

Elected Member Questions and Answers

Pūroro Rangaranga | Social, Cultural and Economic Committee meeting of 3 February 2022

The following questions were received from Elected Members regarding items on the agenda of the Pūroro Rangaranga | Social, Cultural and Economic Committee meeting of 3 February 2022.

Item 2.1 Khandallah Pool Options Report

A question in relation to Thursday's Khandallah Pool paper, is there any analysis through the Annual Plan or Long-term Plan process which shows the distribution of capital expenditure across the city in regards to community and recreational facilities? I'd like to see how different neighbourhoods and areas compare in regards to investment. Is this something that is already prepared or is this something that can be prepared as part of the Annual Plan process?

A more detailed analysis would be required to be undertaken to show community and all recreational facilities. Below is a breakdown of indoor recreational capital expenditure budgets (pools and recreation centres) by suburb and ward in the current Long-term Plan:

Takapū / Northern Ward: \$8,900,000

Keith Spry Pool (Johnsonville) earthquake strengthening and renewal 2020/21 Carry Forward to 2021/22: **\$2,500,000**

Keith Spry Pool 6 yearly maintenance/renewal closures (2027/28): **\$1,980,000**

Tawa Pool 6 yearly maintenance/renewal closures (2024/25 & 2030/31): **\$1,830,000 & \$2,490,000**

Wharangi / Onslow-Western Ward: \$9,418,000

Khandallah Pool - upgrade (2023/24): **\$1,167,000**

Nairnville Recreation Centre - renewal (Khandallah): **\$3,659,000**

Karori Pool:

- car park upgrade 2020/21 Carry Forward to 2021/22: \$352,000
- 6 yearly renewal closures (2023/24 and 2029/30): **\$1,800,000 & \$2,440,000**

Pukehinau / Lambton Ward: \$7,951,000

Freyberg Pool:

- 6 yearly renewal closures (2022/23 & 2028/29): **\$2,300,000 & \$2,360,000**
- provision earthquake strengthening (2022/23): **\$3,291,000**

Paekawakawa / Southern Ward

No Council-owned pools or recreation centres are located in this ward

Motukarairangi / Eastern Ward: \$10,448,000

ASB Sports Centre - capital renewals (10 year programme): **\$3,718,000**

Kilbirnie Recreation Centre - earthquake strengthening and renewal (2022/23): **\$1,090,000**

Wellington Regional Aquatic Centre - 6 yearly renewals:

- Spray/Hydro/Programme Pools (2025/26): **\$1,900,000**

- Main Pool (2021/22 and 2026/27): **\$1,800,000 + \$1,940,000**

How much does the gas for wellington pools contribute to our overall carbon emissions profile?

Natural gas use in our pools contributes 2,907tCO₂-e which is about half of our emissions from electricity and natural gas use across our facilities.

How much would heating the Khandallah Pool contribute to our emissions profile per annum? over 10 years.

Under the climate change considerations section of the paper, there is the following commentary:

“162. In June 2019, Council adopted ‘Te Atakura – First to Zero’ to make Wellington City a zero-carbon capital by 2050.

163. Option 2 includes heating portions of the pool. In line with Te Atakura any heating would need to be via electric based technology.

I have therefore assumed that the heating discussed in Option 2 is electric hot water heat pump technology (this can be confirmed by Pools, Sport, Recreation staff)

Based on electricity consumption of hot water heat pump technology and the energy consumption of Thorndon Pool (our only outdoor heated swimming pool), the annual carbon emissions would be under 100 tCO₂-e per year. (note that if natural gas heating was installed this would be much higher).”

To make it easy to understand, what is a way we could give an example so that we understand what it takes? ie how many car trips would this equate to?

100 tCO₂-e per year is about 338 return trips to Auckland per year (source Toitū).

What is the cities plan to reduce our use of gas use?

We have done some initial feasibility work and have several projects underway that remove significant amounts of natural gas from our facilities. Our plan in the long term is to reduce our natural gas consumption as much as we can, subject to the technology available. This will be investigated further and included in the Council’s Emissions Reduction Plan.

In terms of the city’s emissions from natural gas, the Climate Change Commission have recommended no new natural gas connections from 2025. Officers are also investigating incentives to encourage the building sector to deliver lower-carbon buildings than required by the Building Act, and internal policy settings for our own facilities.

How will investment in heating Khandallah Pool impact this?

Heating Khandallah Pool will increase the Council emissions, regardless of the heating technology.

Item 2.3 Future of the former Workingmen's Bowling Club Site, Wellington Town Belt

I want to see the expression of interest type approach alongside a more active position from Council officers actually seeking to find a workable community-oriented outcome for this site.

I don't want a passive approach which I think is a risk in para 10 of the paper.

Can I please have some officer advice about the following approach/amendments:

- **Agree that Council officers run an expression of interest process from groups wishing to use the site including groups who may need assistance from Council or related parties like Newtown Community and Cultural Centre in upgrading the building or managing the use of it.**
- **Agree that officers report to the Annual Plan committee about the outcome of this process.**
- **Agree that Council officers will not limit the discussions with relevant community groups to a formal lease or new building arrangement.**

As outlined in the Committee Paper, Officers do not support calling for expressions of interest on the existing building due to its condition and the significant investment required to bring it to a standard suitable for ongoing community use. Officer's advice is that the building has reached the end of its economic life. As noted, the investment required to repair the existing building is likely to be similar to a new build of an equivalent sized building.

Can I please have some information about how a demolition and a new build would be consistent with the Townbelt legislation?

Demolition of the existing buildings is consistent with Section 4.2.1.9 of the Wellington Town Belt Management Plan which states that buildings that are unsafe or irreparable shall be removed as soon as practicable.

A new build could be permitted under section 4.2.1.1 which states that development will only be sited on the Wellington Town Belt if it is necessary for public recreation purposes. Section 9.1 then states that managed activities may include development of new or extensions to existing formal sporting or club facilities within the footprint of sport and recreation parks or within current leased areas. As outlined in the Committee Paper, proposals for a new build would need to demonstrate that the building is necessary for public recreation purposes.

Can I also please have some information on past exceptions made as part of the Town belt act for other operators such as mojo at Wgtn Zoo?

Under Part 19 of the Wellington Town Belt Act the Wellington Zoo site is identified as a Special Area to allow for the operation of the Zoo. The Act states that the Council may, on any conditions that it considers appropriate, grant leases and licences and authorise business activities in respect of the Wellington Zoo. The Chest Hospital is also a Special Area under this section of the Act.

Also in town belt act there is the definition of “use for recreation”. Can I understand what that definition meant at the time of setting the town belt act, and if understood the definition now how we could interpret that?

The Wellington Town Belt Act does not include a definition of recreation, however, as noted in the Committee Paper, includes the following in definition in Part 9 Legal Status:

The Council holds the Wellington Town Belt on behalf of the inhabitants of the city of Wellington as trustee of the trust created by the Town Belt Deed.

(2) The Town Belt Deed is to be read as if the only term of the trust is to forever hereafter use and appropriate the Wellington Town Belt as a public recreation ground for the inhabitants of the city of Wellington.

(3) For the purposes of subsection (2), public recreation ground means an area provided for—

(a) recreation, sporting activities, and the enjoyment of the public, with an emphasis on the retention of public access, open spaces, and outdoor activities; and

(b) the protection of the natural environment and historic heritage.