding.
 - 1.6.2.3 The Trust must submit a detailed work programme and revised cost estimate before any further commitment is made. This revised estimate should be documented and independently confirmed by a third-party Quantity Surveyor (QS).
 - 1.6.2.4 WCC will manage the financial contribution directly, with the Trust invoicing for work completed, based on the approved work programme and QS-verified costs, up to the agreed financial contribution amount.
 - 1.6.2.5 A WCC officer is appointed to the project governance board.
 - 1.6.2.6 Any significant deviation from the approved plan, defined as a cost increase greater than 10% of the estimated and QS-verified

- total project cost, can trigger a review of WCC's commitment to the project.
- 1.6.2.7 Direct officers to communicate that, if the Event Centre is gifted back to the Trust, it is with the expectation that Wellington City Council will not contribute funding to the ongoing operations of the Event Centre.
- 1.6.2.8 Agree that if negotiations with the Trust are not completed within three months, Council will proceed with Option 1 from the Consultation Document: Sell the Site (reduce budget from \$2m to \$1m plus proceeds from sale of site).
- 1.6.3 Paneke Pōneke – Option 1: Deliver programme over 20 years (reduce budget from \$115.2m to \$66.9m)
- 1.6.4 City Streets projects – Rescale and rephase (New LTP total: \$34.5m, savings of \$130.6m)
- 1.6.5 Low cost, low risk transport projects – Rescale and rephase (New LTP total \$96.7m, savings of \$67.8m)
- 1.6.6 Frank Kitts Park redevelopment – Rephase and rescope (New LTP total \$8.4m years 1 to 6 to support the Fale Malae, plus \$15m in years 10+, savings \$46.1m)
- 1.6.7 Wellington Zoo upgrades – Retain and rephase (retain lions upgrade, rephase Savannah upgrade to years 11+ New LTP total \$12.6m, savings of \$1.2m)
- 1.6.8 Venues upgrades – remove all funding from budget as it is currently unallocated (New LTP total \$0, saving of \$13.2m)
- 1.6.9 Bond Store upgrade – Rephase (rephase \$19m to years 8 to 10, with \$1.5m across years 1 to 2 for targeted strengthening. Savings is \$0 but funding moved to later in the LTP easing debt to revenue ratio).
- 1.6.10 Te Awe Māpara (Community facilities plan) – Reduce (reduce \$10m in years 8 and 9. New LTP total \$103.1m, savings of \$10m)
- 1.6.11 Suburban Town Centre upgrades – Rephase (rephase \$11m into \$5.5m in both years 4 and 8, savings is \$0 but funding moved to later in the LTP easing debt to revenue ratio)
- 1.6.12 Te Ngākau / civic square redevelopment - Remove (remove all budgets not currently allocated to set projects. New LTP total \$113.9m, savings of \$89.4m) years).
- 1.7 Agree the following LTP Amendment attachments to be provided to Audit NZ, and note that they will be updated to reflect any decisions of this committee meeting before being audited, and going for adoption on June 26 at Council:
- Attachment 02: Amended Financial Strategy
 - Attachment 03: Amended Infrastructure Strategy
 - Attachment 04: Amended Prospective Financial Statements
 - Attachment 05: Amended Funding Impact Statements
 - Attachment 06: Amended Significant Forecasting Assumptions
 - Attachment 07: Amended Volume 1 of the 2024-34 LTP
 - Attachment 08: Amended Volume 2 of the 2024-34 LTP (Statements of Service Provision).

2025/26 Annual Plan

- 1.8 Agree Mātai Moana Reserve Option 1 – Joint Management (preferred option in CD).
- 1.8.1 Note that the Council will lose approx. \$247k in annual rates revenue received from the Government if the Mātai Moana Reserve land proceeds to be classified as a reserve.

- 1.9 Agree in principle to amend the rating policy to introduce a new general rates differential (lower than the Commercial, Industrial and Business differential) for short-term accommodation providers in the 2026/27 financial year, subject to consultation in the 26/27 Annual Plan.
 - 1.9.1 Note that capital funding for key resilience work (i.e. retaining wall upgrades, footpath structures, tunnel strengthening etc.) declines in the later part of the LTP, and that scaling up capital works quickly can at times be challenging for contractors and the sector.
 - 1.9.2 Agree to include a paragraph in the Infrastructure Strategy to outline this risk as well as the importance of creating certainty around a pipeline of capital works for contractor resilience.
- 1.10 Agree parklet fee structures changes as outlined in the Consultation Document.
- 1.11 Agree other fees and user charges as outlined in Attachment 16.
- 1.12 Note that Council received eight new funding requests as part of the consultation process as outlined in Attachment 12.
- 1.13 Agree not to support any new funding requests as in the recommendations outlined in Attachment 12, with the following exceptions:
 - 1.13.1 Agree to fund additional \$0.15m for Capital Kiwi for a period of 5 years through savings to the Parks, Sports, and Recreation operating budgets.
- 1.14 Agree the capital carry forwards and rephasing as outlined in Attachment 13.
- 1.15 Agree to update the capital budget for the Thorndon Quay project by an increase of \$4.4m in 2025/26 to reflect the outcome of negotiations undertaken to complete the agreed scope of the project. Note that this is partially offset by NZTA funding of \$2m.
- 1.16 Agree to increase the capital budget by \$0.46m in 2026/27 to account for the sales proceeds of Wadestown community centre being reinvested in Wadestown. This is based on the resolution at the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee on 30 May 2024.
- 1.17 Note that several budget adjustments, including updated depreciation and interest have been incorporated into updated 2025/26 Annual Plan and LTP amendment budgets.
- 1.18 Agree to include in the budget an estimated \$0.86m for the Commerce Commission and Taumata Arowai regulatory frameworks levies and these costs will be funded by debt as part of the transitional costs.
- 1.19 Agree to ring-fence the lease incentive for the new staff accommodation to mitigate costs related to the delay in move to the new staff accommodation.
- 1.20 Note that:
 - 1.20.1 the Regulatory Processes Committee referred the decision on introducing motorcycle parking fees to Council and Council has delegated this decision to the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee.
 - 1.20.2 anticipated revenue from motorcycle charging will be updated in the 2025/26 budget in accordance with the decision of the Kōrau Tōtōpū | Long-term Plan, Finance and Performance Committee.

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- 1.21 Note the progress update on the organics processing facility as outlined in Attachment 15 is part of the report back resolution in the 26 November 2024 Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee meeting.
- 1.22 Note the progress report back on Khandallah Pool as outlined in Attachment 14, is part of the 30 May 2024 Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee on 30 May 2024 resolution.
- 1.23 Agree to proceed with Khandallah Pool remediation identified through the review at a cost of \$7.5m.
- 1.23.1 Agree the additional operational costs of \$0.4m (net of revenue) per year in FY25/26 and FY26/27.
- 1.23.2 Note that ongoing operational budget for the upgraded Pool will need to be reflected in the 2027-37 LTP.
- 1.24 Note that the average rates increase for 2025/26 is forecasted to be 12.0% (after growth and including the sludge levy) based on the budget updates and recommendations outlined in this report, and that this is a 0.2% reduction compared to what was proposed in the Consultation Document.
- 1.25 Agree the following 2025/26 Annual Plan attachments, and note that they will be updated to reflect any decisions of this committee meeting before being adopted on 26 June at Council:
- Attachment 09: Annual Plan Prospective Financial Statements
 - Attachment 10: Annual Plan Funding Impact Statements
 - Attachment 11: Overview of Annual Plan structure
- 1.26 Request that officers:
- 1.26.1 Include a report on the current safety and wellbeing situation in Newtown, including maintenance and lighting, as part of the next City Safety Plan briefing and recommend what further actions could be taken to improve these issues.
- 1.26.2 Work with Wellington Water and any new water entity to establish what water infrastructure is required to enable the further housing development at Tapu te Ranga Marae and if this can be prioritised.
- 1.26.3 Continue to engage with the Chinese Garden Society to explore opportunities for the garden at Frank Kitts Park as they arise as per the MOU signed with the Society.
- 1.26.4 Update the wording in the LTP Amendment with respect to the Michael Fowler Centre (MFC) to reflect that while a budgetary provision has been made to respond to earthquake strengthening requirements, this does not in itself mean that the MFC will be demolished. Further work will be required, including understanding implications of the Government's Review on regulations around earthquake prone buildings and a full business case. This will be subject to future Council decision-making.

- 1.27 Agree to investigate the feasibility of opening central libraries late into the evening, in order to provide a family-friendly alternative to city nightlife.
- 1.28 Request a report on a small-scale trial of Participatory Budgeting in the next Long-Term Plan, or as part of future Citizens' Assemblies.
- 1.30 Agree per resolution of Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee on 15 February 2024, that work to upgrade Carrara Park Toilets will commence within the 2025/26 FY.

Carried

A division was required under Standing Order 27.6(d), voting on which was as follows:

For:

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

Against:

Councillor Pannett

Majority Vote: 15:1

Carried

4. Public Excluded

Moved Mayor Whanau, seconded Deputy Mayor Foon Resolved

That Te Kaunihera o Pōneke | Council:

1. Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
4.1 Public Excluded Report of the Kōrau Tōtōpū Long-term Plan, Finance, and Performance Committee Meeting of 22 May 2025	<p>7(2)(b)(ii)</p> <p>The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>7(2)(i)</p> <p>The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>s48(1)(a)</p> <p>That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.</p>

2. Direct officers to consider the release of publicly excluded information that can be publicly released following the hui.

Carried

A division was required under Standing Order 27.6(d), voting on which was as follows:

For:

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

Against:

Councillor Pannett

Majority Vote: 15:1

Carried

The hui went into public-excluded session at 5:06pm.

The hui returned from public-excluded session and concluded at 5:09pm with the reading of the following karakia:

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

Authenticated: _____
Chair