
ORDINARY MEETING

OF

GOVERNANCE, FINANCE AND PLANNING COMMITTEE

AGENDA

Time: 9:15 am
Date: Monday, 21 March 2016
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Wade-Brown
Councillor Ahipene-Mercer
Councillor Coughlan
Councillor Eagle
Councillor Foster
Councillor Free
Councillor Lee
Councillor Lester (Chair)
Councillor Marsh
Councillor Pannett
Councillor Peck
Councillor Ritchie
Councillor Sparrow
Councillor Woolf
Councillor Young

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 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic 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 Governance, Finance and Planning Committee is responsible for long-term planning, setting the strategic direction for the city, agreeing outcomes, priorities, performance frameworks and annual budgets. The Committee is responsible for the long-term plan, annual plan, annual report, and quarterly reports. The Committee also makes sure residents are kept informed about what the Council is doing, are able to have their say, and feel confident that their views count.

Quorum: 8 members

TABLE OF CONTENTS
21 MARCH 2016

Business	Page No.
1. Meeting Conduct	5
1.1 Apologies	5
1.2 Public Participation	5
2. General Business	7
2.1 Hearings - Wellington Convention Centre And Movie Museum Statement of Proposal	7

1 Meeting Conduct

1.1 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.

1.2 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.

2. General Business

**HEARINGS - WELLINGTON CONVENTION CENTRE AND
MOVIE MUSEUM STATEMENT OF PROPOSAL**

Purpose

1. To provide a copy of the submissions and a list of submitters making oral submissions in support of their written submissions on The Movie Museum and Wellington Convention Centre consultation.

Summary

2. On 10 February 2016 Council agreed to consult on The Movie Museum and Wellington Convention Centre. Consultation ran from 15 February through to 15 March 2016.
3. In total one hundred and nine submissions were received with twenty submitters indicating they wished to be heard. A schedule of submitters and a copy of their submissions are attached as attachment 1.

Recommendations

That the Governance, Finance and Planning Committee:

1. Receive the oral submissions.

Attachments

Attachment 1. Schedule of submitters and submissions

Page 8

Author	Antoinette Bliss, Governance Advisor
Authoriser	Crispian Franklin, Governance Team Leader

Movie Museum & Convention Centre
Monday 21 March 9.15 - tbc

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

Time	Name	Organisation	Submission #	Page
9.15 am	John Milford	Wellington Chamber of Commerce	102	1
9.25 am	Jeremy Smith	Trinity Group Holdings	54/55	8
9.35 am	Ian Cassels	The Wellington Company	85	12
9.45 am	Dylan Firth	Wellington Branch of Hospitality New Zealand	106	14
9.55 am	Maria van der Meel	The City is Ours	11	17
10.00 am	Buffer			
10.10 am	John Bell	Time Cinema	25	19
10.20 am	Mike Brown	Wellington Airport	49	22
10.30 am	MORNING TEA			
10.45 am	Chris Gosling	Whitirea & Weltec	91	27
10.55 am	Ellen Blake	Living Streets Aotearoa	6	30
11.15 am	Bernard OShaughnessy		21	31
11.20 am	Chris Wilkinson	First Retail	51	33
11.30 am	Buffer			
11.35 am	<i>Steve Martin</i>	<i>James Cook Hotel Grand Chancellor</i>	15	34
11.45 am	Craig Palmer	Mt Victoria Resident Assoc.	103	36
11.55 am	Pauline Swann		17	42
12.00 pm	David Perks	WREDA	52	43
12.10 pm	JoAnn Vivian	Portal Apartments Body Corporation	39	46
12.15 pm	Buffer			
12.20pm				
12.25 pm				
12.30pm				
12.35pm				
12.40 pm	ENDS			

Please note that this schedule may be subject to change.



**Wellington Chamber of Commerce Submission
on Wellington City Council's
Convention Centre & Movie Museum Proposal
March 2016**

ABOUT THE CHAMBER

The Wellington Chamber of Commerce (the Chamber) has been the voice of business in the Wellington region for 160 years since 1856 and advocates for policies that reflect the interest of Wellington's business community, in both the city and region, and the development of the Wellington economy as a whole.

The Chamber is accredited through the New Zealand Chamber of Commerce network and as part of our wider organisation is also one of the four regional organisations of BusinessNZ. Our organisation also delivers ExportNZ to Wellington and the Hawke's Bay.

CHAMBER COMMENTS

The Chamber welcomes the opportunity to submit on the Wellington City Council's Convention Centre & Movie Museum Proposal.

Wellington Chamber members have been surveyed in the past and have indicated support for a convention centre and a film museum separately. The Chamber is currently seeking views from its members on this proposal which combines the two projects, and we will advise of these results in our verbal submission to Council.

Based on the information provided, the Chamber is supportive of the projects Wellington City Council has put forward.

The Chamber advocates for projects which demonstrate a return on investment for the city. We are pleased the Council has undertaken independent analysis to prepare the business case for each of these projects. This gives our members confidence in the projects outlined, and confidence in the Council.

The Chamber endorses the Council's priorities outlined in the Proposal Document, to market Wellington as a destination, not just for tourism activity, but as a city that is attractive for talent, businesses and investment.

We are told the combined projects could bring Wellington new spending worth \$38m of GDP per annum.¹ BERL has undertaken a benefit cost analysis and estimate the convention centre alone has a return on investment \$5.80 for every dollar invested, or a benefit:cost ratio of 5.8:1.² TRC Tourism

¹ The Movie Museum and Wellington Convention Centre Proposal Document at 13.

² Wellington City Council – Redacted – indicative Business Case for a new Convention Centre at 47.



and BERL have undertaken a benefit cost analysis and estimate the Movie Museum has a return of investment of \$5.50 for every dollar the Council invests, or a benefit:cost ratio of 5.5:1.³

CONVENTION CENTRE

National business events market

The Chamber acknowledges and endorses the Business Case document prepared by Wellington City Council.⁴ Through this business case document, and our understanding of the government's Business Growth Agenda and investment into attracting business events, the Chamber is satisfied that there is an international Meetings Incentives Conferences and Exhibitions (MICE) market within New Zealand's reach.

We are told that from 2005 to 2012, the number of conferences held worldwide increased at an average rate of 7% per annum, and then reduced over the last two years to an average rate of 4% per annum.⁵

We note New Zealand's slow growth in this market. KPMG recently compared the 57,000 MICE visitors to New Zealand in the year to 2014, and to our Asia-Pacific competitors Australia (1 million visitors 2012), Thailand (1 million visitors 2013), Singapore (3.5 million visitors 2013).⁶

Wellington City Council's Business Case acknowledges New Zealand has had comparatively slow growth in this market. We are told this "reflects New Zealand's small size and distance from the major sources of international conventions in the northern hemisphere...However, these results are also likely to be the result of a lack of investment in convention facilities and strategic marketing – a major focus for many Asian countries."⁷

Opportunity for New Zealand

In its Business Growth Agenda,⁸ the New Zealand government recognises the business events sector as a high-value market. In its latest Annual Report, Tourism New Zealand highlights a national strategy of targeting the business events sector and has focused on accelerating outcomes within this sector.⁹

As outlined in MBIE's Convention Delegate Report, international delegates contribute a higher spend than standard international visitors. For the year 2014, "domestic delegates stayed an average of 2.9 nights in the event region spending on average \$483 per night, while international attendees stayed an average of 6.5 nights in New Zealand (4.5 in the region hosting the convention) spending an average of \$304 per night. The international delegate spend of \$304 per night is almost double the

³ Wellington City Council Redacted – indicative Business Case for a new Movie Museum at 6. We note a discrepancy between the figure in the redacted business case document and the 'Movie Museum and Wellington Convention Centre' consultation document which states a \$6.20 ROI. We have taken the more conservative figure for the purposes of this submission.

⁴ Wellington City Council – Redacted – indicative Business Case for a new Convention Centre

⁵ Wellington City Council – Redacted – indicative Business Case for a new Convention Centre at 12.

⁶ KPMG: Conventions centres \$940m investment in new visitors, Published NZHerald 3 February 2016.

⁷ Wellington City Council – Redacted – indicative Business Case for a new Convention Centre at 13.

⁸ Business Growth Agenda – Building Export Market

⁹ Tourism New Zealand Annual Report 2014-15



average per night spend for all international visitors according to the International Visitor Survey (IVS).¹⁰

MBIE also identifies this group as an economic development tool which facilitates new international business to business relationships and brings visitors to New Zealand during off-season periods.¹¹

Capitalising on opportunity

Recognising a lack of facilities as the main barrier to entry, four New Zealand centres have begun preparation for convention centre facilities. Auckland's New Zealand International Convention Centre has been funded by SkyCity in exchange for relaxed gambling regulations, Christchurch is rebuilding its facilities post-earthquake, and Queenstown is seeking funding for its own plans.

Additionally, the government has invested \$34million into business events destination marketing for New Zealand.¹² Successful outcomes have already been recorded with Tourism New Zealand reporting in its Annual Report that the 100% Pure New Zealand – Naturally Beyond Convention campaign has gone from strength to strength, along with other efforts to promote New Zealand as an international business events destination. Tourism New Zealand notes for the financial year 2015, it supported 58 international conference bids valued at \$91.7 million to the economy, supported 150 major incentive bids and secured \$25.6 million in incentive travel to New Zealand.¹³

Tourism New Zealand advised that between financial years 2014 and 2015, targeted business events had grown from 20 to 39 across sectors including, marine, aviation, agri-business, health science, high value foods and earth science. Other sector bids supported included tourism, indigenous culture, creative and digital, biosecurity and conservation.¹⁴

Wellington's business events market

According to MBIE, in the year to December 2014, Wellington received 691,461 delegate days, of New Zealand's total 4,117,618, or 16.8% of the market.¹⁵

This market has faced pressures from a lack of purpose built facilities. The Town Hall is inoperable, and the TSB Arena is occupied by WOW during the height of conference season.¹⁶ No facilities exist to host more than 800 delegates.

These restrictions are limiting Wellington's ability to compete in a growing market, and Wellington risks losing the market share it currently holds while other New Zealand cities upgrade and develop purpose-built facilities. We are told Wellington could lose between 8 and 17% of its market share, or up to \$24.5million each year and 171 jobs.¹⁷

¹⁰ Ministry of Business, Innovation and Employment, Convention Delegate Survey Report, Year to December 2014.

¹¹ Business Growth Agenda – Building Export Markets

¹² Tourism New Zealand, Business Events Webinar, March 2014

¹³ Tourism New Zealand Annual Report 2014-15 at 11.

¹⁴ Tourism New Zealand Annual Report 2014-15

¹⁵ Wellington City Council Business Case, Convention Centre at 11; MBIE Convention Activity Survey, year ended 30 June 2015

¹⁶ The Movie Museum and Wellington Convention Centre Proposal Document at 26.

¹⁷ The Movie Museum and Wellington Convention Centre Proposal Document at 26.



By addressing the issue, BERL has forecast an economic impact of up to \$44million in spending each year, \$23 million in GDP each year and 310 FTE jobs.¹⁸

Wellington City Council's business case emphasises the market share Wellington holds, and the risk of losing this. This information is a concern to the Chamber and its members, and provided the numbers stack up, fronting the infrastructure to recoup, retain and grow market share seems like a valuable investment.

Concerns

The Chamber notes New Zealand's government has identified a market and has invested in attracting this market. We are told the government-initiated destination marketing is for all of New Zealand.

The Chamber believes the real concern is attracting this business. Once a facility is built, the next issue will be to recoup, retain and grow market share when faced with the competition of other New Zealand centres.

New facilities in Auckland, Christchurch and Queenstown are due to be open at a similar time to Wellington. Auckland's New Zealand International Convention Centre is set to attract 33,000 new visitors to New Zealand and create \$90 million of GDP annually.¹⁹

KPMG has warned of under-utilisation of facilities and questions whether the market is big enough for 4 major convention centres.²⁰

This is also a concern for the Chamber. We have raised this issue with relevant parties who have reassured us that Wellington has been successful in managing its market share through a strong working relationship with Tourism New Zealand.

The Chamber is reassured by the strong working relationship between Wellington and Tourism New Zealand, and we trust WREDA will maintain this relationship going forward.

Wellington businesses expect a return on investment for the convention centre, which is wholly reliant on Wellington's ability to secure business events. We expect the success of the convention centre will be a priority Key Performance Indicator for WREDA.

We would urge WREDA and the Council to be particularly vigilant in managing Wellington's business events market share as the Auckland NZICC project progresses and begins operation.

¹⁸ The Movie Museum and Wellington Convention Centre Proposal Document at 26.
¹⁹ Tourism 2025 Summary Document
²⁰ KPMG: Conventions centres \$940m investment in new visitors, Published NZHerald 3 February 2016.



THE MOVIE MUSEUM

Our members have indicated support for a movie museum as an independent project, and we will advise of their views of a combined project in our verbal submission to Council.

Based on the Business Case prepared by the Council,²¹ the Chamber sees a positive project outlined. Wellington is already seen as the film capital of the world and the Chamber is proud of the industry's impacts on the economic and cultural well-being of Wellington.

The Chamber endorses the Movie Museum's operating company, The Movie Museum Limited, led by Sir Peter Jackson, Fran Walsh, Sir Richard Taylor and Tania Rodger.

A commercial leasing arrangement will exist between The Movie Museum Limited and Wellington City Council.²² The commercially sensitive figures of this arrangement have been redacted from the consultation, but we trust this leasing arrangement will adhere to independently valuated commercial market standards.

Film tourism

We are told New Zealand's tourism received a boost following the Lord of the Rings release and subsequent fame. While other factors have contributed, international visitors to New Zealand have grown by over 1 million since the first Lord of the Rings film was released.²³

As outlined in the Proposal Document, film tourism has enduring appeal with examples of visitors travelling to famous filming destinations such as Salzburg (The Sound of Music), Northern Ireland (Game of Thrones) and more locally, Matamata where Hobbiton is based.²⁴

Wellington City Council commissioned analysis by TRC Tourism and BERL has indicated there will be an increase in visitors as a direct result of the Movie Museum, with expected economic impacts of \$28.2m in new spending each year; \$14.4m in additional GDP each year and up to 258 new FTE jobs.²⁵

The Chamber is particularly pleased that the Movie Museum will be a commissionable product, given the lack of commissionable products in Wellington. This will likely see increased efforts by travel agents in selling Wellington as a destination.

Concerns

The Chamber was initially concerned, based on the information provided in the consultation documents, that the market may have been exaggerated for the Movie Museum. We are told 350,000 visitors on average can be expected for the Movie Museum. This equates to current

²¹ Wellington City Council Redacted – indicative Business Case for a new Movie Museum

²² The Movie Museum and Wellington Convention Centre Proposal Document at 3.

²³ The Movie Museum and Wellington Convention Centre Proposal at 20.

²⁴ The Movie Museum and Wellington Convention Centre Proposal at 20.

²⁵ The Movie Museum and Wellington Convention Centre Proposal at 21.



Hobbiton visitor numbers. We were concerned with this figure given the lesser number of visitors attracted to Weta Workshops, compared to Hobbiton.

The Chamber has discussed this matter further with Positively Wellington Tourism and is reassured that, although unavailable because of commercial sensitivities, there is a strong demand for pop culture attractions which have been market tested and are more popular than other themes. In particular, the success of the Lord of the Rings and current Gallipoli exhibitions at Te Papa indicate the future success of the Movie Museum which will contain works by the same producers.

The confidence of Wellington's tourism bureau is reassuring, and we trust the information available to those in charge of this project paints a positive picture, and is used responsibly.

OTHER MATTERS

The Chamber notes the combined convention centre/movie museum proposal changes the Long Term Plan.

The Chamber is supportive of the move to own the land and building for this proposal, rather than entering a long-term leasing arrangement. The asset will be a valuable one for the city.

Rates impacts

We note there will be a rates increase of \$7.4million over the 10 year plan which reflects bringing forward the movie museum project and the ownership costs of the land and building for this proposal.

The Chamber welcomes the funding contribution from the Wellington Economic Initiatives Fund which intends to ensure average rates increases (after growth) remain the same as outlined in the Long Term Plan (4.5% over 2015 – 2018 and 3.8% average over 2015 – 2025).

While pleased the proposal outlines an intention to maintain a stable, average rates increase, the Chamber now doubts the realistic stability of this 'fixed' average rates increase. The Chamber is concerned with the changes occurring outside of these two projects. We have already questioned the addition of Councillor's wish-list projects increasing rates to 3.8% for the 2016/17 year, one year after the implementation of the Long Term Plan. An average increase after all is still an increase, and a compounding increase. Inflation is currently running at just 1.6%.²⁶ Given the change in rates increases outside of this consultation, we now request an update on how this impacts the 'fixed' average rates increase as outlined in the Proposal Document.

The Chamber is supportive of investment for growth, and these two projects fall into that category, but we are concerned that further changes to the Long Term Plan will not be for the greater growth of the city.

²⁶ See Wellington Chamber Press Release, *Chamber Surprised at \$4m added wish-list*, 14 March 2016.



Focusing on the projects before us, we emphasise that rate contributions will be:

- Convention Centre: 60% general rates: 40% downtown targeted rates
- Movie Museum: 75% general rates: 25% downtown targeted rates

Given the general rates combines 55% residential and 45% business rates, the business contribution will be:

- Convention centre: Up to 67% contribution from commercial businesses in downtown levy area
- Movie Museum: up to 58.75% contribution from commercial businesses in downtown levy area

The Chamber notes increased borrowing is needed to get this project off the ground. While ever increasing debt is a concern, we are reassured that risks created by increased borrowing will be mitigated as outlined in the Proposal Document and we trust the Council will be accountable for managing this level of debt.

Airport

The Chamber has enquired into the proposed airport extension's impact on this proposal. We are told it did not form a part of the business case prepared for these proposals.

We would expect an extension to Wellington's runway and the ongoing effects of improved air connectivity to strengthen both proposals. Improved air connectivity would likely make Wellington a more competitive destination to secure international business events, and for tourism attraction.

CONCLUSION

The Chamber is pleased Wellington City Council has undertaken independent analysis to prepare the business case documents of both proposals. Based on the information provided, the Chamber recognises the need for a convention centre, and the opportunity for a movie museum to succeed. Accordingly, the Chamber supports this combined project.

While having undertaken some high-level research, the Chamber is ultimately reliant on Wellington City Council to prepare a sound business case.

Going forward, we expect to see:

- an updated and ongoing business case, with notification of any major changes;
- accountability for the information provided in the business cases;
- rational decision making focusing on the needs and capacity of Wellington;
- the success of the convention centre as a priority Key Performance Indicator for WREDA;
- the Council's accountability for managing the increased level of debt;
- the leasing arrangement between TMML and Wellington City Council independently valuated and held to commercial market standards; and
- an update on how the latest increase in rates to 3.8% for 2016/17 will impact the 'fixed' average rates increase as outlined in the Proposal Document.

The Movie Museum and Wellington Convention Centre Consultation from Smith, Jeremy organisation: Trinity Group Holdings (2008) 54

Introduction

Wellington City Council would like your views on our proposal to establish a combined Convention Centre and Movie Museum in the city centre.

Privacy Statement

All submissions (including name and contact details) are published and made available to all elected members of the Council and the public. Personal information supplied will be used for the administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.

Submitter Details

First Name: **Jeremy**
Last Name: **Smith**
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Wishes to be heard:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
- Agent
- Both

The Movie Museum and Wellington Convention Centre Consultation from Smith, Jeremy organisation: Trinity Group Holdings (2016)

54

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

Yes the movie museum and convention centre is a great idea for all of Wellington. Specifically from a hospitality & tourism perspective the combination of the two attractions plays directly to Wellington's strength in both hospitality & tourism.

Should the Council support this proposal?

Comments

Absolutely Yes. The project not only protects Wellington's existing conferences and conventions but it takes a massive stride forward in adding a world class museum to the offering. This will cement Wellington as the arts, culture and hospitality centre in NZ. The project will also go further in attracting skilled people to work in the film and IT sectors.

Attached Documents

File
No records to display.

Need Help?

Privacy Statement

The Movie Museum and Wellington Convention Centre Consultation from Smith, Jeremy organisation: Trinity Group Holdings 2016

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255

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85 of

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Submitter Details

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eMail: **ian@twc.co.nz**

Wishes to be heard:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
- Agent
- Both

The Movie Museum and Wellington Convention Centre Consultation from cassels, ian organisation: The Wellington Company g **85** of

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

Yes - it is vital to establish Wellington's recovery from having been off the Nations stage for 15 years. We are a large commercial ratepayer and see both of these projects as central to Wellington's future. It is important to recognise that consultations of this nature often skew to the negative anti-spending response and we urge WCC to consider commissioning a poll if the consultation in this form does not produce a strong positive result.

Should the Council support this proposal?

Comments

Absolutely

Attached Documents

File
No records to display.

Need Help?

Privacy Statement



To: Wellington City Council

Convention Centre and Film Museum Submission

Hospitality New Zealand is a membership based trade association that represents over 3,200 businesses nationwide. This submission is on behalf of the Wellington Branch of Hospitality New Zealand which represents 170 businesses within Wellington City Councils boundaries. These include cafes, bars, taverns, restaurants, nightclubs, accommodation hotels, motels, backpackers and off-licences. Hospitality is a significant industry and major employer in Wellington City.

Accommodation, Bars, taverns, Cafes and restaurants employ 7550 Full Time Equivalent (FTE) staff, from a total of 8900 in the wider Wellington tourism industry. Due to the nature of the industry being predominantly part time there is a much larger number of employees than FTE jobs.

At a 69% part-time and 31% full time ratio with 8900 FTE jobs in tourism you would be looking at 2760 Full time employees and 12200 employees working 20 hours per week.

The Wellington Branch of Hospitality New Zealand supports the proposal for a new convention centre and Film Museum to be constructed in the location at Cable St.

While studies show that New Zealand has strong appeal for international conventions, the lack of facilities means that in 2009, we achieved only a 1.7% share of all conferences in the Asia Pacific. Without improving capacity to host medium to large scale international conventions and exhibitions, New Zealand will continue to under-perform in this highly competitive area.

The data from Statistics New Zealand¹ indicates that for the year ended to June 2015 the total number of international visitors arriving for conferences and conventions had increased by 12.8 percent compared with June 2012. However, of the total number of visitor arrivals only 4.7 per cent travelled for a conference or convention. This small number represents a lost opportunity for Wellington and New Zealand because international visitors spend up to 10 times that of other international visitors.²

¹ Statistics New Zealand (2013) *International Visitor Arrivals to New Zealand: June 2013*

² *Major Conferences in New Zealand, Ernst Young 2002*

The following points are why the Wellington Branch of Hospitality New Zealand supports this proposal (*the data provided below is taken from Infometrics research, MBIE and Tourism research consultants*):

1. The conference market has overall grown in the last 5 years and with proposed conference centres being constructed in Auckland, Christchurch and Queenstown, the opportunity to develop this centre within this timeline would **allow Wellington to be the first to open a new conference centre**. Therefore creating a stronger draw card for new business. This would also increase the likelihood of repeated business from delegates.
2. The prospect of increasing the amount of visitors to the Wellington region also means there will be an **increased occupancy for the hotel sector**. By creating a facility with the potential to cater for 1,100 people the demand for accommodation will increase.
3. Increasing visitor numbers, specifically business visitors, will increase the need for more hospitality and retail based staff. This will further increase the current trend of demand for hospitality workers and management. Any **increase in job opportunities** is good for regional growth. The trickle-down effect from this also relates to **increased training in this sector**. In 2014 there was a 1.1% increase in total jobs in Wellington, the introduction of the Film museum and conference centre would create almost 500 FTE jobs (not including construction) this is 30% already of last year's total workforce growth in Wellington and would increase the Tourism workforce by 5%.
4. Accommodation and food service has an average GDP per person in the Wellington region of \$32,000. **The increase of 500 FTE employees** would add \$16m in GDP input from the hospitality and tourism sector in Wellington alone.
5. Growth of weekday visitor market is attractive to hospitality industry to grow mid-week trade.
6. By creating a facility of this size there is expectation of increased visitor numbers. This not only will benefit the conference centre but also complementary businesses in the hospitality industry. **Business travellers will spend a higher average amount during their stay**. According to the MBIE convention delegate survey 2014: On average, each international delegate spent \$1,991 in New Zealand. Over an average of 6.5 nights in New Zealand. This equates to an average of \$304 per night. A quick calculation based on estimates of attendees in the WCC summary document, with 60 conference events of an average of 900 people of only 2 days. Each spending the international average \$605. This would add \$36.5M to the Wellington Economy annually.
7. With the council deciding to invest in development, particularly through a mixed funding model, it creates an environment where businesses may be more confident to operate and will potentially stimulate secondary growth in many sectors. **Secondary business growth** is more likely develop when seeing their market will soon grow from increased visitors to the city.
8. The construction of a facility in Wellington will compete directly for the growing conference market and ensures that there is increased revenue for Wellington

15

hospitality businesses. **If we did nothing there would be a decline in the existing business traveller market** through the pull of other centres. These being Queenstown, Auckland and Christchurch which will soon have better facilities than currently exist in Wellington.

9. Wellington city has for a long time had one of New Zealand's strongest tourism brands marketing itself as an events capital. **By developing a facility that would allow for more events and to grow existing ones.** The greater ability to host more events can only further the brand that is Wellington.
10. The market that this facility would cater for is largely based around conferences. Due to this, the origin of the arrivals for these events would be increasingly likely to be Australia and Asia. With this increased demand, **Wellington would have a stronger case to develop a runway extension.**

Given the opportunity we would wish to speak to this submission.



Dylan Firth
Wellington Regional Manager
Hospitality New Zealand
PO Box 503
WELLINGTON
Ph: 0800 500 503

The Movie Museum and Wellington Convention Centre Consultation from van der Meel, Maria organisation: The City is Ours

11

Introduction

Wellington City Council would like your views on our proposal to establish a combined Convention Centre and Movie Museum in the city centre.

Privacy Statement

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Submitter Details

First Name: **Maria**
Last Name: **van der Meel**
Organisation: **The City is Ours**
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City: **Wellington**
Country: **New Zealand**
PostCode: **6023**
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Wishes to be heard:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
- Agent
- Both

The Movie Museum and Wellington Convention Centre Consultation from van der Meel, Maria organisation: The City is Ours

11

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

In my reply to your question in the Long Term Plan; 'Should we support the film industry'? I answered 'No'. In my considered opinion the film industry has been supported extensively by this Government under John Key through generous tax-cuts and changes to our labour laws so accommodating Hollywood. Is this a good idea for Wellington?- was Hobbiton a good idea for Matamata? The answer to that leading question is clearly 'Yes'. Your package; a movie museum and convention centre, planned for in the heaviest populated part of town in Te Aro, may/will increase revenue and provide jobs, however 'quality of life' and 'public health' and 'safety' must be considered utmost and foremost.

Should the Council support this proposal?

Comments

Submissions to the Long Term Plan showed overall support for Council supporting the film industry giving it a mandate to act on, and now proposing to bring it into the forward program, in order to proceed. My immediate concerns around this proposal are how this administration will accommodate it. I wish to speak to the following topics at the oral hearings; 1. Public Safety; Infrastructure to minimize risk to overseas visitors and locals. 2. A public transport route (*Wakefield Street I-site, Town Hall, Te Papa - Movie Museum, Embassy Theatre etc.) in support of the major attraction(s) both sides of Cable street. *<http://wellington.govt.nz/have-your-say/epetitions/petitions/closed/awaitingpresentation/2012-07-close-the-bus-lanes-in-manners-street-and-reinstate-pedestrian-status-in-manners-mall> This E-petition is awaiting presentation pending a safety review ordered by his honour Gary Evans on the 3rd of March 2015 in his reserved findings (page 34) recommendation 122 after the inquest of a jogger killed when struck by a bus in Willis Street in 2011. 3. Parking (Convention Centre and Movie Museum) 4. Camping (freedom or otherwise) 5. Smoking (in public places) by overseas visitors i.e. target market China has 350 million smokers where it is socially acceptable in big cities like Beijing and Shanghai and outside in the mainland. <http://www.stuff.co.nz/business/71329891/Chinese-tourism-boom-sees-visitor-numbers-top-3-million-for-New-Zealand>

Attached Documents

File
No records to display.

Need Help?

Privacy Statement

The Movie Museum and Wellington Convention Centre Consultation from Bell, John organisation: Time Cinema behalf of: Above

25

Introduction

Wellington City Council would like your views on our proposal to establish a combined Convention Centre and Movie Museum in the city centre.

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Submitter Details

First Name: **John**
Last Name: **Bell**
Organisation: **Time Cinema**
On behalf of: **Above**
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City: **Wellington**
Country: **New Zealand**
PostCode: **6022**
Daytime Phone: **+6449348463**
Mobile: **0274 499 345**
eMail: **john@timecinema.com**

Wishes to be heard:

- Yes
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
 Agent
 Both

The Movie Museum and Wellington Convention Centre Consultation from Bell, John organisation: Time Cinema behalf of: Above 25

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

Yes, an excellent idea. Involvement from Sir Peter Jackson and Sir Richard Taylor will be essential and valued contributions to a major Wellington attraction and educational centre. However, also that which should be given a significant place would be New Zealand's historic involvement in the cinema. Archives NZ and Nga Taonga are very involved in film, but this could be greatly extended, and involve in addition the equipment, and history of many of the pioneers in this country who made huge inroads into the world-wide developments of the industry. A scaled down and working cinema of past days could provide income.

Should the Council support this proposal?

Comments

Yes. Council involvement would be a valuable asset to the prospect of this development. Cinema entertainment has always been an important part of New Zealander's lives for over a century, and even now this has not changed even though the presentation has. Much of today's population now has no knowledge or memory of these earlier times, and so an establishment that could present the reality of going to the pictures even just a few decades ago would have a wide appeal. All now the more relevant with the passing of the format of film, and the steady loss of tangible reminders unless saved and displayed.

Attached Documents

File
A Film Museum

Need Help?

Privacy Statement

A Film museum?

The idea of a film museum being located here in Wellington was greeted with enthusiasm just before and following the success of the 'Lord of the Rings' exhibition in 2002 that attracted an attendance of 325,000. In recent days, the Wellington City Council has listed the movie museum project as a priority over the next decade, and that it would most likely be located on the waterfront from funding set aside for this and other projects in the draft long-term plan.

Across New Zealand, there are many prized collections which collectively, would probably amount to a sizeable slice of this country's heritage with regard to its moving image history. Many responsible for these have worked in the industry, and now their continuing passion has seen them collecting, operating and still appreciating the reality of this past technology.

"What's going to happen to all this when you've gone" is probably a question regarding these accumulations that has been put to many of them. Past experience would show that ongoing family involvement that would see it being retained and maintained is an unlikely outcome. Understandably, its ongoing existence minus the driving force that had always been there would tend to be hard to grapple with for some, and apart from that, other interests, life styles and time restraints for relatives could cause it to become a hindrance.

Maybe, just maybe, the answer could be what has been mooted for some time, in fact 14 years or so; a 'film museum'. Discussion recently in Wellington has been heating up on this subject as part of the council's Draft Long-Term Plan with it being funded through waterfront development budgets. The Dominion Post reports that building it is scheduled to start in 2020-21 and will cost \$20.6m to build, with a further \$5.4m for running costs. (The period involving the latter sum is not mentioned). Also, "that the council is refusing to confirm the location or timeline for the project, which is understood to involve Sir Peter Jackson and Sir Richard Taylor". General opinion has it that a waterfront site close to Te Papa in Wellington is favoured with views from the suggested site having been extolled, but a letter to the paper on the following day questioned as to what advantage there would be to a film museum having an exterior view.

Peter by all accounts has a most wonderful collection of movie memorabilia of his own, much of which has been located over a number of years from overseas. If this were to be involved in a film museum, it would provide outstanding appeal in itself. The success of past exhibitions regarding film productions here would point to the undoubted success for such an attraction, making it a window for the industry to the world at large. However, a film museum wherever it is in this country should perhaps devote appropriate space to display and demonstrate the remarkable advances and forward thinking of our predecessors here in New Zealand. The very nature of cinema with its entertainment value is always going to be a draw-card, with added value coming from its huge nostalgic element, local history, and educational benefits, providing the bonuses. The reconstruction of a movie house styled in the décor and grandeur from the 'good old days' could provide the vehicle for presentation of screenings in an atmosphere and style that was once familiar to movie-goers.

Last year, Time Cinema wrote to Wellington City Council, essentially to applaud the concept of a film museum for our city. We suggested that there may be ways in which we could assist with such a venture as we reflect on the many who have visited and encouraged us in what we have here which is basically, a long established museum and cinema dedicated to film and the presentation of it. The reply which was written on behalf of the Mayor suggested that planning was already reasonably advanced at that stage, and so accordingly, were advised that there would be little of interest here that would warrant a visit from them for which we had indicated, would have been welcomed.

Our hope now is for a New Zealand Film Museum

This was written in May 2015.



Wellington Airport Submission:

The Movie Museum and Wellington Convention Centre Proposal

Wellington Airport supports the proposal

Wellington International Airport (WIAL) welcomes the opportunity to submit on the Wellington City Council's Movie Museum (the Museum) and Convention Centre (the Conference Centre) proposal.

Wellington Airport is strongly supportive of the proposal and believes the project will:

- Be an essential development if Wellington is to maintain its position as New Zealand's second largest business events destination
- Provide a significantly enhanced conference offering which will be more flexible and fit-for-purpose than Wellington's current facilities, and available year-round
- Add a second "must-see" visitor experience transforming Wellington's status to be a repeat leisure "essential" destination in its own right
- Make good use of a premium space close to the waterfront and Courtney Place which is currently underutilised essentially extending the waterfront precinct which is a key visitor attraction
- Provide strong benefits for existing Wellington accommodation providers and other support industries
- Support the case for future developments at the airport

Wellington's Conference and Event Market Position

Wellington is currently New Zealand's second largest conference destination having 18% of the countries delegate days (see Table 1) in 2015; this in turn generates significant economic benefits and employment for the city. Wellington's location at the centre of New Zealand makes it a logical choice for domestic conferences relying on delegates attending from around the country. Wellington also appeals to the multi-day/Australian conference market as being a relatively short flight away (3-4 hours), having a highly accessible airport, and a compact city allowing delegates to make better use of time when in the city. Being the capital of New Zealand, Wellington is the natural conference location for delegates and themes relating to the public sector, or where politicians/government are to play a strong role at the event (eg. keynote speakers). Wellington also has 3 universities located within the central city (Victoria, Massey, Otago) as well as a number of other tertiary institutions across the region, which contribute strongly to the local business events calendar.

Table 1: Business Event Delegate Days by Region (YEDec15)

Region	Delegate Days	Market Share
Auckland	1,546,858	37%
Wellington	756,150	18%
Canterbury	395,862	9%
Waikato	311,184	7%
Manawatu	300,981	7%

Region	Delegate Days	Market Share
Bay of Plenty	182,028	4%
Rotorua	172,451	4%
Dunedin	124,409	3%
Queenstown	112,863	3%
Nelson	109,890	3%
Hawkes Bay	91,968	2%
Taupo	74,284	2%
Marlborough	44,300	1%

Source: MBIE Convention Activity Survey

Wellington already attracts a number of large conferences/conventions, and punches above its weight in comparison with Auckland given the relative sizes of the two economies (Auckland Region GDP 2.7x Wellington Region, Auckland population 3.1x Wellington). In 2015, Wellington hosted 20 conferences which had more than 500 delegates.

Table 2: Number of Conferences/Conventions by Delegate Size (YEDec15)

Region	10-30	31-60	61-100	101-200	201-500	500+
Auckland	556	407	266	315	174	50
Wellington	440	236	141	161	78	20
Canterbury	230	105	82	74	24	8
Waikato	137	83	35	43	29	7

Source: MBIE Convention Activity Survey

Wellington also hosts the second largest number of multi-day conference delegates; multi-day delegates contribute more to the local economy by requiring overnight accommodation and food/beverage services within the city (single-day delegates are typically fly in-fly out).

Table 3: Multi-Day Conference Delegates by Region (YEDec15)

Region	Total
Auckland	95,565
Wellington	44,976
Canterbury	25,970
Rotorua	23,217
Manawatu	21,004
Waikato	16,332
Queenstown	11,933
Bay of Plenty	8,807
Taupo	7,764
Dunedin	5,779
Nelson	4,705
Hawkes Bay	3,535
Marlborough	2,690

Source: MBIE Convention Activity Survey

Noting the natural advantages Wellington has (central New Zealand location, capital/compact city) in the conference market, it is important that they are not taken for granted or relied upon to maintain Wellington's position in the New Zealand conference market in the future. The proposed conference centre developments in Auckland, Christchurch and Queenstown will, when complete, add significant market competition and therefore Wellington needs to deliver a quality competitive product if it wishes to retain market share and build upon other regional activities to drive Wellington's economy. If our city falls behind in its ability to offer

suitable, modern and appropriately scaled facilities to accommodate the needs of the conference market, business will likely move away to other these other New Zealand destinations which are proposing investment in their product. It is our market position to lose and a purpose built Conference Centre such as what is proposed is the only way to avoid doing so.

The Role of a Movie Museum

Wellington Airport fully supports the development of the Movie Museum and believes the combined solution with a conference centre provides strong synergies between the two.

Wellington Airport meets with many representatives from the tourism industry. Generally the city receives very positive feedback from representatives/visitors who have come to the city, and they particularly enjoy the location/setting, Te Papa, food & wine, and closeness of attractions. It is much harder to encourage visitors to take the first-step to come to Wellington as it is not considered a must-see destination within the wider New Zealand context. To be a must-see destination, there needs to be a unique/persuasive reason for a traveller to spend more than 1 day in the city to justify the travel costs to get here. Te Papa is unique in New Zealand (and the Southern Hemisphere) and is a must-see destination in its own right, but the drawback of one world-class attraction is not compelling enough for Wellington to be unmissable.

If the creative exploits of the film industry the Museum will celebrate, or the success of the Anzac Gallipoli exhibit is anything to go by then the Museum will be outstanding and unique, will add a second world class attraction to Wellington, giving visitors a reason to spend at least 2 days in the city, and thus justifying the effort to get here.

The Museum will also directly support the Conference Centre. It will provide a point of difference from other conference centres in New Zealand and across the world, by integrating a themed (and changing) experience to what is usually a fairly mundane piece of infrastructure. Conference organisers may look to extend programmes using the Museum as a way of breaking up a busy schedule. What may have been a very busy one-day conference could be extended to cross two-days with the inclusion of a Museum experience, which in turn will generate a significant amount of additional income for the city with delegates overnighing.

Alignment with Airport Development

The proposal is strongly aligned to possible future developments at Wellington Airport and the existing conference and event market forms a significant proportion of the existing business activity at the airport. The vast majority of domestic/international delegates to Wellington use the airport as their entry point to the city contributing 82,000 passengers per annum and sustaining the equivalent of 590 Airbus A320 services each and every year.

Linkages between air connectivity and conference activity are already being seen. International air capacity into Wellington has grown by 15.2% over the last 12-months as Jetstar, Qantas, and Fiji Airways have added new services. Over that same period, the number of overseas visitors arriving at Wellington Airport with 'conference' as their main purpose of travel has increased by 19.1% (see Table 4). Singapore Airlines recently announced their intention to fly a service linking Singapore, Canberra and Wellington from September 2016. Wellington Airport is aware of at least 1 very large conference from the ACT now considering a Wellington venue (as opposed to another New Zealand city venue) due to the ability for delegates to now be able to fly direct into the city.

Table 4: Overseas Visitor Arrivals @ Wellington Airport by Purpose (YEJan16)

Main Purpose of Visit	Annual Growth
Business	7.3%
Conventions & Conferences	19.1%
Education	22.4%
Holiday/Vacation	27.9%
Visiting Family/Friends	17.2%

Source: Stats NZ Migration Data

A possible future runway extension and resulting direct flights to and from Asia will provide additional opportunities for Wellington to attract a greater proportion of international conferences as the city becomes better connected with overseas markets. Wellington Airport continues to work with airlines to develop improved connectivity and increases in capacity to Australia and beyond, and having a strong conference market helps support enhanced air services, particularly during the winter when demand for holiday/leisure travel to Wellington is softer.

The Museum will support domestic and international capacity expansion in Wellington. New events and attractions stimulate travel to the city, which in turn encourages airlines to add services to existing routes, or consider starting new routes as demand is stimulated (which in turn will stimulate further demand). During the month of February for example, domestic flights into Wellington Airport operated at the highest load factors seen in the last 3 years, with the Edinburgh Military Tattoo and International Festival of the Arts being contributing factors.

Other Success Factors

Linkages with waterfront/Te Papa and Courtenay Place important

The proposed design for the convention centre/museum makes best use of the site and provides flexibility of exhibition space. Careful thought should be given as to how the complex connects with both the waterfront/Te Papa to the north and Courtenay Place to the south. There is an opportunity to create an events precinct by directly linking the convention centre with Te Papa across the road allowing Wellington to cater for even larger events through the combination of both facilities. Consideration should also be given to connectivity to Courtenay Place at the rear of the convention centre and the creation of truly attractive, unique and memorable public space. It has been reported that Reading (Courtenay Central) will be building a Countdown supermarket to the south, and so it would make sense for both projects to work together to provide accessibility between the waterfront and Courtenay Place.

Currently Wellington's waterfront is poorly connected with its CBD, with no underground or weatherproof over-ground routes. Underground or an iconic over-ground connection linking Te Papa, through the convention centre/museum, and to Courtenay Central should be investigated as part of the detailed design process. While a lane-way has been suggested, this does not provide a solution for separating pedestrian traffic from road traffic across Cable and Wakefield streets, nor does it provide a weatherproof solution which will be important during the winter season convention months.

Museum Pricing Critical

We appreciate that the price structure for entry into the Museum is likely to be determined by The Movie Museum Ltd, however we would like to make some suggestions. International visitors are not adverse to paying for world class attractions, and given so many things to do in Wellington are free they would still see the destination as being value for money if they were to pay for this attraction. We would suggest that the Museum offers annual passes at a significant discount to multiple single entry to encourage local residents to

visit many times. Wellington has a large VFR (visiting friends and relatives) visitor market due to its multi-cultural population, and Wellingtonians love to show the best the city has to offer to their friends. A cheaper annual pass would encourage them to take different full paying visitors to the Museum multiple times a year.

Airport-CBD Transport Links Critical

Delegates using the Conference Centre will typically be arriving at the facility at the beginning of the work day (circa 9am) and leave at the end (circa 5pm), particularly for single-day events. For delegates who are fly in/out they will have to travel between the airport and CBD during peak traffic hours and so improving the travel time on the Airport-CBD corridor will be important, and finding a solution to the Basin Reserve transport corridor critical.



Steve Sanderson

Chief Executive Officer

The Movie Museum and Wellington Convention Centre Consultation from Gosling, Chris organisation: Whitireia and WelTec

91

Introduction

Wellington City Council would like your views on our proposal to establish a combined Convention Centre and Movie Museum in the city centre.

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Submitter Details

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Last Name: **Gosling**
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Mobile: **0277039231**
eMail: **chris.gosling@wandw.ac.nz**

Wishes to be heard:

- Yes
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
 Agent
 Both

The Movie Museum and Wellington Convention Centre Consultation from Gosling, Chris organisation: Whitireia and WelTec

91

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

Yes

Should the Council support this proposal?

Comments

Yes

Attached Documents

File
W and W submission WCC_15 March

Need Help?

Privacy Statement

Wellington City Council Movie Museum and Wellington Convention Centre proposal

The Wellington Institute of Technology (WelTec) and Whitireia Community Polytechnic (Whitireia) thank Wellington City Council for the opportunity to make a submission in support of the Movie Museum and Wellington Convention Centre proposal. This proposal further positions Wellington as the cultural and creative capital of New Zealand, and will enhance both the city and wider region's reputation as a top class destination to visit and live.

WelTec and Whitireia are committed to Wellington and the greater region. Transforming lives, whanau, communities and the economy through vocational education and training. In the areas of creative arts, tourism and hospitality WelTec and Whitireia produce a significant number of work-ready graduates each year, working closely with industry in the Wellington region to align graduates to their needs. WelTec and Whitireia are (and will continue to be) committed to offering creative arts and hospitality vocational education in Wellington. This proposal would provide further training and employment opportunities for our students and support our campaigns to attract domestic and international students to our institutions.

We made a conscious decision to locate our new creative campus, (currently under construction) within Wellington city to maximise linkages with the creative industries in Wellington and our hospitality school in Cuba Street. We are particularly supportive of the proposed location of the Movie Museum and Wellington Convention Centre, making best use of access to Te Papa, Cuba Street and the wider CBD.

We look forward to opening our creative campus in 2018 with not long thereafter the Movie Museum and Wellington Convention Centre. The opportunities for synergies between the initiatives are exciting, particularly with our Film School, makeup artistry and creative technologies. Internships and work experience are just two examples of partnership potential for this City Council initiative and WelTec and Whitireia.

As WelTec and Whitireia continue to grow their reach nationally and internationally, attracting increasing numbers of students into the region, we strongly support initiatives that grow Wellington's international reputation and deepens both its international and domestic tourist market. Family and friends of our international students come to the region each year to enjoy graduation ceremonies. Having additional attractions for them to visit further enhances their experience in the region, and would go to increasing what they spend while they are here.

The Convention market is one where WelTec and Whitireia see Wellington playing an increasing role, and are very supportive of this development. The convention centre (along with associated hotel developments) further enables Wellington to increase its share in this market. Our hospitality students are employed in all aspects of Wellington's food and beverage industry. Increasing the numbers of conferences and delegates in Wellington each year will further grow employment opportunities for our graduates and promote Wellington's culinary reputation.

WelTec and Whitireia are supportive partners of Wellington City Council and look forward to the opportunity of working with it as this proposal is further developed. We are excited by the initiative. Even before the Movie Museum and Wellington Convention Centre is open we see multiple opportunities to link with you in its development and building stages.

Chris Gosling
Chief Executive
Wellington Institute of Technology and Whitireia Community Polytechnic



**Submission from Living Streets Aotearoa
on Movie museum and Wellington Convention Centre**

Contact person: **Ellen Blake**
Email: wellington@livingstreets.org.nz
Phone: **021 106 7139**
Date: **22 February 2016**

Thank you for the opportunity to make this submission.

We would like to see an adequate pedestrian through-route provision should this proposal proceed.

This would mean that there is a 24 hour access for pedestrians from Cable to Wakefield Street similar to the laneway currently on this site. This would be designed to improve pedestrian amenity in this area and be a safe walk route.

Adequate bicycle parking away from the walk route would also be needed to avoid blocking the path.

We would like to be heard in support of our submission.

About Living Streets

Living Streets Aotearoa is New Zealand's national walking and pedestrian organisation, providing a positive voice for people on foot and working to promote walking friendly planning and development around the country. Our vision is "More people choosing to walk more often and enjoying public places".

The objectives of Living Streets Aotearoa are:

- to promote walking as a healthy, environmentally-friendly and universal means of transport and recreation
- to promote the social and economic benefits of pedestrian-friendly communities
- to work for improved access and conditions for walkers, pedestrians and runners including walking surfaces, traffic flows, speed and safety
- to advocate for greater representation of pedestrian concerns in national, regional and urban land use and transport planning.

For more information, please see: www.livingstreets.org.nz

21

**The Movie Museum and Wellington
Convention Centre Consultation**

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Section one - details for the submission form

Enter your name and contact details

Mr Mrs Ms Miss Dr

First name* Last name

Street address*

Phone/mobile Email

* Mandatory fields

I am making a submission As an individual On behalf of an organisation

Name of organisation

I would like to make an oral submission to the City Councillors.
If yes, provide a phone number above so that a submission time can be arranged. Yes No

We are keen to get your thoughts on the Movie Museum and Wellington Convention Centre

You can have your say:

- submitting online at Wellington.govt.nz
- emailing a submission to publicfeedback@wcc.govt.nz
- complete this form, detach and post back to us (no postage required)
- phoning us on 04 499 4444

Submissions close at 5pm, Tuesday 15 March 2016.

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Section two - questions

1. Is a combined movie museum and convention centre a good idea for Wellington?

Yes, but I wonder at the huge cost to Ratepayers. Huge increase in debt by Council. Big increase in rates ahead do the figures stack up.

2. Should the Council support this proposal?

The return on investment is low, and too much risk. So No, council should not proceed with this, is this another "parked up" loan like Zealandia, CBS, call centre, Westpac Stadium etc?

Continue over next page if needed

Item 2.1 Attachment 1

21

ADDITIONAL
I wish to attend & add to my
comments with a song & dance!

Thank you for your comments. Please return this submission form by 5pm, Tuesday 15 March 2016.

CSWCC103782

1st fold here - fasten here once folded

**Please return this submission form
by 5pm, 15 March 2016**

2nd fold here

Free Post Authority Number 2199

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



Freepost Wellington City Council
Consultation: The Movie Museum and Wellington Convention Centre
Attention: Baz Kaufman COST01
Wellington City Council
PO Box 2199
Wellington 6140

32



Submission in favour of The Movie Museum & Convention Centre

First Retail Group Ltd is a Wellington based consultancy that specialises in commercial strategy for the retail, hospitality and tourism sectors. The business works with a number of key stakeholders in Wellington's CBD including retailers, tourist and cultural destinations and property owners.

We support Wellington City Council's development of The Movie Museum and Convention Centre as a key driver for the the Wellington economy, to encourage job growth and protection and in supporting continued regeneration of the Cable Street precinct.

Tourism and conventions are major contributors to the retail and hospitality sector. Stakeholders recognise the potential this proposal brings and welcome the attraction of new visitors, anticipated growth in spending and enhance profile of the 'Wellington' brand.

Cable Street and adjoining Wakefield, Blair Allen and Tory streets are enjoying a retail renaissance, with many of the Capitals most unique businesses opening stores in the area. The proposed building - and further developments this will inspire, will support continued growth of these precincts and commercial success for those that locate there.

We anticipate The Movie Museum and Convention Centre will help retain businesses in the CBD, encourage others to locate here and be a catalyst to continuing our goal to develop a world class retail destination people aspire to be part of.

A handwritten signature in black ink, appearing to read "Chris Wilkinson".

Chris Wilkinson

Managing Director
First Retail Group Ltd
chris@firstretailgroup.com

The Movie Museum and Wellington Convention Centre Consultation from Martin, Steve organisation: James Cook Hotel Grand Chancellor 15

Introduction

Wellington City Council would like your views on our proposal to establish a combined Convention Centre and Movie Museum in the city centre.

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Submitter Details

First Name: **Steve**
Last Name: **Martin**
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On behalf of: **James Cook Hotel Grand Chancellor**
Street: **PO Box 2429**
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Country: **New Zealand**
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Mobile: **0274454517**
eMail: **steve.martin@jamescookhotel.co.nz**

Wishes to be heard:

- Yes
 I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
 Agent
 Both

The Movie Museum and Wellington Convention Centre Consultation from Martin, Steve organisation: James Cook Hotel Grand **15**

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

It's a fantastic idea that will bring in leisure visitors to the movie museum and more conference delegates to the city - all of whom will spend in the hospitality and retail sectors

Should the Council support this proposal?

Comments

Yes

Attached Documents

File
No records to display.

Need Help?

Privacy Statement



Mt Victoria Residents Association

PO Box 19056, Wellington 6149

15 March 2016

Contact: Craig Palmer, President
29 Moir St, Mt Victoria, Wellington 6011
Phone: (04) 384 2127
Email: mtvicra@gmail.com

Convention Centre and Movie Museum consultation
Wellington City Council
PO Box 2199, Wellington 6140
Email: publicfeedback@wcc.govt.nz

Submission on proposed movie museum and convention centre

The Mt Victoria Residents' Association Inc makes the following submission on the proposed movie museum and convention centre.

We would like to make an oral submission to City Councillors.

General comments

1. We support in principle the proposal for a film museum in central Wellington to increase the range of visitor attractions in the city by providing a venue for Sir Peter Jackson and others to display their wonderful collections.
2. We do not support a new single-purpose convention centre. While we acknowledge that conventions are important to Wellington as they bring economic benefits to the city, the Association is not convinced by the business case that the proposed convention centre is either sensible or necessary. We strongly oppose the options of a convention centre only development or a split site with convention centre and private hotel/apartment or other commercial development.
3. We have serious concerns regarding the entire project including:
 - The latest proposal has been stitched up in haste and in secret with no presentation of viable options, which is contrary to democratic processes of good local government.
 - More broadly, there has been no consideration or consultation on how \$134.4 million might be better spent in other ways to enhance Wellington's goals of a people-centred, eco, well-connected and dynamic city.
 - The costs and risks to Wellington's taxpayers have escalated exponentially compared with original proposal.
 - There is no evidence of any attempt to find private developers for what are essentially private operations; WCC simply states its preference to develop it itself. This is markedly different from what we were told in the 2015-25 Long Term Plan ie. the film museum and convention centre would be developed by partnerships with local and central government, businesses and other parts of the community.

- As the project's primary object is to grow Wellington's economy the benefits will be mostly private but the ratepayers must pay a very large amount for it and bear all the construction, ownership and operating risks.
 - There has been no tender process for the development and construction aspects of the project – Willis Bond and Studio Pacific have been handed the project and presumably are able to charge what they wish.
 - It is not core business for local government to be in the business of building and owning convention centres, hotels, or apartment/commercial buildings (except for social housing).
 - There has never been any proper public consultation about whether Wellingtonians agree that existing PWV facilities, particularly the Town Hall and Michael Fowler Centre, not compete with a new convention centre. This has been another 'deal; made in secret.
4. In our view, urgent priority should be given to earthquake-strengthening and enhancing the Town Hall, and upgrading it and other existing facilities so they are up to high-quality standards. This would be more in line with the Council's objective "to increase the use of existing assets rather than spending on new infrastructure'.
5. We also call for an external review by independent experts of the combined proposal so the public can be assured of a balanced and professional assessment of the proposal. This should be followed by extensive public consultation. Otherwise there is a risk of the Auditor-General needing to intervene to examine the absence of an open tender process and the inadequate analysis.

Background

6. The overall project expects Wellington City Council (WCC) will spend \$134.4 million in capital, about half for each component. The museum was included in the 2015-25 Long Term Plan but with minimal detail apparently as it was not planned to start until 2020-21. It has been brought forward and WCC will lease the proposed space to The Movie Museum Ltd for 25 years. The museum proposal will also require WCC to spend \$2 million per annum in operating funds for the first five years (diminishing after that).
7. The business case for the convention centre claims the Council has widely consulted on it, but that was in 2014 on a very different proposal with much smaller cost and risk to the taxpayer. It involved a developer constructing a Hilton hotel with a convention centre to be leased to WCC. The project with the developer had collapsed by December 2014.
8. We are dismayed at how the financial burden on ratepayers has escalated since the idea of a single-purpose convention centre was first proposed and suspect the public has not been kept properly informed as it evolved. The original proposal assured us the mostly likely net operating cost would be \$2 million per annum (with a high cost of \$2.5 million). Only eight months later in March 2015 in the draft 2015-25 Long Term Plan, that had escalated to \$4 million per annum. Now we learn that as early as March 2015 the Council was developing options with Willis Bond and Studio Pacific. Also, the Council now takes on both the ownership risk and a much greater operating risk costing ratepayers \$134.4 million in capital and \$4.9 million per annum net operating cost for the convention centre and film museum. This process does not reflect any commitment to open government or democracy.

Why not privately funded?

9. The key arguments in the convention centre business case suggest there are advantages in Wellington's being able to start the project immediately and attract new business by being completed at or around the same time as new facilities in Auckland, Christchurch and Queenstown. Also, we are told the Council can borrow at cheaper rates than private investors and

new convention centres require some form of public support. There has apparently been little effort to seek private funding since the original proposal collapsed. We question these assumptions because:

- The original business case said council venues (through Positively Wellington Venues - PWV) host most of Wellington's events with more than 500 delegates, but only 40% of the conference market. This implies that 60% of the market is funded and provided privately. Private operators are unlikely to be in the market unless they were making a profit from it.
- One of the new conference facilities proposed for Queenstown is a private development of 750 capacity, again indicating there is private interest in the convention market.

Expected growth from conferences may not materialise

10. We are told without an international-standard purpose-built facility, Wellington will not reap the benefits from growth in international conferences. The business case also states only those attending from out of town for new events will deliver economic benefits to the city and that the proposed centre will do that by attracting new delegates from other regions and internationally. In 2014 only 31% of Wellington's delegates were from out of town, including less than 2% from overseas. The reality is convention centre sustainability relies heavily on single-day events for local and domestic delegates and it is this market that is expected to grow.
11. The business case very optimistically assumes Wellington will benefit by 'coat-tailing' on New Zealand's efforts elsewhere, including by the Government, to increase the convention centre market. It will also have capacity for more attendees per event than do current venues. The proposed convention centre is expected to host a total of around 373 events a year from year 5, including an average of 67 new events per year, generating 62,450 extra delegate days per year, a nearly 9% increase. The remaining 291 will be 'displaced' from current Wellington facilities which already have the capacity for them – there is no under-supply of venues. Although the business case does not say, presumably most of the 291 events will be raided from PWV's venues. This is the consequence of the Council's agreeing not to allow current venues to compete with the proposed centre. There are some ideas but no plans for how current venues will be utilised, so they may largely become white elephants. The costs of this are not included in the business case.
12. Although much is made of the need so Wellington can cater form large conferences and banquets, the business case shows only about 21 such events are projected from year five. As medium and small formats can already be catered for by existing facilities, it makes little business sense for WCC to spend so much money and take on so much additional risk to provide dedicated facilities for no more than about 30 days a year for events that may not materialise. In addition, World of Wearable Arts (WOW) attendees are likely to take up most of the available hotel accommodation while it is on, so a large conference could not occur at the same time.
13. Our reading of the information provided is the new events may not materialise because:
 - Global growth in international association conferences has declined since 2012.
 - New Zealand's growth in international conferences since 2001 has been lumpy, averaging 1.9% on average annually (to 2012), it ranked 51st in the international conference (ICCA) rankings, and Wellington did not even rank at all.
 - New Zealand's small size and distance from major sources of international conferences will continue to be a barrier.
 - Most growth is likely to go to Auckland, Rotorua and Queenstown which already attract the majority of overseas conference delegates.

- Central Government is already supporting conference developments in Auckland and Christchurch via the rebuild, and Queenstown has approached it for funding support. This means the Government's \$34 million investment to increase New Zealand's share of the business events sector is likely to be directed to these cities rather than Wellington.
- The new conference facilities in Auckland, Christchurch and Queenstown are all planned to be available by 2018, the same timing as Wellington's proposal.

Impact of proposal on current Council-owned venues

14. The Council currently owns and operates through PWC six venues for performance and/or convention events – the Town Hall, Michael Fowler Centre, TSB Bank Arena, Shed 6, St James Theatre, and Opera House, although the Town Hall is currently closed.
15. The business case dismisses these as not being up to the standard required, and a new Council-funded venue is therefore required. In our view, this is a very unwise strategic move, because:
 - It is locking up Council capital, initially \$134.4 million, and operating funding of \$4.9 million per annum for a long time in a single-purpose facility (convention centre and film museum) which will not offer the same operating flexibility as Council-owned facilities.
 - The reality is (as the business case states) that most of Wellington's convention and meeting events will continue to be single-day events for local and domestic delegates. Such events in Wellington are being accommodated in existing facilities, including Council-owned venues, and do not require a new facility.
 - The main cause of Wellington's decline in market share of delegate days since 2010 is the closure of the Town Hall and the Amora Hotel ballroom because of earthquake risks, not the stated lack of modern, purpose-built conference facilities.
 - Currently, Council-owned facilities as a whole are under-utilised, and the proposal will divert a large amount of business from them and increase this problem. The business case does not include the cost of loss of business by Council facilities.
 - The Council's decision that the Town Hall and Michael Fowler Centre will no longer be offered as conference venues so they will not compete with the proposal makes no sense, particularly as the Council's suggested alternative uses for them are unlikely to generate the same revenue. Also, they could generate revenue, unlike the proposed convention centre.
 - The business case emphasis on 'modern' and purpose-built essentially means another bland, boring facility that could be anywhere in the world. This does not fit with the aim of promoting Wellington as a creative and innovative capital.
 - It misses a strategic opportunity that could be realised by marketing Council-owned facilities as memorable because they are mostly historic, and architecturally stunning.
16. As an alternative, we urge that rather than throwing away \$134.4 million capital on a dream, the funding be used to immediately start earthquake-strengthening the Town Hall and upgrading it and other existing facilities. It is a disgrace that the Council has no plans or timetable to do this.

The documentation does not present a balanced picture of potential options

17. Little consideration is given in the convention centre business case to options for the Council other than doing nothing. The do-nothing option shows Wellington may lose from 8% to 17% of delegate days. This is a ridiculous option because it assumes the Council will do nothing to improve and promote its existing venues, or promote Wellington in general.
18. Existing facilities are dismissed as not up to the required standard because they are aging, limited in size and functionality, and not always available. Also, their multi-purpose characteristic is seen as an obstacle rather than an advantage. In addition, the business case is silent on whether or not Shed 6 will continue to be offered as a conference venue. It wasn't long ago when Wellingtonians

were assured by similar claims of lost business in the conference market unless the Council invested in renovating Shed 6. No consideration has been given to how the huge capital and operating funding for the proposal might be better used instead, for example, on improving and promoting existing venues.

19. No explanation is given as to why the Michael Fowler Centre is not up-to-standard. The business case claims the Town Hall would require significant investment and a more expensive type of strengthening to bring it up to 'modern' standard. No financial information is provided to support this claim and its implication that convention delegates somehow merit a 'safer' venue than other users. The suggested alternatives for the Town Hall and Michael Fowler Centre, a music centre and greater community use, are unrealistic as there are several music centres in Wellington already, and most community use does not require such large venues.
20. We share the views of Glenys Coughlan, CEO of PWV, in her article in the *Dominion Post* (8 August 2014) where she states "*Positively Wellington Venues has six amazing venues, each within a five minute walk of each other ...*". In our view there is a strategic opportunity to build on Wellington's competitive advantage by improving and promoting existing venues and international events:
- One key point of difference for Wellington is, rather than the kind of bland, boring, could-be-anywhere-in-the-world venue in the proposal, it offers mostly historic, memorable venues of architectural significance which are flexible and multi-purpose, and closely linked on the edge of our wonderful harbour.
 - As the six Council-owned venues are managed by one organisation, PWV, it is possible to coordinate use across some or all six venues for larger events.
 - The Council should not abandon catering for single-day conferences which are 80% of its conference business (if Council venues conform to the New Zealand average) and other events. Rather, it should be promoting its points of difference in the conference and other event markets, and not putting all its efforts into chasing after a risky potential opportunity to expand further into the international conference market.
 - One event that puts Wellington on the international stage is WOW. The business case sees WOW as a constraint on the availability of Council's conference facilities rather than an opportunity to coat-tail on WOW's international reach. This event is expected to continue to grow internationally, supported by Government's investment for touring exhibitions, an international education programme, and opportunities for hosting international business representatives.

Employment effects

21. The business case states one of the priority areas for Wellington is marketing itself as attractive for talent, businesses and investment leading to *inter alia* job creation, knowledge growth and innovation. The proposal claims the combined project will create 444 FTE jobs during construction and 568 FTE new and protected ongoing jobs. The latter includes 272 new jobs from the film museum and 225 FTE from the expected growth in delegate days (numbers don't tally as they vary between documents). In our view, most of the new jobs for the convention centre are likely to be in the hospitality industry which is characterised by casual, low-paid jobs which are unlikely to contribute to attracting talent and innovation.

Economic effects

22. In the main, it is private business operators who will benefit if visitor numbers increase. The benefits to most Wellington citizens are not so obvious, and may well be outweighed by the enormous costs and risks arising from the proposal. While we all will likely benefit from having a lively downtown which attracts many visitors from out of town and keeps local businesses thriving,

the residential sector will have to pay about 33% of the costs of the convention centre and 41% of the film museum costs over many years. We will also end up covering the cost of the lost revenues from Council-owned venues not competing with the proposal and events shifting to it.

23. The stated positive expenditure, GDP and employment effects are questionable as they are inflated by a theoretical 'gain' that results from the assumption the convention centre will hold on to what would otherwise be lost under a do-nothing scenario. As noted above, do-nothing is not a realistic option, so the 'gain' is exaggerated. Also, the stated gains do not include the offsetting cost of loss of business to PWV's existing venues, including the ongoing cost of not strengthening the Town Hall.

Wellington City Council

101 Wakefield Street

3rd March 2016

Wellington

ATTENTION BAZ KAUFMAN

WELLINGTON CONVENTION CENTRE AND MOVIE MUSEUM STATEMENT OF PROPOSAL

We would like to refer you to our submissions made in March 2014, August 2014 and April 2015 when we questioned the number of conferences of up to 1200 would be held a year (page 36 of the "Our 10 year Plan")

Of concern is the meeting held by the Council on 8th December (public excluded). The subject was a proposal to bring forward by five years for the city to spend \$134 million on a new building to house Peter Jackson's Movie museum and a council owned and operated Convention centre on the top floor. This plan was reported in the Dominion Post on the 11th February 2016 after the Council meeting and once again we question 67 new conference events will be held in Wellington- that is more than one a week and - where have these figures come from? We also question how much research has been done and refer you to an article in the Listener February 26th 2015 by Patrick Smellie where he quoted an article by Texan academic Heyward T Sanders, where he says "how limited and elusive the returns from convention centre investments have proven to be in the USA, despite a kind of arms race among cities to build more of them." We also question that 1008 jobs will be either generated or protected, again - where are the figures?

We would also question what would be the loss to our current Convention centres ie Te Papa St James, Opera House, Intercontinental Hotel, Amora, Bolton (and a new hotel opposite the Bolton, and many other hotels in the region) and just recently Victoria University hosted a conference for local and overseas visitors. Would also like to refer you to the Wellington Waterfront Ltd 2013 Annual Report where in October 2012 Wellington City Council gave approval for the conversion of Shed 6 into a temporary convention facility (pending return to the seismically strengthened Wellington Town Hall) and \$6m plus was spent upgrading Shed 6. A top priority should be the restoration of the Town Hall which along with the Michael Fowler would make a wonderful venue (and would certainly be appreciated by music lovers not just from the region but overseas visitors and has certainly been missed by Festival organisers).

With regard to the Movie Museum, it should be charged a lease that goes a long way to returning the council's large investment. However do we need another movie museum. On the 29th February 2016 there was an article in the DominionPost under the heading "KUDOS FOR WETA TOURS" and the British newspaper The Guardian has ranked Weta alongside Warner Bros studios in Los Angeles and the Leavesden studios near London (where the Harry Potter movies were filmed) as being one of the 10 best places for movie buffs to visit. The Newspaper credited the Wellington company for its free Weta Cave experience and its guided tours of the Academy award winning studio. We would recommend a visit to the Weta Workshop on their website which shows all that is currently available.

Finally we doubt whether 310,000 people will visit this movie museum a year with an entry fee of \$35 (just across from Te Papa where entry is free).

Yours sincerely

PAULINE AND ATHOL SWANN



Wellington Regional Economic Development Agency submission on the proposal to build a film museum and convention centre in Wellington

WREDA is the regional economic development agency for the lower North Island, combining the economic development activities of Wellington City Council and Greater Wellington Regional Council to advance the prosperity and liveability of the Wellington region.

WREDA works with businesses, agencies and individuals across the Wellington region to drive innovation and economic activity, and enhance the region's reputation as a centre of world-class film, IT, education, arts, food and tourism.

1. Is a combined movie museum and convention centre a good idea for Wellington?

Why a Convention Centre is a good idea

The United Nations World Tourism Organisation noted in its 2014 report the importance of the convention sector in regards to developing commerce, education and understanding and cooperation between communities was highlighted. The report notes the various highlights available to destinations that invest in conventions infrastructure:

- Meetings are big business in their own right, and play an important role in supporting other businesses.
- Meetings promote investment, trade, communications, and technology.
- Meetings bring education and professional development to the local community, creating jobs and retaining work forces.
- It is a "clean" industry and promotes environmental quality.
- Meetings promote and support other business sectors.
- Meetings represent the "high end" of visitor spending.
- Meetings attract global expertise.
- Meetings create and spread knowledge world-wide.
- Meetings build community profile.
- Meetings promote global understanding and cooperation.

(UNWTO – Global report on the World Meetings Industry 2014)

These attributes of the Business Events sector reflect the ambition for Wellington that Wellington Regional Economic Development Agency shares with Wellington City Council. Conventions will reduce seasonality in our visitor sector, provide employment and increase visitor expenditure in Wellington. They will also add to the global visibility of the city region and hence our ability to increase trade and attract foreign direct investment.

This convention centre will provide our public service, tertiary institutions, businesses and the many organisations and associations that call Wellington home with a stage from which they can project their story to the world. For the first time Wellington will have a purpose built, state of the art facility.

Wellington, which is attractive as a destination for conventions, will at last have the facilities to 'close the deal' and put our city on the map as a business destination.

Wellington has the opportunity to assure it is part of this lucrative and profitable business. If Wellington chooses not to build a convention centre the opportunity we have now will be forfeited, severely negatively impacting the city region's long-term growth, liveability and vibrancy prospects.

Why the Movie Museum is a good idea

In February 1998 Te Papa opened in Wellington. Te Papa is now the foundation of Wellington's visitor industry. Wellington City Council's investment in its changing exhibition programme has for many years sustained the growth in visitor numbers from around New Zealand and across the world. Te Papa is the most visited indoor visitor attraction in the southern hemisphere.

Wellington City Council now has the opportunity to deliver a project which is just as exciting as Te Papa – and which builds on the city's reputation as the arts and creative capital of New Zealand. The city of Wellington has become synonymous with the film sector. The Oscar line-up in Miramar is extraordinary. Making films is worth over \$700m to the Wellington economy every year. The Lord of the Rings and Hobbit Trilogies have through the immense skills of Sir Peter Jackson, Sir Richard Taylor and their enormously talented teams made Wellington globally famous for the making of films.

This is our unique selling proposition. Capitalising on the opportunity through supporting and delivering a Movie Museum, Wellington will attract visitors from around the world that otherwise are unlikely to be attracted to the city region. Visitors from all over the world are attracted to New Zealand as a result of the landscapes that Jackson's films showed to the world. The Hobbiton film-set tour in the Waikato has revolutionised tourism in that region, with nearly 400,000 visitors in 2015.

Visitors to New Zealand today want to learn what makes this country tick. The back story to the films that have put our destinations on the map will be 'compulsory viewing' for many. Wellington Regional Economic Development Agency looks forward to working with the tourism team at Weta to ensure the success of this new attraction, just as we have worked together in recent years to make the Weta Studio Tours the success that they have now become. The central city location will ensure this attraction's success. The proximity to Te Papa, the waterfront, hotels, several entertainment districts, ease of access for cruise ship visitors to Wellington and of course its co-location with the Wellington Convention Centre mean that attracting 300,000 visitors is highly achievable.

Why the combination of a Convention Centre and Movie Museum is a good idea

Metropolitan areas throughout Australasia and indeed beyond have invested or are investing in convention facilities. This proposition of convention centre and movie museum together will make our investment unique. Combined with the Movie Museum, adjacent to Te Papa and in the capital city will be an unmatched proposition and will attract business that otherwise would go elsewhere and business that may well not otherwise ever consider New Zealand.

This combination will build visitation and visitor spending in Wellington, whereas without it Wellington will look on jealously at tourism sector growth elsewhere. The city will lose substantial convention business to other places in New Zealand where investment in convention facilities will put our existing, compromised, heritage facilities into a distant second place.

2. Should the Council support this proposal?

Wellington Regional Economic Development Agency recommends that Wellington City Council should fully support this proposal. The positive correlation between increased visitors, trade and investment is clear globally. Proceeding now with the Convention Centre & Movie Museum will enable Wellington to look forward to enjoying increased visitation and spending from business event delegates and tourists - delivering increased prosperity to Wellington residents. Over the longer-term, this is likely to equate to further increases in both bi-directional trade and inbound investment.

By supporting this proposal Wellington City Council will create an opportunity for Wellington to become a more vibrant city through delivering new core infrastructure. This will significantly contribute to Wellington becoming the most prosperous and liveable city in Australasia.

Thank you for the opportunity to submit on the draft Annual Plan. We do wish to be heard in support of our submission.

Yours sincerely

Chris Whelan

CEO

Wellington Regional Economic Development Agency

The Movie Museum and Wellington Convention Centre Consultation from Vivian, Jo-Ann behalf of: Portal Body Corp

39

Introduction

Wellington City Council would like your views on our proposal to establish a combined Convention Centre and Movie Museum in the city centre.

Privacy Statement

All submissions (including name and contact details) are published and made available to all elected members of the Council and the public. Personal information supplied will be used for the administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.

Submitter Details

First Name: **Jo-Ann**
Last Name: **Vivian**
On behalf of: **Portal Body Corp**
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City: **Wellington**
Country:
PostCode: **6011**
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Wishes to be heard:

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- Submitter
- Agent
- Both

The Movie Museum and Wellington Convention Centre Consultation from Vivian, Jo-Ann behalf of: Portal Body Corp

39

Submission

Is a combined movie museum and convention centre a good idea for Wellington?

Comments

See attached

Should the Council support this proposal?

Comments

See attached

Attached Documents

File
Portal Apartment submission re Museum and Hilton Convention Centre 1

Need Help?

Privacy Statement

Item 2.1 Attachment 1

Movie Museum and Wellington Convention Centre proposal

Submission from the Body Corporate Committee of Portal Apartments 42 Cable Street Wellington.

Thank you for the opportunity to provide feedback on the Movie Museum and Convention Centre Proposal to the Wellington City Council. This feedback is being submitted on behalf of the Portal Apartments Body Corporate Committee and residents.

The Council has our previous submission made in relation to the proposed Hilton development and you will appreciate the issues identified are essentially the same for the new development scheme now proposed

Although the information is very limited in respect of the scheme design, the Portal Apartment owners are supportive of the proposal as it stands, and accept the Movie Museum and Convention Centre will have substantial benefits for the Wellington City, and our community.

We understand the current development plan is to produce a non-notifiable scheme and note the current proposal documents are silent about the impact on adjoining properties. As immediate boundary neighbours we would appreciate further dialogue with the Council as to the design for the proposed scheme as the matter is progressed,

We realise the Council is at the early stage of building design but as this is of major concern for the Body Corporate committee we seek an ongoing constructive and positive working relationship with the Wellington City Council to address our concerns.

The majority of our questions and issues are about the design and detail, rather than the proposal itself.

Environmental impact issues

- We request that the development enhance the current urban design.
- We request the design be cognisant of the close proximity to residential buildings.
- There is likely to be increased rubbish along Cable Street – how will this be addressed?
- What are the planned hours of opening for the convention centre?
- Impact on resident parking?
- Will there be resident parking zones after construction is completed?
- What will be the onsite liquor licensing hours?
- We note the potential impact of light pollution on residents and expect the design to minimize and mitigate against this.
- What security of the construction site will be provided?
- What vehicle and car parking access is planned during the construction phase to minimize disruption in the immediate area?
- What height is planned and how will this affect light/shading for Portal Apartments?
- How far will the proposed building be 'stepped back' from Cable Street?

Building integrity

The Portal Apartment structural design engineers will have allowed a seismic gap for movement in earthquakes and high winds etc. This needs to be maintained with any new proposed building position so that adequate seismic (or wind) movement is adequately allowed for.

During foundation construction piling can cause significant vibration – this can be both disturbing but more importantly cause movement / settlement for the Portal Apartments building causing cracks in gib type linings, exterior plaster etc.

- We are concerned that any seismic impact on our building will be adequately addressed in the design of the proposed new development. Once the final design has been approved we request that an independent seismic report be provided to the Portal Apartment owners to ensure that our insurable risk (Portal Building) has not been compromised.
- How will possible water egress or damage to Portal Apartment foundations be prevented during the construction phase?
- What project insurance is anticipated for the project to cover third party risk for potential damage to the Portal building, and downstream impacts such as temporary accommodation costs and loss of rents?
- We seek reassurance that the construction and design will not compromise weatherproofing of the Portal Apartments Eastern wall, which will be on the boundary to the proposed development and possible adjoined.
- We seek reassurance that any potential adverse effects on our building will be mitigated, or the cost of damage or repair to our Portal Apartment building be covered at the replacement value including demolition/ground works as determined by an independent valuer appointed by mutually agreement by all parties.
- As the proposed construction will create significant dust and dirt onto neighbouring properties, what ongoing cleaning of the Portal Apartment building exterior will be provided to mitigate its adverse effect?

Noise pollution

One of our concerns is the level of noise pollution/nuisance both during construction and the normal operating hours of the new Convention Centre. The following questions relate to this issue.

- What reassurance is there for Portal Apartment owners that the noise level will not exceed the approved decibels during events and normal day-to-day operations?
- We want assurance that the proposed construction hours will be programmed to minimize negative impacts on immediate local residents.
- We want assurance that rubbish collection during construction and during normal operations will be conducted in normal working hours to minimize impact on local residents, especially at night.

Adjoining walls

We understand the current design has not determined the proximity to the Portal Apartments East sheer wall and ask for the following issues to be taken into account in the design stage.

- The base of our centrally positioned light wells in Portal Apartments, (between apartments in the centre of the building), has an access point through our existing car park so building maintenance can be done. There is no provision for this at the base of the external wall light recess on the East side. Some form of access would need to be provided to address the current access for clearing rubbish/building maintenance as this is currently done via the existing exterior wall. This may not be achievable if the proposed development adjoins our building without careful consideration and resolution of the above access issues.
- We are concerned about the possible reduction in light to the Portal Apartments on the East side and request the best possible design option be utilised to maximize the light in this area. For example the use of some form of light reflecting paint/surface, or allowing enough building step back so it does not impede light into the Portal Apartments.
- The Portal Apartments have been constructed to maintain privacy between buildings by the use of frosted glass etc. We would want this principle to be maintained for the Portal Apartments on the Eastern side so as to maintain the excellent existing level of privacy enjoyed by the Portal Apartment residents.

Immediate neighbourhood

- We want to ensure that the Wellington City Council recognises that a large number of 'public' casual car parking will disappear once the Cable Streetsite is built on. This may create massive traffic congestion with Te Papa parking being limited and especially on Sunday mornings due to congestion caused by the Farmers Market as people search for a park. We expect the Wellington City Council will plan parking in the precinct to compensate for increased parking and the loss of the current parking in Cable Street due to the proposed new Hilton development.
- Cable Street is a major arterial route to the airport and Wellington hospital. Obstacles to traffic flow have already been created by poor historic planning which we wish to avoid, specifically New World supermarket (traffic is held up as cars go in and out). Movement in and out of the proposed Conference Centre is also likely to escalate an already difficult traffic problem.
- We are keen that the exterior design of the new Convention Centre be of superior design/quality and aesthetic to the current environment such that it will enhance the waterfront area and be sympathetic to existing structures such as Te Papa.

Thank you for the opportunity to comment on this exciting proposal.

Jo-Ann Vivian on behalf of the Portal Body Corporate
8 March 2016

