
ORDINARY MEETING

OF

CITY STRATEGY COMMITTEE

AGENDA

Time: 9.30am
Date: Thursday, 8 November 2018
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Lester
Councillor Calvert
Councillor Calvi-Freeman
Councillor Dawson
Councillor Day
Councillor Fitzsimons
Councillor Foster
Councillor Free
Councillor Gilberd
Councillor Lee
Councillor Marsh
Councillor Pannett (Chair)
Councillor Sparrow
Councillor Woolf
Councillor Young

NON-VOTING MEMBERS

Te Rūnanga o Toa Rangatira Incorporated
Port Nicholson Block Settlement Trust

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, 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.

AREA OF FOCUS

The role of the City Strategy Committee is to set the broad vision and direction of the city, determine specific outcomes that need to be met to deliver on that vision, and set in place the strategies and policies, bylaws and regulations, and work programmes to achieve those goals.

In determining and shaping the strategies, policies, regulations, and work programme of the Council, the Committee takes a holistic approach to ensure there is strong alignment between the objectives and work programmes of the seven strategic areas of Council, including:

- **Environment and Infrastructure** – delivering quality infrastructure to support healthy and sustainable living, protecting biodiversity and transitioning to a low carbon city
- **Economic Development** – promoting the city, attracting talent, keeping the city lively and raising the city's overall prosperity
- **Cultural Wellbeing** – enabling the city's creative communities to thrive, and supporting the city's galleries and museums to entertain and educate residents and visitors
- **Social and Recreation** – providing facilities and recreation opportunities to all to support quality living and healthy lifestyles
- **Urban Development** – making the city an attractive place to live, work and play, protecting its heritage and accommodating for growth
- **Transport** – ensuring people and goods move efficiently to and through the city
- **Governance and Finance** – building trust and confidence in decision-making by keeping residents informed, involved in decision-making, and ensuring residents receive value for money services.

The City Strategy Committee also determines what role the Council should play to achieve its objectives including: Service delivery, Funder, Regulator, Facilitator, Advocate

The City Strategy Committee works closely with the Long-term and Annual Plan Committee to achieve its objectives.

Quorum: 8 members

TABLE OF CONTENTS
8 NOVEMBER 2018

Business	Page No.
1. Meeting Conduct	5
1.1 Mihi	5
1.2 Apologies	5
1.3 Conflict of Interest Declarations	5
1.4 Confirmation of Minutes	5
1.5 Items not on the Agenda	5
1.6 Public Participation	6
2. Policy	7
2.1 Scope of the Leisure Card Review Presented by Councillor Fitzsimons	7
3. Operational	13
3.1 Airspace easement over reserve: 99 Waikowhai Street Presented by Councillor Gilberd	13
3.2 Status of Coastal Structures in the Eastern Suburbs Presented by Councillor Fitzsimons	17

1 Meeting Conduct

1.1 Mihi

The Chairperson invites a member of the City Strategy Committee to read the following mihi to open the meeting.

Taiō Pōneke[†] – City Strategy Committee

Te wero

Toitū te marae a Tāne

Toitū te marae a Tangaroa

Toitū te iwi

Taiō Pōneke – kia kakama, kia māia!

Ngāi Tātou o Pōneke, me noho ngātahi

Whāia te aratika

Our challenge

Protect and enhance the realms of the Land and the Waters, and they will sustain and strengthen the People.

City Strategy Committee, be nimble (quick, alert, active, capable) and have courage (be brave, bold, confident)!

People of Wellington, together we decide our way forward.

[†] The te reo name for the City Strategy Committee is a modern contraction from 'Tai o Pōneke' meaning 'the tides of Wellington' – uniting the many inland waterways from our lofty mountains to the shores of the great harbour of Tara and the sea of Raukawa: ki uta, ki tai (from mountain to sea). Like water, we promise to work together with relentless synergy and motion.

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, 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 18 October 2018, and of the extraordinary meeting held on 25 October 2018, will be put to the City Strategy 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 City Strategy Committee.

The Chairperson shall state to the meeting:

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 meeting.

The item may be allowed onto the agenda by resolution of the City Strategy Committee.

Minor Matters relating to the General Business of the City Strategy Committee.

The Chairperson shall state to the meeting 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 meeting of the City Strategy Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting 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 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. Policy

SCOPE OF THE LEISURE CARD REVIEW

Purpose

1. This report asks the City Strategy Committee to approve the scope of a review of the Council's Leisure Card scheme.

Summary

2. Council have made the following commitment in the 2018 – 2028 Long Term Plan:

Leisure Card review. This card helps people access Council recreational services when price might otherwise be a barrier. In the coming year we will undertake a review of the Leisure Card and explore options for increasing utilisation of Council's facilities by marginalised and hard-to-reach groups through this programme.

3. The purpose of the review is to assess the effectiveness of the Leisure Card and recommend improvements and/or changes that will increase the impact of the scheme and grow the use of recreation facilities and services by participants for whom cost is a barrier. This includes reviewing whether providing of a discount card is the best way to achieve the scheme's objectives.
4. Under the current scheme the following groups are eligible for a Leisure Card:

Individual membership

- Permanent Disability
- Green Prescription (GRx) Clients
- SuperGold Card Holders

Household Membership

- Community Services Card Holders
- Recent Migrants Visa Holders (12 months)
- City Housing Tenants.

5. There are currently around 10,000 Leisure Card Holders. This is around 4% of the Wellington City population. We estimate that 25% of the population are eligible for the scheme. The majority of Leisure Card holders are SuperGold Card or Community Services Card holders (92%).
6. The Leisure Card scheme currently provides the following discounts at Wellington City Council facilities:
 - **Pools** – 50% discount on entry and 20% discount on swimming lessons
 - **Recreation Centres** – 50% discount on entry and up to 20% discount on programmes

- **Club Active gym** – 20% discount on gym memberships
 - **Wellington City Libraries** – 50% discount on all reserves, CD and DVD loans.
7. The scheme does not provide discounts at non-Wellington City Council managed facilities, however many Wellington organisations have their own discounting mechanisms targeting people for whom cost is a barrier. This includes Wellington Zoo and the Royal NZ Ballet who provide a percentage discount on entry fees, and Zealandia who provide free family passes to targeted low decile schools each year (**Attachment 1** refers).
 8. The scheme is administered by the Parks, Sport and Recreation business unit (PSR) and there is an annual cost to resourcing the scheme across all facilities. In 2019 the PSR bookings and membership system will be replaced which provides an opportunity to streamline administrative processes as well as improve reporting on the uptake and effectiveness of the scheme.
 9. Parallel to this review, PSR is developing a Sport and Active Recreation Plan for Council approval. This plan will outline how Council will implement 'Living Well' the Regional Strategy for Sport and Active Recreation developed by Sport Wellington and adopted by Council in 2017. This includes identifying low participation populations and developing strategies to increase their involvement in sport and recreation. The Leisure Card scheme is an important contributor to this and the outcomes of this review will align with the direction set in the draft Sport and Active Recreation Plan as well as key regional and national strategies including Living Well and Sport New Zealand's Community Sport Strategy.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Agrees that the Leisure Card Scheme Review will have the following objectives:
 - a) **Eligibility** – To understand demand, deprivation and need in Wellington City and review the eligibility criteria for the scheme so that it is meeting the needs of those for whom cost is a barrier to participation in recreation; and to adopting a healthy lifestyle.
 - b) **Uptake** – To review current uptake and usage and ensure that the scheme is reaching and actively promoted to eligible groups.
 - c) **Discounts** – To review the discount rates across facilities and services and ensure they are consistent and appropriate for customer needs. This includes investigating differential pricing.
 - d) **Product/Customer Journey** – To understand the customer journey for Leisure Card holders and determine if the scheme, in its current form, is a barrier to participation to some or all of the eligible users.
 - e) **Partnerships/Incentives** – To investigate opportunities for partnerships that will increase uptake, improve retention, and create a more enticing product through additional benefits.

- f) **Reporting Process** – To improve reporting processes so that we can better understand the impact of the scheme over time, including the cost to business.
- g) **Accountability and Ownership** – To review ownership and accountability within PSR and the role of the scheme in driving social good outcomes including social connectedness.
- h) **Cost of scheme and foregone revenue** – To determine if the scheme is the best use of budget and staff resource and to consider options for allocating these in a more targeted way that helps remove barriers to participation additional to cost.

Background

10. Council provides a range of recreation and leisure facilities and programmes to encourage active and healthy lifestyles and enable participation in sporting and other group activities. Through the promotion and support of recreation opportunities we contribute to the development of strong, healthy communities and a high quality of life for Wellingtonians. Our high level outcomes in this area (as detailed in the Long Term Plan) are:

Encourage active and healthy lifestyles, Enable participation in sporting and other group activities, and Social cohesion and connectedness.

11. The Leisure Card began in 1992 as *Passport to Leisure* which was based on a UK-initiative from 1979 of the same name. Over the years eligibility criteria broadened to include super-annuitants and residents receiving income support. In 2007 the scheme was rebranded and the membership was broadened further to include immigrants and Green Prescription (GRx).
12. The Labour coalition government has announced that it is going to use expanded measures to report on the country's success, including wellbeing measures. This is underpinned by the government's four-capital framework.
13. Nationally, Sport NZ has set a target of increasing participation in sport and active recreation by 3%, by 2020. To achieve this they are advocating an increased focus on locally led delivery, particularly in low-participation communities.
14. Regionally, Sport Wellington have developed the Living Well Strategy that recommends specific focus on low participation groups, young people, and removing barriers to participation.
15. Council is currently in the process of developing "Our Active Capital", Wellington's Active and Recreation and Sport plan. This plan seeks to define Wellington City Council's approach to implementing the regional strategy.
16. In addition to the Leisure Card scheme, Council has introduced a range of discounts that aim to facilitate increased participation including free swim entry for under 5s and all spectators getting free entry into our pools.

Discussion

17. There is opportunity to review how we discount recreation services to ensure they reach those that need it most.

18. There is an opportunity to improve processes and the way in which we engage with our customers that will have a positive impact on our customers' experience at our facilities and help them to create a stronger connection that will keep them active and healthy.
19. We understand that cost is not the only barrier to participation for any group and the review will consider other factors that can help reduce or eliminate barriers.
20. Council is introducing a new bookings and membership system in mid-to-late 2019 that will underpin our management of the Leisure Card and different concessions and discounts. There is opportunity for this to be better equipped to report and measure the success of programmes and initiatives, especially around increasing participation. It will also better enable us to understand who we are currently reaching and who we are not.

Next Actions

21. We will take an evidence-based and customer-centric approach in which we will analyse data and reports from our bookings and memberships system concurrently alongside customer and stakeholder engagement.
22. The timeline and deliverables of the project are shown below.

Timing	Tasks
May – October	Establish project and begin research
November	Present Scope to CSC
October – February	Meet with key stakeholders, conduct customer interviews, focus groups
Jan/Feb	Identify issues and opportunities and socialise with key stakeholders
Feb/March	Draft review document, consult with stakeholders, test with customers, and make amendments
April/May	Present Review to CSC and seek approval to move forward with recommendations

Attachments

Attachment 1. Existing discounts of recreation organisations in Wellington City [↓](#) 

Page 12

Author	Ali Whitton, Health and Wellbeing Partnership Leader
Authoriser	Sarah Murray, Customer and Community Partnerships Manager Paul Andrews, Manager Parks, Sport and Recreation Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

A Communications and Engagement Plan will be prepared in the establishment phase of the project.

Treaty of Waitangi considerations

There are no Treaty considerations.

Financial implications

There are no financial implications from undertaking a Leisure Card review. The review is expected to consider the appropriateness of the current concession rates and make recommendations regarding these in due course. Financial implications will be considered as part of the review.

Policy and legislative implications

There are no legislative implications from undertaking a Leisure Card review.

Risks / legal

There are no significant risk / legal implications from undertaking a Leisure Card review. Changing concession rates offers a risk to the business but this will be considered as part of the issues and opportunities evaluation process.

Climate Change impact and considerations

There are no climate change implications from undertaking a Leisure Card review.

Communications Plan

A Communications and Engagement Plan will be prepared in the establishment phase of the project.

Health and Safety Impact considered

There are no health and safety impacts related to undertaking a Leisure Card review.

Attachment 1

Existing discounts of recreation organisations in Wellington City

Organisation	Types of discounts	Percentage of LeisureCard membership base they are discounting
Bats Theatre	SuperGold, Students	>59%
Cable Car Museum	Free entry to all	100%
Circa Theatre	SuperGold, Students, Under 25	>59%
City Art Gallery	Free entry to all	100%
Community Centres	Prices set by individual facilitators	N/A
Royal NZ Ballet	SuperGold, CSC, Students	92%
Space Place	SuperGold	>59%
Te Papa	Free entry to all	100%
Wellington Cable Car	Students, SuperGold (Off-peak only), Snapper total mobility card	>59%
Wellington City Libraries	LeisureCard, SuperGold and CSC	100%
Wellington Museum	Free entry to all	100%
Wellington Zoo	SuperGold, CSC, Students	92%
Wellington Venues	Prices are set by individual promoters	N/A
ZEALANDIA	500+ free family passes to targeted low decile schools, year-by-year NGO partnerships - free entry, SuperGold Card discount, initiatives such as "Children go free at Easter"	>59%

3. Operational

AIRSPACE EASEMENT OVER RESERVE: 99 WAIKOWHAI STREET

Purpose

1. This report seeks committee approval for an airspace easement over land held under the Reserves Act 1977 at 99 Waikowhai Street, Ngaio.

Summary

2. The owners of 97 Waikowhai Street intend to replace their existing pedestrian footbridge, which provides access to their dwelling from Waikowhai Street. Vehicle and pedestrian access to their property is currently available off Trelissick Crescent via Jacobsen Lane.
3. The existing bridge is at the end of its useful life and is currently unusable. The owners want to replace the bridge in the same location using the existing concrete pillars. The bridge is largely on private property with a small part passing over a corner of reserve land before it reaches the road reserve (**Attachment 1** refers).
4. The land at 99 Waikowhai Street is part of Trelissick Park. The proposed easement will be dealt with under section 48 of the Reserves Act 1977 and will not require public notification.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Agrees to grant an airspace easement in perpetuity in the airspace over reserve land at 99 Waikowhai Street [being part of Lot DP 27969] pursuant to section 48 of the Reserves Act 1977.
3. Notes that any approval to grant an easement (referred to above) is conditional on:
 - a. confirmation of the area of the easement by survey
 - b. all related costs being met by Rouleau Holdings Ltd (D Bate)
4. Notes that the work within the easement area will be subject to the relevant bylaw, building and/or resource consent requirements.
5. Notes that works will proceed in accordance with final Parks, Sport and Recreation agreement to all mitigation plans and park management/work access plans.
6. Delegates to the Chief Executive Officer the power to carry out all steps to effect the easement.

Background

5. Rouleau Holdings (D Bate) is seeking to replace the existing footbridge at 97 Waikowhai Street and has applied for an airspace easement from Council.

6. The dwelling on the site was built in 1958 and only obtained driveway access through a subdivision of the neighbouring property in 2005. Prior to 2005, the pedestrian footbridge was the only form of access to the dwelling.
7. The pedestrian bridge is now in need of replacement, which will be the only way for the owners to retain access from Waikowhai Street. Although the bridge structure does not sit on the Council reserve, an easement to encroach into the airspace above reserve land is required.
8. Easements through reserve land are dealt with under section 48(1)(f) of the Reserves Act 1977 (the Act). The applicant is aware of the need to apply for and obtain all necessary approvals from Council.

Discussion

9. The effects of this proposal are minimal as no structural part of the pedestrian footbridge is located on the reserve land and the area of airspace that will be occupied will be very small (less than two square metres in area).
10. The applicant has confirmed that no vegetation removal is required within the reserve to facilitate the bridge replacement.
11. Public notification is not required under the Act due to historical use of the bridge and that the reserve will not be materially or physically affected. Public use of the reserve will also not be impeded.

Options

12. The Committee can either choose to approve or decline the easement.
13. Declining the easement will mean the applicant will be unable to replace the bridge as proposed. The ability to move the bridge back out of the reserve is constrained by the location of the existing concrete pillars at each end.

Next Actions

14. If the proposed easement is accepted, a survey will be undertaken and construction works will commence as soon as possible. Officers will confirm the exact extent of the airspace easement and monitor the project to ensure no vegetation is damaged or removed within the reserve.

Attachments

Attachment 1. [Attachment 1 - bridge plan](#)  

Page 16

Authors	Julia FAMILTON, Recreation and Parks Planner Wendy O'Neill, Property Services Manager
Authoriser	Barbara McKerrow, Chief Operating Officer Paul Andrews, Manager Parks, Sport and Recreation Bec Ramsay, Manager Open Space and Recreation Planning

SUPPORTING INFORMATION

Engagement and Consultation

No public consultation or notification is required as part of the proposal as it is historical use and the reserve will not be materially or physically affected. The area of airspace being occupied is less than two square metres.

Treaty of Waitangi considerations

None.

Financial implications

There are none as the applicant will pay for all costs associated with the granting of the easement.

Policy and legislative implications

None.

Risks / legal

Council lawyers will prepare and finalise the easement instruments and agreements.

Climate Change impact and considerations

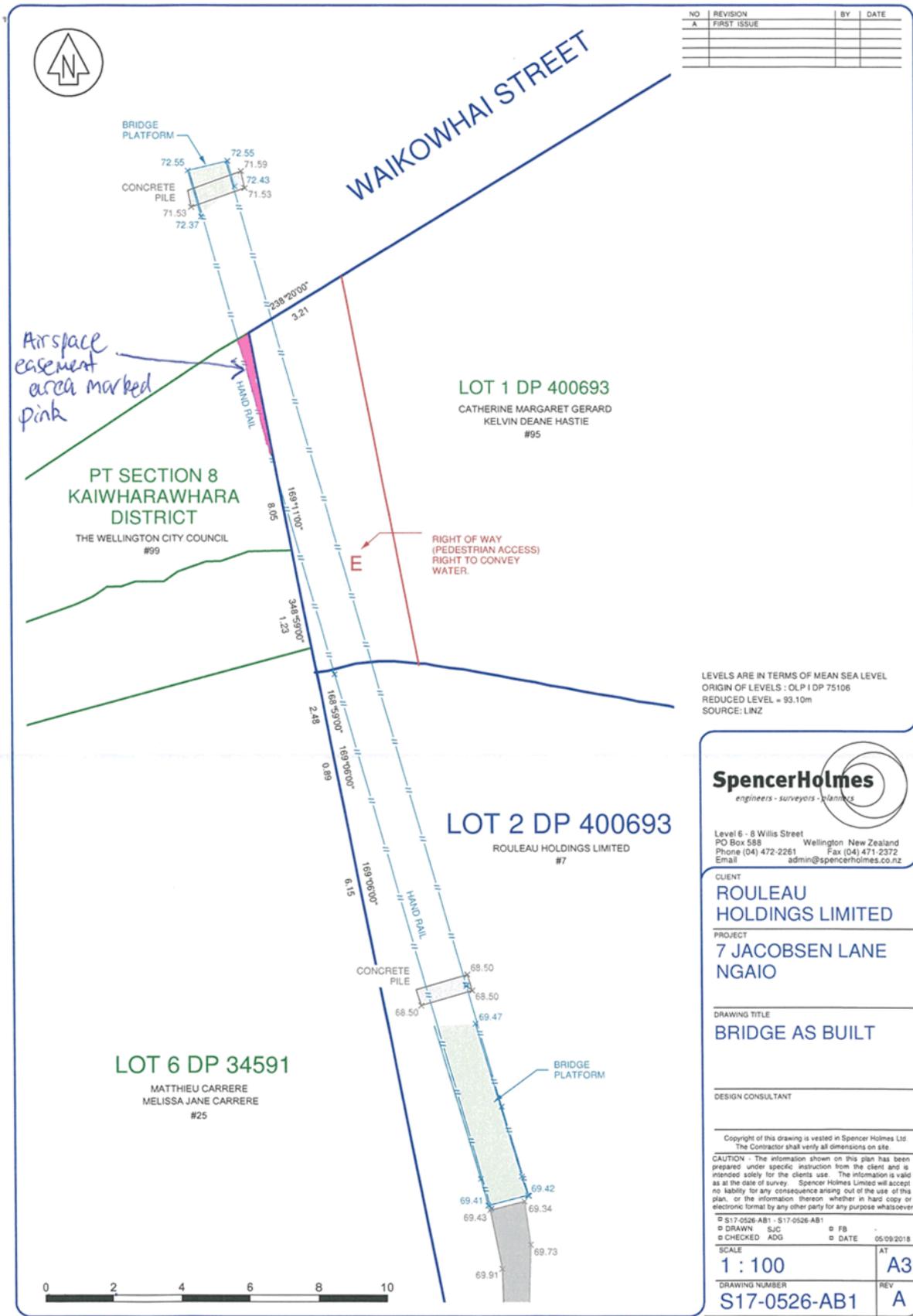
None.

Communications Plan

No public notification is required as provided for in the Reserves Act 1977.

Health and Safety Impact considered

This will be the responsibility of the applicant.



LEVELS ARE IN TERMS OF MEAN SEA LEVEL
ORIGIN OF LEVELS : OLP 1 DP 75106
REDUCED LEVEL = 93.10m
SOURCE: LINZ

SpencerHolmes
engineers - surveyors - planners

Level 6 - 8 Willis Street
PO Box 588 Wellington New Zealand
Phone (04) 472-2261 Fax (04) 471-2372
Email admin@spencerholmes.co.nz

CLIENT
ROULEAU HOLDINGS LIMITED

PROJECT
7 JACOBSEN LANE NGAIO

DRAWING TITLE
BRIDGE AS BUILT

DESIGN CONSULTANT

Copyright of this drawing is vested in Spencer Holmes Ltd
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequence arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

S17-0526-AB1 - S17-0526-AB1 FB
 DRAWN SUC DATE 05/09/2018
 CHECKED ADG

SCALE
1 : 100 AT **A3**

DRAWING NUMBER
S17-0526-AB1 REV **A**

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE

STATUS OF COASTAL STRUCTURES IN THE EASTERN SUBURBS

Purpose

1. The purpose of this report is to:
 - inform the City Strategy Committee (CSC) on the current condition of coastal structures in the eastern suburbs; and
 - make recommendations around the investment and divestment of these assets.
2. Officers were also instructed at the CSC meeting of 16 March 2017 in response to the ePetition “Save the Evans Bay wharf” to defer any decision on the future of the Evans Bay Patent Slip wharf until a report on the status of other wharfs in the Eastern Suburbs marine area has been provided.

Summary

3. A condition assessment report of the eastern suburbs wharf structures undertaken in February 2018 highlighted a number of wharves in the Eastern suburbs require significant investment to maintain their structural integrity and extend their life.
4. Coastal structures require ongoing repairs and maintenance due to the conditions they are built in; however, at some stage the structures become uneconomical to repair and need to be replaced or demolished.
5. Resource consents are required for a number of these structures due to the age and era they were constructed in giving them heritage significance.
6. Officers are recommending the demolition of the Patent Slip jetty.
7. Officers are requesting increased capex funding to address the outcomes of the condition assessments as well as operational funding pending a decision from Council on the removal of the Patent Slip jetty.
8. The greatest risks in the short term based on condition are with the public’s continued use of Seatoun and Cog Park wharfs.

Recommendation/s

That the City Strategy Committee:

1. Receives the information.
2. Recommends to the Long-Term and Annual Plan Committee that it:
 - a. Considers the proposed ten year renewal plan and investment strategy (**Attachment 1** refers) as part of the next Long-Term Plan and Annual Plan processes.
 - b. Considers including additional capital funding of \$2 million and operational funding of an additional \$150,000, subject to resource consent being granted, as part of the 2019/20 Annual Plan process.
3. Recommends to Council that, subject to funding being made available through the

respective Long-Term Plan and/or Annual Plan processes, it instructs officers to proceed with the necessary consents and consultation to remove the Patent Slipway Jetty.

Background

9. A preliminary structural assessment was carried out on ten marine structures in the Eastern suburbs. The purpose of these assessments was to report on the condition of the above and below water structural elements of these assets to inform the required investment strategy over a ten year period.
10. The report identified a number of structures that require significant repairs or replacement and high level costings were provided for these structures. This exercise also prioritised structures that require urgent repairs over the next few years with these being Seatoun Wharf, Cog Park Wharf, and jetties at the Evans Bay Yacht Club. Further to this, officers have included the other coastal structures in the proposed ten year renewal plan and investment strategy (**Attachment 1** refers).
11. The Patent Slip jetty did not require a reassessment. The jetty has been closed for ten years as officers are aware that is in extremely poor condition. The council proposed demolition in the 2011/12 Annual Plan. This was deferred. A structural survey undertaken in 2014 and a series of options developed for the future of the jetty. Officers were also instructed at the CSC meeting of 16 March 2017, in response to the ePetition "Save the Evans Bay wharf", to defer any decision on the future of the Evans Bay Patent Slip Wharf until a report on the status of other wharfs in the Eastern Suburbs Marine area has been provided
12. The Waterfront, Evans Bay Marina and Clyde Quay Boat Harbour are not included in this report and are part of separate Asset Management Plans.

Discussion

13. The condition assessment has highlighted that Eastern Suburbs coastal structures require a higher level of investment than currently provided. An increased level of capital funding of \$4m is required over the next 10 years to maintain the coastal structures in a safe and useable condition. The main expenditure is for Seatoun Wharf of \$1.8m in 2019/20. The investment will prolong the life of the structures for the next 20 to 50 years.
14. Resource consents are required for a number of these structures due to the age and era they were constructed in giving them heritage significance.
15. The Patent Slip Jetty has been closed for ten years. The options and indicative costs for a major refurbishment of the patent slip indicated costs between \$150k for demolition and one million plus dollars for refurbishment. There is no current sustainable use for the jetty; however, it is a Category 2 listed structure in the Heritage New Zealand register, and there is value in exploring interpretation and retaining some form of the remains of the structure. This will be identified during the resource consent process.

16. The greatest risks in the short term are with the public's continued use of Seatoun and Cog Park wharfs.
17. Investment is required at the Evans Bay Yacht Club to remove the redundant slipway and address structural deficiencies with the finger jetties.
18. Work is underway on resource consent applications for Seatoun Wharf, Cog Park wharf, the Patent slipway and Karaka Bay wharf as these are identified as having potential heritage values.
19. This initiative supports the 2018-2028 Long-Term Plan priority areas of Resilience and Transport. The coastal structures provide important recreational values as part of a coastal city enabling marine activities and access for the city. Seatoun Wharf operates as both a recreational and transport asset providing berthing for the East by West Ferry, Pilot boats and the occasional commercial fishing operator.
20. Without the required level of investment council is at risk of asset failure and potential harm. The structures could be fenced off to isolate the risk however many of the structures are highly used by the public and recreation groups and this option would not be well received by the community.
21. Officers have carried out initial consultation on the temporary closure plan for the end of Seatoun Wharf with East by West Ferries and other identified boat users. A letter drop has been undertaken to neighbouring residential properties and contact made with the Seatoun Residents Association. Officers have also spoken to marine clubs at Cog Park and Evans Bay Yacht club to gain their views.

Options

22. The closure or demolition of the wharves without suitable replacement structures is not seen as a viable option due to public reaction, with the exception of the Patent Slipway jetty. The programme includes a mixture of replacement structures, renewals and strengthening to maintain the structures in a safe and useable condition.
23. **Attachment 1** contains information on the funding requirements over the next ten years.

Next Actions

24. Seatoun Wharf and Cog Park Wharf are the main priorities as both are in poor condition, and highly used. The initial closure of the outer end of Seatoun Wharf will allow continued usage by boats as well as by the public while consultation and resource consent are applied for. Consultation with Greater Wellington Regional Council and Heritage NZ is currently underway. It is anticipated that at the time of repairs the wharf may require a period of closure.

Attachments

- Attachment 1. Eastern Suburbs coastal structure investment strategy 2018 - 2028 [↓](#)  Page 22

Author	Peter Hemsley, Project Manager (Marina and Costal)
Authoriser	Jacqueline Murray, Assests and Projects Manager Paul Andrews, Manager Parks, Sport and Recreation Barbara McKerrow, Chief Operating Officer

SUPPORTING INFORMATION

Engagement and Consultation

Initial communication has been undertaken with users of Seatoun Wharf especially boat users and residents. Some consultation has also occurred at Cog Park and the Evans Bay Yacht Club.

Treaty of Waitangi considerations

Consultation has not taken place at this stage.

Financial implications

The Financial Implications are contained in **Attachment 1**.

Policy and legislative implications

1. Policy and Legislative Implications include the following:

- Heritage New Zealand Pouhere Taonga Act 2014
- Building Act 2014 for Marine Structures
- Resource Management Act 1991
- Proposed Natural Resources Act (Greater Wellington Regional Council)

Risks / legal

This report and recommendations address the reputational and public safety risk with the future renewal of coastal structures.

Climate Change impact and considerations

Sea level rise will be taken into account when new structures are designed.

Communications Plan

A Communication Plan is being developed for Seatoun Wharf. Stakeholders will be advised of other works as required.

Health and Safety Impact considered

Structures are maintained to a safe standard as Public Facilities.

Table 1: Summary of Structures and Investment Strategy

Investment Strategy

Budget	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Coastal Asset Investment	122,676	2,000,000	500,000	200,000	150,000	300,000	300,000	300,000	120,000	120,000
LTP Budget	122,676	122,676	122,676	122,676	122,676	122,676	122,676	122,676	122,676	122,676
		2,122,676	622,676	322,676	272,676	422,676	422,676	422,676	242,676	242,676

Budget	Repair/Replacement Extent	Status/Progress	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Cog Park Jetty	Replace old jetty with new finger jetty	Discussions with Heritage New Zealand and Regional Council for consent requirements. Discussion with Amokura Sea Scouts as the main user	\$150,000								
Seatoun Ferry Wharf	Reconstruction of landing platform with concrete infill tubular piles, raker piles, joists and concrete decking	Discussion with Heritage New Zealand and Regional Council for consent requirements. Communication with East by West Ferry service. Safety measures to close the end of the wharf being implemented and initial communication to resident association and nearby houses carried out. Engineers engaged to undertake detailed assessment	\$1,800,000								
Karaka Bay Wharf	Underpin with replacement piles and bearers, sistering of joists, replacement connections	In discussion with Heritage New Zealand and Regional Council	\$172,676								
Patent Slipway Jetty	Dependant on which option is taken	In discussion with Regional Council on options									
Evans Bay Yacht Club, Northern Jetty	Remove outer section and underpin inner section with replacement piles and bearers, replacement precast slabs/limit access to outer end of jetty.	Discussed condition assessment with the yacht club. Applying for consent to remove redundant slipway rails and to install a seawall. Also removal and strengthening of the finger jetties.		\$471,676							
Evans Bay Yacht Club, Southern Jetty	Underpin with replacement piles and bearers, replacement precast slabs			\$150,000							
Greta Point Wharf	Replacement cross bracing and connections	Yet to be worked through			\$22,000						
Evans Bay Boat Ramp	Replacement structure similar to	Yet to be worked through			\$300,676						

Budget	Repair/Replacement Extent	Status/Progress	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	
	Evans Bay Boat Ramp Northern (finger) jetty											
Clyde quay RIB Ramp	Replace structure due to worm damage	Yet to be worked through				\$272,676						
Evans Bay Public Boat Ramp	Replace concrete surface	Yet to be worked through					\$422,676					
Evans Bay Yacht Club wharf and ramps	General pile and bearer replacements including low level disability access	Yet to be worked through						\$422,676				
Timber seawalls Evans Bay	General replacement of rotten timbers	Yet to be worked through							\$422,676			
Greta Point wharf piles	Piling and bearers	Yet to be worked through								\$242,676		
Cog Park Boat Ramp	Piles and Bearers	Yet to be worked through									\$242,676	
Total Investment			\$2,122,676	\$621,676	\$322,676	\$272,676	\$422,676	\$422,676	\$422,676	\$242,676	\$242,676	\$5,093,084

Location maps of structures



