

4 November 2022

Antoinette Ratcliffe

antoinette_ratcliffe@yahoo.com

Kia or Antoinette

Kororā at Te Motu Kairangi and the Shelly Bay development

Thank you for your request made under the Local Government Official Information and Meetings Act 1987 (the Act), received on 19 September 2022. You requested the following information:

I am requesting information under the Official Information Act in regards to all correspondence between the Wellington City Council and the Department of Conservation, Forest and Bird - Places for Penguins, The Wellington Company, and Port Nicholson Block Settlement Trust from 21 August 2021 to 20 August 2022 regarding the kororā at Te Motu Kairangi and the Shelly Bay development.

We appreciate your patience while collating information relevant to your request. Wellington City Council has partially granted your request for information. Please see the attached information.

Below are the documents that fall in scope of your request and my decision to release the document.

Item	Document name/description	Decision
1	Email correspondence (* 8) – attached, various titles	Release. Contact details withheld section 7(2)(a)*
2	Email correspondence (*2) relating to the Developer Agreement which is commercially sensitive	Refused under section 7(2)(b)(ii) of the Act*

*I have taken into account the public interest considerations in section 7(1) of the Act.

Right of review

If you are not satisfied with the Council's response, you may request the Office of the Ombudsman to investigate the Council's decision. Further information is available on the Ombudsman website, www.ombudsman.parliament.nz.

Please note, we may proactively release our response to your request with your personal information removed.

Thank you again for your request, if you have any questions, please feel free to contact me.

Kind regards



Gareth Hancock

Team Leader Official Information

From: [REDACTED]@portnicholson.org.nz
Subject: EMBARGOED | Mana Whenua Media Release | Shelly Bay Taikuru Kororā
Date: Tuesday, 20 September 2022 8:04:43 am
Attachments: [image001.png](#)
[2022_09_20_Taranaki_Whānui_Statement_Shelly_Bay_Taikuru_Media.pdf](#)

Kia ora, please see attached release from Taranaki Whānui ki Te Upoko o Te Ika.

Text   Description automatically generated



STRICTLY EMBARGOED UNTIL 830AM 20 SEPTEMBER 2022

Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui) requests that the community does not intervene with kororā (little blue penguins) at Shelly Bay Taikuru.

Taranaki Whānui take seriously our responsibility as kaitiaki and are working with experts and stakeholders to protect our native wildlife at Shelly Bay Taikuru”, says Kara Puketapu-Dentice, Chair of Taranaki Whānui.

“Alongside experts, we have co-developed a kororā management plan to ensure their protection. These experts are at the forefront of wildlife management and protection and include penguin specialists from Boffa Miskell, The Department of Conservation, Places for Penguins Wellington, and The Wellington Zoo”.

Kororā are very susceptible to disturbance by people, particularly at this time of year, and detailed management plans are in place to ensure their safety.

Kororā are known to nest underneath buildings in the coastal area. With the demolition and relocation of buildings at Shelly Bay Taikuru, kororā are protected by preventing them from entering the construction site while this work is happening.

Whilst construction is happening, a temporary nesting area with nesting boxes has been provided as part of the ongoing Kororā Management Plan. Where burrow signs have been detected, there is an action plan to ensure that the penguins will be safe and have direct access to the ocean.

“After a suspected sighting of kororā in the weekend, one of our on the ground mana whenua kaitiaki contacted experts to conduct a penguin survey with trained detection dogs. These checks are both regular and ongoing reflecting our kaitiaki obligations as mana whenua, who alongside our development partner - The Wellington Company, are committed to the protection of the kororā”.

“We have also implemented management plans for the protection of mokomoko (lizards), kākā, and karearea (falcons), which were implemented prior to and during onsite works. Further, we are currently planning a piece of work to re-plant the escarpment with natives, in the hope we can start to increase the biodiversity of the area”.

Taranaki Whānui asks that the public respect the site and the activities that are undertaken to protect the kororā and other wildlife in the area. If you are driving around the site, please take extra care.

Wildlife, like kororā, are protected under the Wildlife Act 1953. Offences under this Act can incur serious penalties including fines and imprisonment for offences. DOC aims to follow up on reports wherever possible. If you have concerns about kororā or other wildlife, please contact your local DOC office or call 0800 DOC HOT (0800 362 468).

Media enquiries – Kirsty Tamanui [REDACTED]

From: [Earl Hope-Pearson](#)
To: [Katrina Gaston](#); [REDACTED]@portnicholson.org.nz; [Anna Gilhooly](#)
Cc: [Sunil Hira](#); [Charlie Rudd](#)
Subject: FW:
Date: Wednesday, 21 September 2022 2:34:08 pm
Attachments: [image001.png](#)
[Kororā protection area. \(4\).pdf](#)

Kia ora Katrina

Please find attached the signage that is proposed to be installed at Shelly Bay Taikuru warning the public about Korora on site.

In addition, warning “traffic” signs would also be welcomed – at the entry of Shelly Bay and around the peninsula.

We will be looking to establish the attached signs on site ASAP.

Nga mihi

Earl

From: Anna Gilhooly [REDACTED]@twc.co.nz>
Sent: Wednesday, 21 September 2022 2:30 pm
To: Earl Hope-Pearson [REDACTED]@twc.co.nz>
Subject:



Anna Gilhooly, Marketing & Brand.

Get me on [REDACTED]@thewellingtoncompany.co.nz
Visit us at www.thewellingtoncompany.co.nz or [93 Customhouse Quay, Wellington](#).
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Kororā (Little Blue Penguin) Management and Protection

To protect Kororā, Council is following an active Kororā Management Plan.

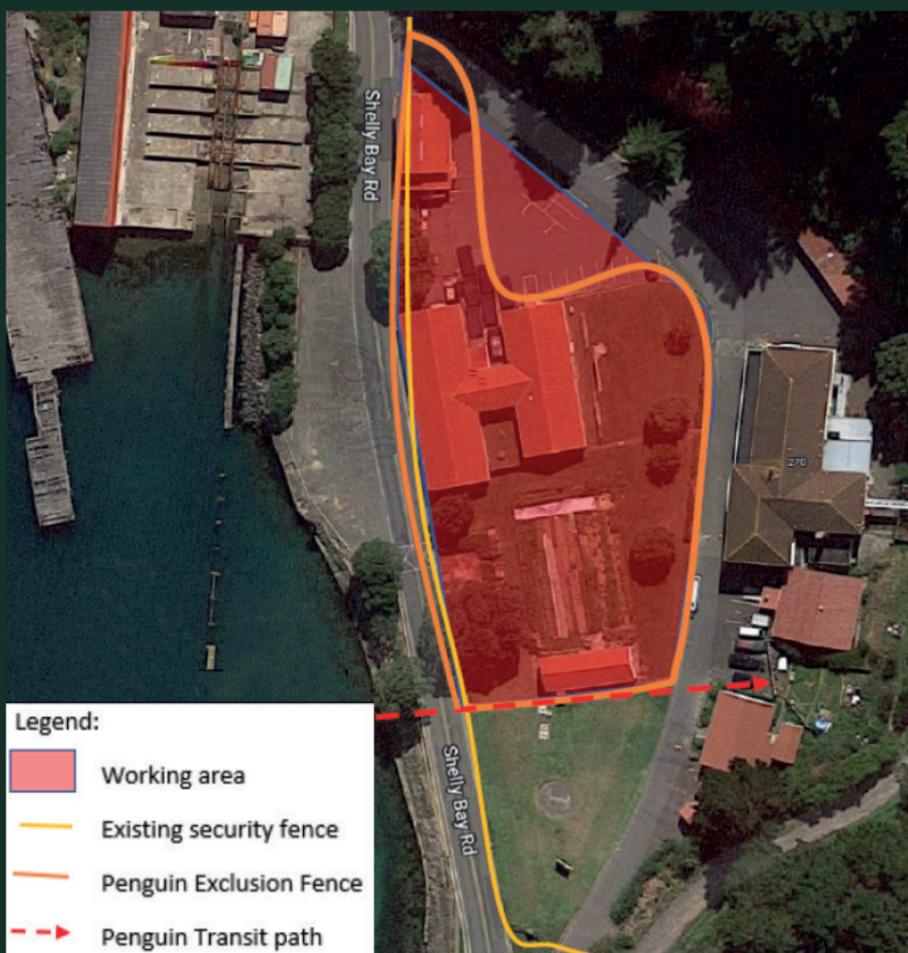
The Plan has been developed by Taranaki Whanui ki te Upoko alongside experts from the Department of Conservation, Places for Penguins, Wellington Zoo, and Specialist Penguin ecologists and consultants for Shelly Bay Taikuru. Penguin surveying and checks are regular and ongoing to ensure the Kororā management measures align with the plan.

With the asbestos removal and demolition of three Council assets, Kororā are prevented from entering the demolition site (see the highlighted area on the map below), as Kororā are known to nest underneath coastal buildings. This protects Kororā from the dangers of an active demolition site.

We request you keep a distance from kororā (little blue penguins) and do not disturb the fencing for their protection.

Kororā are protected under the Wildlife Act 1953. Offences under this Act can incur serious penalties, including fines and imprisonment for offences.

If you have concerns about kororā or other wildlife, please get in touch with your local DOC office or call **0800 DOC HOT (0800 362 468)**.



From: [Charlie Rudd](#)
To: [Leigh Bull](#); [Sunil Hira](#); [Marie Gudopp](#); [Katrina Gaston](#); [Bob Hall](#); [Rob Taggart](#); [Nigel Tropman](#)
Cc: [REDACTED] [@portnicholson.org.nz](mailto:[REDACTED]@portnicholson.org.nz)
Subject: Korora update
Date: Wednesday, 14 September 2022 8:20:27 am
Attachments: [image001.jpg](#)

Kia Ora Tatou (Hello everyone),

Leigh your presence and direction yesterday was appreciated. From our discussion the Korora has moved on. I have now opened the south end of the site, allowing full access. However I have informed all contractors on site to navigate around this area with caution until you return Sunday, to establish a precise location.

Thank you to everyone for accommodating these beautiful birds and our management around them.

Ngā mihi

CHARLIE RUDD
MANA TANGATA – STRATEGIC ADVISOR
M: [REDACTED]
E: [REDACTED] [@EGMONTDIXON.COM](mailto:[REDACTED]@EGMONTDIXON.COM)



WWW.EGMONTDIXON.COM

From: [Katrina Gaston](#)
To: [Earl Hope-Pearson](#); [Phil Becker](#)
Subject: Re: Korora
Date: Sunday, 18 September 2022 10:02:08 am

Kia ora Earl,

Thanks for bringing this to our attention, I'm glad we were able to get Leigh and the penguin dogs on site today, hopefully their findings will provide us confidence in the best way forward for these taongas.

I'll be in touch early next week if there are any impacts to WCC's Demolition programme.

Thanks again,

Trina

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From: Earl Hope-Pearson [REDACTED]@twc.co.nz>
Sent: Sunday, 18 September 2022, 09:28
To: Katrina Gaston <Katrina.Gaston@wcc.govt.nz>; Phil Becker <Phil.Becker@wcc.govt.nz>
Subject: Fwd: Korora

Hi Katrina/ Phil

As attached in the instance you have any noise come from locals.

Email and attached responses to threads.

Regards

Earl

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From: Charlie Rudd [REDACTED]@egmontdixon.com>
Sent: Sunday, September 18, 2022 7:01:49 AM
To: Leigh Bull [REDACTED]@boffamiskell.co.nz>
Cc: Sunil Hira [REDACTED]@egmontdixon.com>; Earl Hope-Pearson [REDACTED]@twc.co.nz>
Subject: Korora

Kia ora Leigh,

I understand you are on site today.

FYI locals have reported seeing Korora on Shelly bay road, attempting to gain access into north bay.

As you know we have constructed nesting boxes for them, I have replied to a social media

thread, encouraging those concerned to engage with the fact we do have our taongas (Korora) interests at the forefront of this development.

Ngā mihi

CHARLIE RUDD

MANA TANGATA – STRATEGIC ADVISOR

M: [REDACTED]

E: [REDACTED]@EGMONTDIXON.COM

image



LEVEL 9, 109 WILLIS STREET, WELLINGTON

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From: [Charlie Rudd](#)
To: [Leigh Bull](#); [REDACTED]@portnicholson.org.nz; [Sunil Hira](#); [Marie Gudopp](#); [Katrina Gaston](#)
Cc: [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz
Subject: Penguin discovery
Date: Monday, 12 September 2022 12:53:46 pm

Kia Ora Koutou,

One of my team members has discovered a Korora nest at the base of a slope near the front entrance of Marukaikuru (South bay).

We have left them in situ, awaiting direction.

Troy/Nigel please inform your lads to proceed into site with caution.

Ngā mihi

CHARLIE RUDD
MANA TANGATA – STRATEGIC ADVISOR
M: [REDACTED]
E: [REDACTED]@EGMONTDIXON.COM



LEVEL 9, 109 WILLIS STREET, WELLINGTON
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From: [Leigh Bull](#)
To: [Charlie Rudd](#); [REDACTED]@portnicholson.org.nz; [Sunil Hira](#); [Marie Gudopp](#); [Katrina Gaston](#); [Rob Taggart](#)
Cc: [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz; [Andrew Klahn](#)
Subject: RE: Penguin discovery
Date: Monday, 12 September 2022 4:00:19 pm

Thanks Charlie – great job with the demarcation and ensuring the bird is safe.

Katrina – I just left a message on your phone. I understand there are some upcoming works on site so am keen to assist with formulating a plan to ensure that the appropriate steps are taken to protect this bird.

Regards, Leigh



Dr Leigh Bull | Ecologist | Partner | Certified Environmental Practitioner - Ecology Specialist
E: [REDACTED]@boffamiskell.co.nz | D: [REDACTED] | M: [REDACTED] | LEVEL 4, HUDDART PARKER BUILDING | 1 POST OFFICE SQUARE | WELLINGTON 6011 | NEW ZEALAND

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Boffa Miskell is proudly a Toitū net carbonzero® certified consultancy, [learn more>](#)

From: Charlie Rudd <[REDACTED]@egmontdixon.com>
Sent: Monday, 12 September 2022 1:28 pm
To: Leigh Bull <[REDACTED]@boffamiskell.co.nz>; Kirsty Tamanui [REDACTED]@portnicholson.org.nz>; Sunil Hira [REDACTED]@egmontdixon.com>; Marie Gudopp <Marie.Gudopp@wcc.govt.nz>; Katrina Gaston <Katrina.Gaston@wcc.govt.nz>; Rob Taggart [REDACTED]@aorakiconstruction.co.nz>
Cc: [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz; Andrew Klahn [REDACTED]@initia.co.nz>
Subject: Re: Penguin discovery

Team,

Further action. I have closed the south gate, cordoning an area from the site office to that gate. Central demolition crews on site have been informed to enter and exit via the northern end of south bay until further notice.

Andrew can you please inform your drilling crews of the above.

Troy/Andrew/Sunil... Please co-ordinate access to the site via the rear entry/exit.

Ngā mihi.

CHARLIE RUDD
MANA TANGATA – STRATEGIC ADVISOR
M: [REDACTED]
E: [REDACTED]@EGMONTDIXON.COM



LEVEL 9, 109 WILLIS STREET, WELLINGTON
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From: Charlie Rudd <[REDACTED]@egmontdixon.com>
Sent: Monday, September 12, 2022 12:59:21 PM
To: Leigh Bull <[REDACTED]@boffamiskell.co.nz>; Kirsty Tamanui <[REDACTED]@portnicholson.org.nz>; Sunil Hira <[REDACTED]@egmontdixon.com>; Marie Gudopp <Marie.Gudopp@wcc.govt.nz>; Katrina Gaston <Katrina.Gaston@wcc.govt.nz>; Rob Taggart <[REDACTED]@aorakiconstruction.co.nz>
Cc: [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz
Subject: Re: Penguin discovery

Note I have condoned the nest area with cones. The centre cone defines it's entry.

CHARLIE RUDD
MANA TANGATA – STRATEGIC ADVISOR
M: [REDACTED]
E: [REDACTED]@EGMONTDIXON.COM

LEVEL 9, 109 WILLIS STREET, WELLINGTON
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From: Charlie Rudd <[REDACTED]@egmontdixon.com>
Sent: Monday, September 12, 2022 12:54:21 PM
To: Leigh Bull <[REDACTED]@boffamiskell.co.nz>; Kirsty Tamanui <[REDACTED]@portnicholson.org.nz>; Sunil Hira <[REDACTED]@egmontdixon.com>; Marie Gudopp <[REDACTED]@wcc.govt.nz>; Katrina Gaston <Katrina.Gaston@wcc.govt.nz>
Cc: [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz; [REDACTED]@centraldemolition.co.nz
Subject: Re: Penguin discovery

CHARLIE RUDD
MANA TANGATA – STRATEGIC ADVISOR
M: [REDACTED]
E: [REDACTED]@EGMONTDIXON.COM

LEVEL 9, 109 WILLIS STREET, WELLINGTON

WWW.EGMONTDIXON.COM

From: Charlie Rudd

Sent: Monday, September 12, 2022 12:53:41 PM

To: Leigh Bull [REDACTED]@boffamiskell.co.nz>; Kirsty Tamanui [REDACTED]y@portnicholson.org.nz>; Sunil Hira [REDACTED]@egmontdixon.com>; Marie Gudopp <Marie.Gudopp@wcc.govt.nz>; Katrina Gaston <Katrina.Gaston@wcc.govt.nz>

Cc: [REDACTED]@centraldemolition.co.nz <[REDACTED]@centraldemolition.co.nz>; [REDACTED]@centraldemolition.co.nz [REDACTED]@centraldemolition.co.nz>

Subject: Penguin discovery

Kia Ora Koutou,

One of my team members has discovered a Korora nest at the base of a slope near the front entrance of Marukaikuru (South bay).

We have left them in situ, awaiting direction.

Troy/Nigel please inform your lads to proceed into site with caution.

Ngā mihi

CHARLIE RUDD

MANA TANGATA – STRATEGIC ADVISOR

M: [REDACTED]

E: [REDACTED]@EGMONTDIXON.COM

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To: [Earl Hope-Pearson](#); [Anna Gilhooly](#); [REDACTED]@portnicholson.org.nz
Cc: [Sunil Hira](#); [Clare Bisso](#); [Phil Becker](#)
Subject: RE: Shelly Bay Taikuru - Comms
Date: Monday, 19 September 2022 5:19:00 pm
Attachments: [image001.jpg](#)
[image003.png](#)

Tēnā koutou,

As discussed Earl, I've jotted down a few draft points that could be used by our social media team to respond to a few posts directed to WCC in regards to Kororā at Shelly Bay. Could you and your team please review them to ensure that they are factually correct and that we are coordinated in messaging?

- Taranaki Whanui ki te Upoko has been leading the development and implementation of a Kororā Management Plan at Shelly Bay Taikuru, with input from Wellington Zoo, Places for Penguins, and a specialist penguin ecologist.
- The Kororā Management Plan led by Taranaki Whanui ki te Upoko for Shelly Bay Taikuru development is informed by data collected by an ecologist undergoing site surveying and the use of penguin detection dogs. To date, there have been no signs of penguin burrows in the embankments behind the construction fencing.
- Kororā s are known to nest underneath buildings in the coastal area. With the demolition and relocation of buildings at Shelly Bay, it is important that penguins are protected by preventing them from entering the construction site while this is going on.
- A nesting area has been provided as part of the ongoing Kororā Management Plan. This nesting area is temporary while construction is going on and includes nesting boxes.
- Where burrow signs have been detected, there is an action plan to ensure that the penguins will be safe and have direct access to the ocean.
- On Sunday, 18 September, a penguin specialist and penguin detection dog were on site checking that measures were being implemented as per the Kororā Management Plan led by Taranaki Whanui ki te Upoko. These checks will be regular and ongoing.

Ngā mihi nui,

Katrina (Trina) Gaston

Development Manager | City Development | Wellington City Council

P She/Her | M [REDACTED] | E katrina.gaston@wcc.govt.nz | W Wellington.govt.nz

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From: Earl Hope-Pearson [REDACTED]@twc.co.nz>

Sent: Monday, 19 September 2022 4:25 pm

To: Anna Gilhooly <[REDACTED]@twc.co.nz>; Katrina Gaston <Katrina.Gaston@wcc.govt.nz>;
[REDACTED]@portnicholson.org.nz

Cc: Sunil Hira [REDACTED]@egmontdixon.com>

Subject: Shelly Bay Taikuru - Comms

Hi Katrina

As discussed, Anna and Kirsty copied in for comms to be circulated amongst all.

We will do the same also.

Nga mihi

Earl

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From: [Katrina Gaston](#)
To: [REDACTED] [@portnicholson.org.nz](#); [Earl Hope-Pearson](#)
Cc: [Phil Becker](#); [Lisle Mcerlane](#)
Subject: Shelly Bay - WCC Demolition & Korora signs
Date: Thursday, 13 October 2022 7:20:00 pm
Attachments: [J015522-KororaProtectionSignA3-01.01.pdf](#)
[image001.jpg](#)
[J013813-ShellyBayPublicNoticeSigns-A3-03.01-proof.pdf](#)
[image002.png](#)

Evening Earl and Kirsty,

I wanted to share WCC's Demolition Notification and Penguin Management signs. These signs will be only A3 and will be displayed on the fence line of WCC's demolition boundary, with the text on the attached Korora sign written to align and reinforce the media responses to date.

We hope to get these signs up tomorrow or Monday; please let me know if you have any thoughts or concerns.

Have a great evening.

Kind regards,

Katrina (Trina) Gaston

Development Manager | City Development | Wellington City Council

P She/Her | **M** [REDACTED] | **E** katrina.gaston@wcc.govt.nz | **W** Wellington.govt.nz

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Kororā (Little Blue Penguin) Management and Protection

To protect Kororā, Council is following an active Kororā Management Plan.

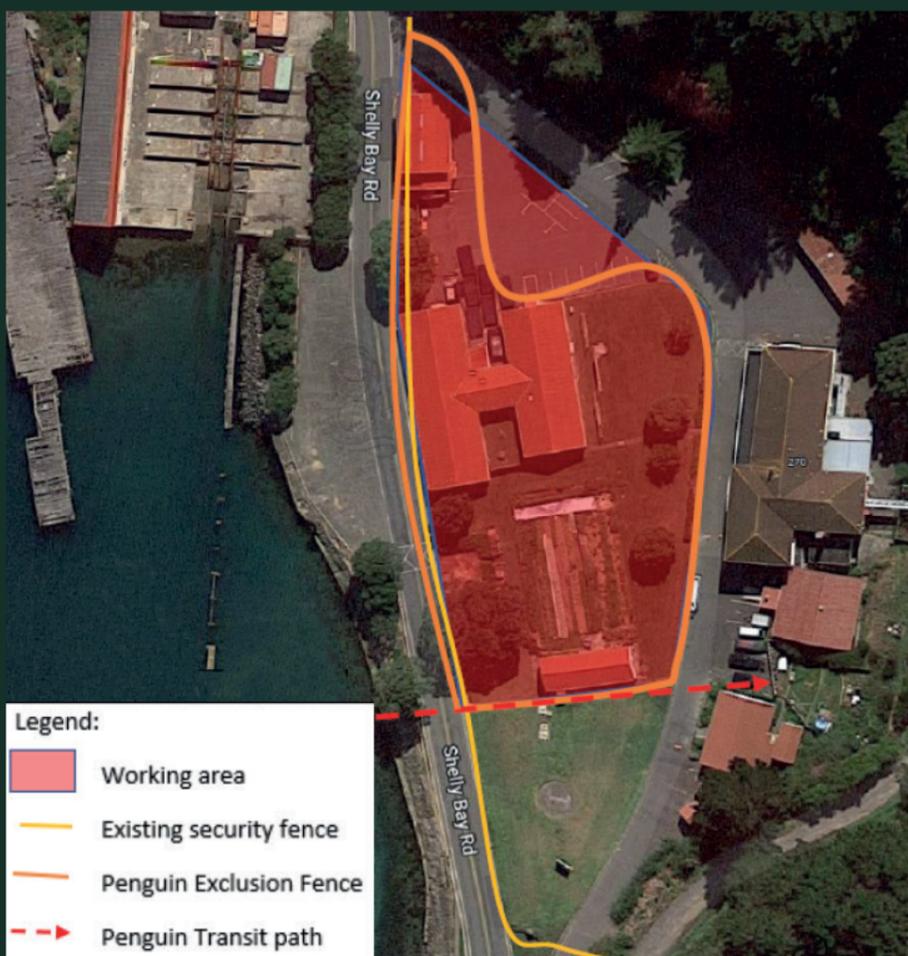
The Plan has been developed by Taranaki Whanui ki te Upoko alongside experts from the Department of Conservation, Places for Penguins, Wellington Zoo, and Specialist Penguin ecologists and consultants for Shelly Bay Taikuru. Penguin surveying and checks are regular and ongoing to ensure the Kororā management measures align with the plan.

With the asbestos removal and demolition of three Council assets, Kororā are prevented from entering the demolition site (see the highlighted area on the map below), as Kororā are known to nest underneath coastal buildings. This protects Kororā from the dangers of an active demolition site.

We request you keep a distance from kororā (little blue penguins) and do not disturb the fencing for their protection.

Kororā are protected under the Wildlife Act 1953. Offences under this Act can incur serious penalties, including fines and imprisonment for offences.

If you have concerns about kororā or other wildlife, please get in touch with your local DOC office or call **0800 DOC HOT (0800 362 468)**.



Notification of Demolition

Council is proceeding with the demolition of three asbestos affected buildings on Council owned land at Shelly Bay (highlighted in red, see map below), to remove the health and safety risk to the public.

Council has appointed a specialist contractor, Central Demolition Ltd, to carry out the demolition works. This includes removing asbestos from the buildings prior to demolition and removing the risk of asbestos from the soil to make the site safe.

The removal works will comply with all laws and regulations relating to the handling, use of, and disposal of hazardous substances.

The demolition will not affect any of the privately owned land at Shelly Bay. The public road through Shelly Bay remains open



On November 2021 Council closed this area of Council owned land under public places bylaw in order to manage the health and safety risks posed by the site. The area will continue to remain closed as an active construction site until further notice.

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke